

FOUND MONUMENT
23RD STREET &
WASHINGTON BLVD

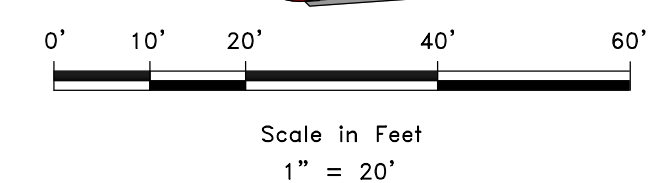
NARRATIVE

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 CARBON ARCHITECTS. THE BASIS OF BEARING IS THE MONUMENT LINE OF WASHINGTON BOULEVARD BETWEEN 22ND STREET AND 23RD STREET WHICH BEARS SOUTH 1°18'08" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3082003, AND DEEDS OF ADJOINING PROPERTY OWNERS. EXISTING BUILDING OCCUPATION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

S1°18'08"W (S0°58'W) 761.37' (BASIS OF BEARING)
389.25'

WASHINGTON BOULEVARD

FOUND MONUMENT
23RD STREET &
WASHINGTON BLVD



RECEIVED
SEP 13 2021
FILE # 6972

**RECORD PARCEL 010340030
BOUNDARY DESCRIPTION**

PART OF LOTS 4, 5, 6 AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 7.5 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 6, RUNNING THENCE NORTH 25 FEET; THENCE EAST 160 FEET; THENCE SOUTH 25 FEET; THENCE WEST 160 FEET TO THE PLACE OF BEGINNING. ALSO A RIGHT-OF-WAY OVER AN 18 FOOT ALLEY IMMEDIATELY EAST AND IN THE REAR OF SAID PROPERTY, AND IN ADDITION THERETO A RIGHT-OF-WAY PERPETUAL FOR ALL PURPOSES OF INGRESS AND EGRESS NORTHERLY FROM SAID ALLEY TO 22ND STREET, AND SOUTHERLY OUT TO 23RD STREET.

**RECORD PARCEL 010340043
BOUNDARY DESCRIPTION**

PART OF LOTS 4 AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 230 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUNNING NORTH 222 FEET TO A POINT 123 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST 104 FEET; THENCE SOUTH 130.5 FEET; THENCE EAST 3 FEET; THENCE SOUTH 61 FEET; THENCE EAST 12 FEET; THENCE SOUTHEASTERLY TO A POINT 84.5 FEET WEST FROM BEGINNING; THENCE EAST 84.5 FEET TO BEGINNING. SUBJECT TO A RIGHT-OF-WAY ALONG THE WEST SIDE OF ABOVE DESCRIBED TRACT AS FOLLOWS: BEGINNING AT A POINT 230 FEET NORTH AND 84.5 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUNNING NORTHWESTERLY TO A POINT 261.5 FEET NORTH AND 89 FEET WEST FROM SAID SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST 12 FEET; THENCE NORTH 61 FEET; THENCE WEST 3 FEET; THENCE NORTH 130.5 FEET; THENCE EAST 18.5 FEET TO A POINT 123 FEET NORTH AND 85.5 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 130.5 FEET; THENCE SOUTHEASTERLY TO A POINT 230 FEET NORTH AND 72.5 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING, INCLUDING A RIGHT-OF-WAY AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE NORTH 230 FEET; THENCE WEST 84.5 FEET; THENCE SOUTH 20 FEET; THENCE EAST 69.5 FEET; THENCE SOUTH 210 FEET; THENCE EAST 15 FEET TO BEGINNING. ALSO: BEGINNING AT A POINT 29.9 FEET EAST FROM THE NORTHWEST CORNER OF SAID LOT 7; THENCE RUNNING SOUTH 2D46°EAST 208.5 FEET; THENCE EAST 12 FEET; THENCE NORTH 2D46°WEST 208.5 FEET; THENCE WEST 12 FEET TO BEGINNING. ALSO: PART OF LOT 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 48 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 7, AND RUNNING THENCE SOUTH 82.5 FEET; THENCE WEST 7.5 FEET TO EAST SIDE OF WEBER CANAL; THENCE NORTHWESTERLY ALONG THE EAST SIDE OF WEBER CANAL TO SOUTH SIDE OF 22ND STREET AND TO A POINT 40.5 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 40.5 FEET TO THE POINT OF BEGINNING. ALSO: PART OF LOT 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 29.9 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE SOUTH 2D46°EAST 208.5 FEET, MORE OR LESS, TO A POINT 123 FEET NORTH OF THE SOUTH LINE OF SAID LOT 7; THENCE EAST 97.5 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 7; THENCE NORTH 83.3 FEET; THENCE WEST 48 FEET; THENCE NORTH 41.2 FEET; THENCE WEST 7.5 FEET, MORE OR LESS, TO THE EAST BANK OF WEBER CANAL; THENCE IN A NORTHWESTERLY DIRECTION ALONG CANAL TO A POINT ON THE NORTH LINE OF SAID LOT 7, 13.6 FEET EAST OF BEGINNING; THENCE WEST TO THE PLACE OF BEGINNING. RESERVING, HOWEVER, A PERPETUAL RIGHT-OF-WAY FOR THE USE OF THE GRANTORS AND GENERAL PUBLIC AS FOLLOWS: A STRIP OF LAND OFF THE WEST SIDE OF ABOVE DESCRIBED LAND; BEGINNING AT THE NORTHWEST CORNER OF SAID LAND; THENCE SOUTH 2D46°EAST 153.5 FEET; THENCE EAST 12 FEET; THENCE NORTH 2D26°WEST 153.5 FEET; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

