

BOUNDARY DESCRIPTION

PART OF LOTS 49, 50, 51 AND 52, COREY'S SUBDIVISION, OF THE WEST 1/2 OF BLOCK 27, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY MORE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 25TH STREET BEING LOCATED NORTH 88°41'53" WEST 96.63 FEET ALONG THE MONUMENTED STREET CENTERLINE OF 25TH STREET FROM BRINKER AVENUE TO VAN BUREN AVENUE AND SOUTH 0°00'00" EAST 49.51 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 25TH STREET AND BRINKER AVENUE; RUNNING THENCE SOUTH 1°18'36" WEST 105.00 FEET; THENCE NORTH 88°41'53" WEST 46.00 FEET; THENCE NORTH 1°18'36" EAST 105.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°41'53" EAST 46.00 FEET TO THE POINT OF BEGINNING.

SCALE:	1:10, XREF
DATE:	12/6/2021
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

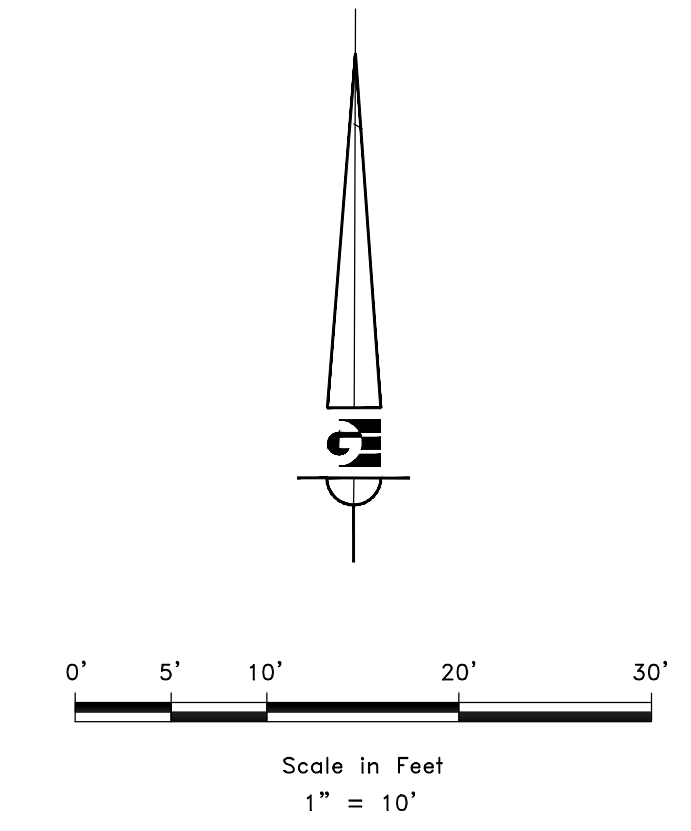
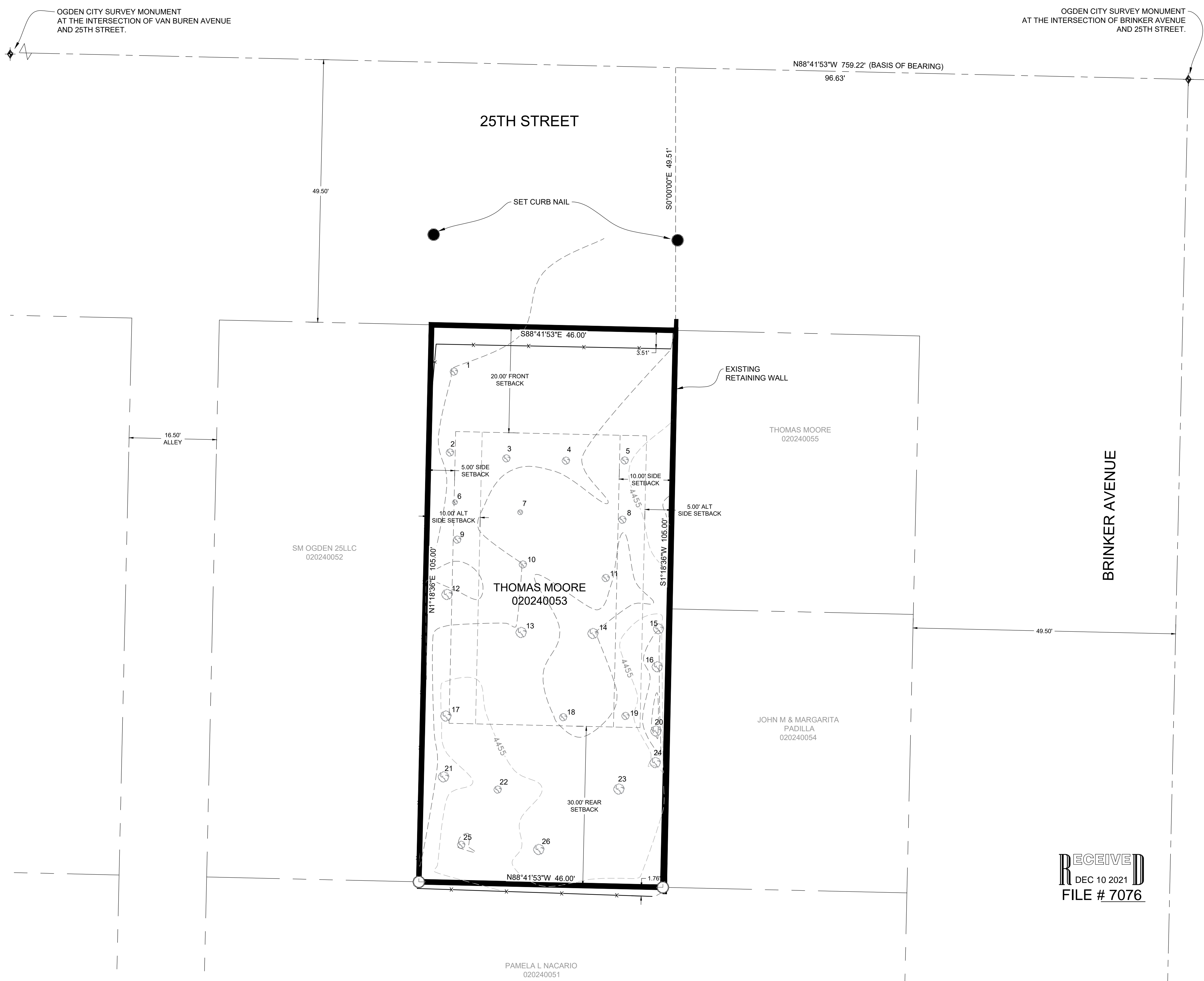
REVISIONS	DESCRIPTION

