

RECORD BOUNDARY DESCRIPTION PARCEL 040430023

PART OF LOTS 19, 20, AND 34, BLOCK 10, SOUTH OGDEN SURVEY AND PART OF BLOCKS 3, 4 AND 5, SOUTH PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING SOUTH 00°58'00" WEST 21.47 FEET AND NORTH 89°02'00" WEST 95.71 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 32ND STREET, RUNNING THENCE SOUTH 74°15'00" WEST 330.78 FEET TO THE WEST LINE OF STEPHENS AVENUE AT A POINT 6.29 FEET NORTH 00°58'00" EAST OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, SOUTH PARK ADDITION; THENCE SOUTH 00°58'00" WEST 31.28 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 4, THENCE NORTH 89°02'00" WEST 96.30 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00°58'00" WEST 15.80 FEET ALONG THE WEST LINE OF LOT 5, SAID BLOCK 4, THENCE SOUTH 76°21'00" WEST 257.70 FEET, THENCE SOUTH 70°56'00" WEST 448.10 FEET, THENCE SOUTH 62°47'00" WEST 39.80 FEET, THENCE 128.03 FEET ALONG A 528.20 FOOT RADIUS CURVE TO THE LEFT, DELTA=13D53'18" (LC=SOUTH 55°50'21" WEST 127.72 FEET) TO THE EAST LINE OF THE NOW CLOSED PACIFIC AVENUE, THENCE NORTH 02°17'30" EAST 213.85 FEET ALONG SAID EAST LINE TO A POINT 32 FEET NORTH 02°17'30" EAST OF THE SOUTHWEST CORNER OF LOT 19, BLOCK 10, SOUTH OGDEN SURVEY, THENCE EAST 8.69 FEET, THENCE NORTH 74°15'00" EAST 254.73 FEET, THENCE SOUTH 53°56'35" EAST 28.92 FEET, THENCE SOUTH 02°08'10" WEST 76.58 FEET, THENCE SOUTH 36°03'25" WEST 35.09 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.0233 ACRE.

RECORD BOUNDARY DESCRIPTION 040430009

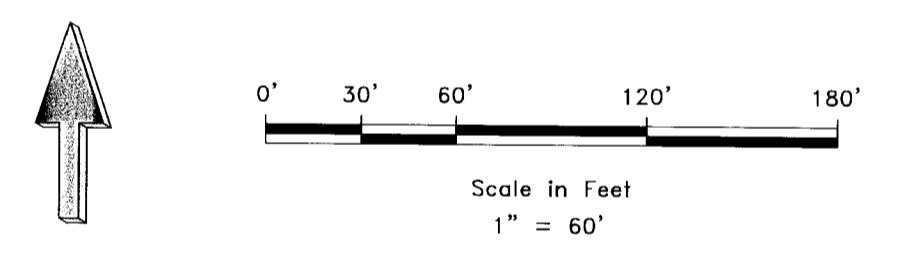
BEGINNING 3 CHAINS SOUTH AND 5 CHAINS EAST OF THE NORTHWEST CORNER OF LOT 19, BLOCK 10, SOUTH OGDEN SURVEY, AND RUNNING THENCE NORTH 89°38' EAST 465.3 FEET, THENCE SOUTH 115.5 FEET, THENCE SOUTH 74°15' WEST 487.08 FEET, THENCE NORTH 0°58' EAST 248.82 FEET TO BEGINNING.

ADJUSTED BOUNDARY DESCRIPTION 040430009

A PART OF BLOCK 10, SOUTH OGDEN SURVEY OGDEN CITY, WEBER COUNTY, UTAH AND A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'16" WEST 21.47 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE AND NORTH 88°41'44" WEST 95.71 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 32ND STREET, RUNNING THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 32ND STREET SOUTH 74°35'16" WEST 330.78 FEET; THENCE NORTH 1°26'41" EAST 124.19 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3175 STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 74°35'16" EAST 322.47 FEET; THENCE SOUTH 53°36'19" EAST 28.92 FEET; THENCE SOUTH 1°47'54" EAST 76.58 FEET; THENCE SOUTH 36°23'41" WEST 35.09 FEET TO THE POINT OF BEGINNING, CONTAINING 41,029 SQUARE FEET OR 0.94 ACRES MORE OR LESS.

ADJUSTED BOUNDARY DESCRIPTION 040430023

A PART OF LOTS 19, 20 AND 34 BLOCK 10, SOUTH OGDEN SURVEY OGDEN CITY, WEBER COUNTY, UTAH AND A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 32ND STREET BEING LOCATED SOUTH 1°18'16" WEST 21.47 FEET ALONG THE MONUMENTED CENTERLINE OF WALL AVENUE AND NORTH 88°41'44" WEST 95.71 FEET AND SOUTH 74°35'16" WEST 330.78 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 32ND STREET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 32ND STREET, RUNNING THENCE SOUTH 1°18'16" WEST 31.28 FEET; THENCE NORTH 88°41'44" WEST 96.30 FEET; THENCE SOUTH 1°18'16" WEST 15.80 FEET; THENCE SOUTH 76°41'16" WEST 257.70 FEET; THENCE SOUTH 71°16'16" WEST 448.10 FEET; THENCE SOUTH 63°07'16" WEST 39.80 FEET; THENCE SOUTH 56°10'37" WEST 127.72 FEET; THENCE NORTH 2°37'48" EAST 213.85 FEET; THENCE SOUTH 89°39'44" EAST 8.69 FEET; THENCE NORTH 74°35'16" EAST 342.71 FEET; THENCE NORTH 1°18'16" EAST 228.27 FEET; THENCE SOUTH 88°41'44" EAST 468.04 FEET; THENCE SOUTH 1°18'13" WEST 85.70 FEET; THENCE NORTH 74°35'16" EAST 100.86 FEET; THENCE SOUTH 1°26'41" WEST 124.19 FEET TO THE POINT OF BEGINNING, CONTAINING 207,234 SQUARE FEET OR 4.76 ACRES MORE OR LESS.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - - - 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. THE SURVEY WAS ORDERED BY AMBER SNYDER. THE BASIS OF BEARING IS THE MONUMENTED LINE ON WALL AVENUE FROM 32ND STREET TO 33RD STREET, WHICH BEARS SOUTH 1°18'16" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2527762, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 4155, 4477, 3377 WERE ALSO USED TO DETERMINE THE BOUNDARY 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 14TH DAY OF JULY, 2021.



RECEIVED
JUL 14, 2021
BY: 6911

OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 32ND STREET AND WALL AVENUE.

SCALE: 1"=60'	DATE: 7/14/21	DESIGN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION	DATE	

PROPERTY SURVEY FOR AMBER SNYDER
32ND STREET AND WALL AVENUE, OGDEN UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
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