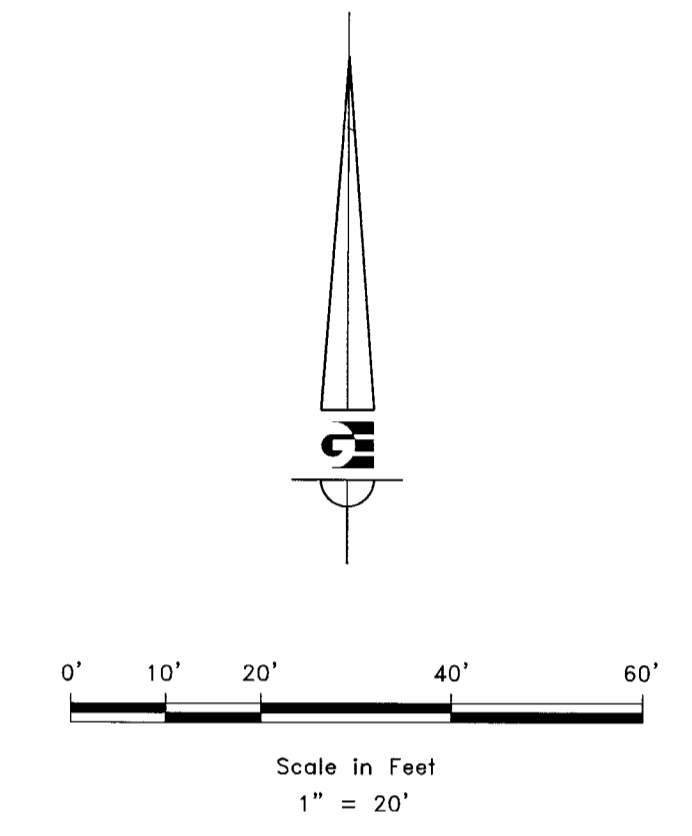


PARCEL 120490071 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET BEING LOCATED NORTH 88°49'52" WEST 1200.31 FEET ALONG THE MONUMENTED CENTERLINE OF 7TH STREET AND SOUTH 00°00'00" EAST 33.01 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT 7TH STREET AND MONROE BOULEVARD; RUNNING THENCE SOUTH 00°50'00" WEST 160.00 FEET; THENCE NORTH 89°29'19" WEST 106.01 FEET; THENCE NORTH 05°30'00" EAST 161.68 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°49'52" EAST 92.86 FEET TO THE POINT OF BEGINNING. CONTAINING 15,966 SQUARE FEET.

PARCEL 120490015 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET BEING LOCATED NORTH 88°49'52" WEST 1200.31 FEET ALONG THE MONUMENTED CENTERLINE OF 7TH STREET AND SOUTH 00°00'00" EAST 33.01 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT 7TH STREET AND MONROE BOULEVARD; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°49'52" EAST 68.00 FEET; THENCE SOUTH 00°50'00" WEST 159.60 FEET; THENCE NORTH 89°10'00" WEST 68.00 FEET; THENCE NORTH 00°50'00" EAST 160.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,866 SQUARE FEET.



- LEGEND**
- ◆ OGDEN CITY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE

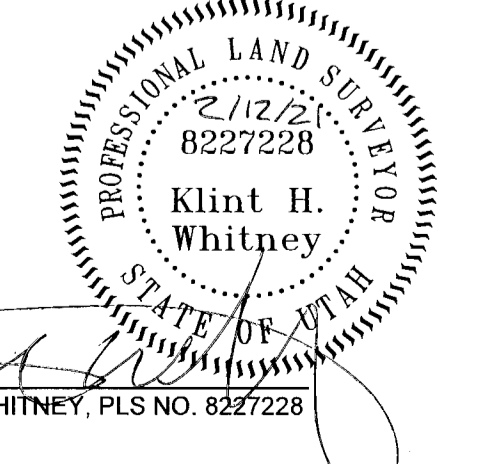
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON AND CONDUCT A TOPOGRAPHIC SURVEY. THE SURVEY WAS ORDERED BY RESIDENTIAL HOLDINGS. THE BASIS OF BEARING IS THE CENTER LINE OF 7TH STREET BETWEEN THE OGDEN CITY MONUMENTS AT 7TH AND MONROE BOULEVARD AND 7TH AND LINCOLN AVENUE, WHICH BEARS NORTH 88°49'52" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 2550441, 2550439 AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 5845, AND THE DEDICATED PLATS OF VILLAGE AT PLUM CREEK PRUD PHASE 1 AND 2 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 12TH DAY OF FEBRUARY, 2021.



SCALE:	1:20 XREF
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DATE	DESCRIPTION

FCATVCS
 FEB 16 2021
 6:00

BOUNDARY/TOPOGRAPHIC SURVEY FOR RESIDENTIAL HOLDINGS
 +/- 789 7TH STREET, OGDEN, UTAH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST, OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

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