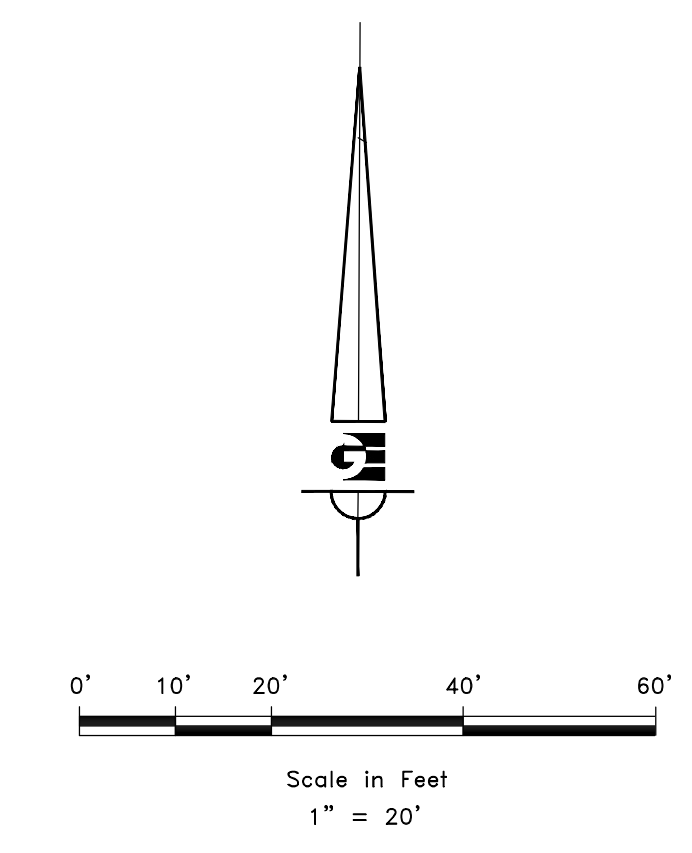


BOUNDARY DESCRIPTION

THE NORTH 20 FEET OF LOT 40, ALL OF LOT 41, BLOCK 1, THOMPSON AND DIETER'S SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY ABUTTING SAID LOTS ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF FOWLER AVENUE, BEING THE NORTHEAST CORNER OF SAID LOT 41, BEING LOCATED SOUTH 01°18'43" WEST 328.60 FEET ALONG THE MONUMENTED CENTERLINE OF FOWLER AVENUE AND NORTH 90°00'00" WEST 40.01 FEET FROM THE CENTERLINE MONUMENT AT 28TH STREET AND FOWLER AVENUE; RUNNING THENCE ALONG SAID RIGHT-OF-WAY SOUTH 01°18'43" WEST 45.00 FEET; THENCE NORTH 88°41'17" WEST 145.11 FEET; THENCE NORTH 01°18'30" EAST 45.00 FEET; THENCE SOUTH 88°41'17" EAST 145.11 FEET TO THE POINT OF BEGINNING, CONTAINING 6530 SQ.FT., MORE OR LESS.



LEGEND

- ⊕ CENTERLINE MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PARCEL
- EASEMENT
- - - X - - - EXISTING FENCE LINE

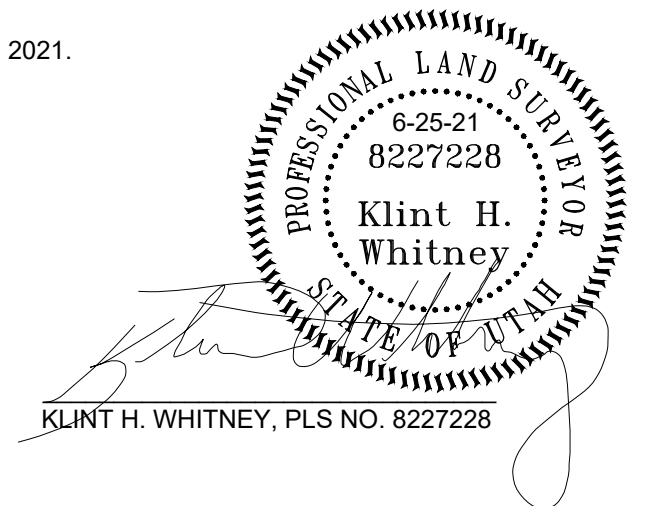
NARRATIVE

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 TAMMY GLOVER WITH BANK OF UTAH. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE OF FOWLER AVENUE, WHICH BEARS SOUTH 01°18'43" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE DEDICATED PLAT, ALONG WITH CURRENT OCCUPATION AND FOUND MONUMENTS USED TO DETERMINE BOUNDARY LOCATION.

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 25TH DAY OF JUNE, 2021.



RECEIVED
SEP 17 2021
FILE # 6991

SCALE:	1:20, XREF
DATE:	06/25/2021
DESIGN:	
DRAWN:	SGP
CHECKED:	KHW
DWG.: PL001 - MISC SURVEY 103 - TAMMY GLOVER/SURVEYOR/TAMMY GLOVER/OWG	

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR BANK OF UTAH
2843 FOWLER AVE, LOCATED WITHIN BLOCK 1
THOMPSON AND DIETERS SUBDIVISION
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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