DWG. NO. R2001 - MISC SURVEY 100 - RICHARD MOORE SURVEY FOR RICHARD MOORE DWG

PROPERTY SURVEY FOR RICHARD MOORE
1129 25TH STREET, OGDEN UTAH
LOCATED IN BLOCK 27 PLAT C OF OGDEN CITY,

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

TREE TRUNK DIAMETER

1. 3 inch	11. 4 inch	21. 6 inch
2. 4 inch	12. 7 inch	22. 5 inch
3. 4 inch	13. 6 inch	23. 7 inch
4. 4 inch	14. 7 inch	24. 6 inch
5. 5 inch	15. 8 inch	25. 4 inch
6. 2 inch	16. 7 inch	26. 6 inch
7. 2 inch	17. 5 inch	
8. 4 inch	18. 5 inch	
9. 3 inch	19. 3 inch	
10. 6 inch	20. 7 inch	

SETBACKS DETERMINED BY OGDEN CITY ORDINANCES CHAPTER/SECTION 15-35-4 SITE DEVELOPMENT STANDARDS. ARCHITECT/DEVELOPER ARE SHALL VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION / ADDITIONS.
ZONE R-2EC
FRONT: 20 FEET EXCEPT AVERAGE WHERE FIFTY PERCENT FRONTAGE IS DEVELOPED, BUT NOT LESS THAN 15 FEET
SIDE: 5 FEET WITH TOTAL WIDTHS OF SIDE YARDS NOT LESS THAN 15 FEET.
REAR: 30 FEET

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 RICHARD MOORE. THE BASIS OF BEARING IS THE LINE OF THE MONUMENTED STREET CENTERLINE OF 25TH STREET FROM BRINKER AVENUE TO VAN BUREN AVENUE, WHICH BEARS NORTH 88°41'53" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3188712, AND DEEDS OF ADJOINING PROPERTY OWNERS, 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 6TH DAY OF DECEMBER, 2021.

PROFESSIONAL LAND SURVEYOR
12/6/2021
8227228
Klint H. Whitney
Klint H. Whitney, PLS NO. 8227228

RECEIVED
DEC 10 2021
FILE # 7076

PAMELA L. NACARIO
020240051

JOHN M & MARGARITA
PADILLA
020240054

THOMAS MOORE
020240055

THOMAS MOORE
020240053

SM OGDEN 25LLC
020240052