**ADJUSTED PARCEL 010340030
BOUNDARY DESCRIPTION**

PART OF LOTS 4, 5, 6 AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD BEING LOCATED SOUTH 1°18'08" WEST 389.25 FEET ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" EAST 76.02 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 22ND STREET; RUNNING THENCE NORTH 1°18'08" EAST 23.91 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°05'07" EAST 167.73 FEET ALONG THE NORTH LINE OF A BUILDING; THENCE SOUTH 2°03'17" WEST 26.50 FEET ALONG THE EAST LINE OF A BUILDING; THENCE NORTH 88°11'56" WEST 167.38 FEET ALONG THE SOUTH LINE OF A BUILDING TO THE POINT OF BEGINNING. CONTAINING 4,223 SQUARE FEET MORE OR LESS.

**ADJUSTED PARCEL 010340043
BOUNDARY DESCRIPTION**

PART OF LOTS 4, AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'08" WEST 389.25 FEET ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" EAST 76.02 FEET AND SOUTH 88°11'56" EAST 163.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 22ND STREET; RUNNING THENCE ALONG THE SOUTH LINE OF BUILDING SOUTH 88°11'56" EAST 4.38 FEET; THENCE NORTH 2°03'17" EAST 26.50 FEET ALONG THE EAST LINE OF A BUILDING; THENCE NORTH 89°05'07" WEST 7.73 FEET ALONG THE NORTH LINE OF A BUILDING; THENCE NORTH 1°18'08" EAST 104.86 FEET; THENCE SOUTH 88°42'07" EAST 104.59 FEET; THENCE ALONG THE COMMON WEST LOT LINE OF LOT 7 AND 8 OF SAID SUBDIVISION SOUTH 1°18'20" WEST 223.92 FEET; THENCE NORTH 88°42'51" WEST 84.42 FEET; THENCE NORTH 8°00'09" WEST 31.98 FEET; THENCE NORTH 88°11'56" WEST 12.00 FEET; THENCE NORTH 1°18'16" EAST 61.00 FEET TO THE POINT OF BEGINNING. CONTAINING 22,482 SQUARE FEET MORE OR LESS.

**ADJUSTMENT AREA
BOUNDARY DESCRIPTION**

PART OF LOTS 4, AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'08" WEST 389.25 FEET ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" EAST 76.02 FEET AND SOUTH 88°11'56" EAST 160.01 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 22ND STREET; RUNNING THENCE NORTH 1°18'08" EAST 26.38 FEET; THENCE SOUTH 89°05'07" EAST 7.73 FEET ALONG THE NORTH LINE OF A BUILDING; THENCE SOUTH 2°03'17" WEST 28.50 FEET ALONG THE EAST LINE OF A BUILDING; THENCE NORTH 88°11'56" WEST 7.38 FEET ALONG THE SOUTH LINE OF A BUILDING TO THE POINT OF BEGINNING. CONTAINING 199.70 SQUARE FEET MORE OR LESS.

**NEW COMMON BOUNDARY LINE
DESCRIPTION**

PART OF LOTS 4, AND 7, BLOCK 40, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 1°18'08" WEST 389.25 FEET ALONG THE MONUMENT LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" EAST 76.02 FEET AND SOUTH 88°11'56" EAST 163.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 22ND STREET; RUNNING THENCE NORTH 1°18'08" EAST 26.38 FEET; THENCE SOUTH 89°05'07" EAST 7.73 FEET ALONG THE NORTH LINE OF A BUILDING; THENCE SOUTH 2°03'17" WEST 28.50 FEET ALONG THE EAST LINE OF A BUILDING; THENCE NORTH 88°11'56" WEST 7.38 FEET ALONG THE SOUTH LINE OF A BUILDING TO THE POINT OF TERMINATION.

LEGEND

- ◆ OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- - - MONUMENT LINE
- - - ADJACENT PARCEL
- - - EASEMENT
- ORIGINAL PARCEL LINE
- ▨ ADJUSTMENT AREA

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 13TH DAY OF SEPTEMBER, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1/20" XREF	DATE: 4/20/2021	DESIGN: _____	DRAWN: RI	CHECKED: KHV
REVISIONS	DESCRIPTION			
DATE				

BOUNDARY LINE AGREEMENT	2242 WASHINGTON BOULEVARD
	PART OF BLOCK 40, PLAT "A", OGDEN CITY SURVEY
	OGDEN CITY, WEBER COUNTY, UTAH

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	PART OF BLOCK 40, PLAT "A", OGDEN CITY SURVEY
	OGDEN CITY, WEBER COUNTY, UTAH

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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