

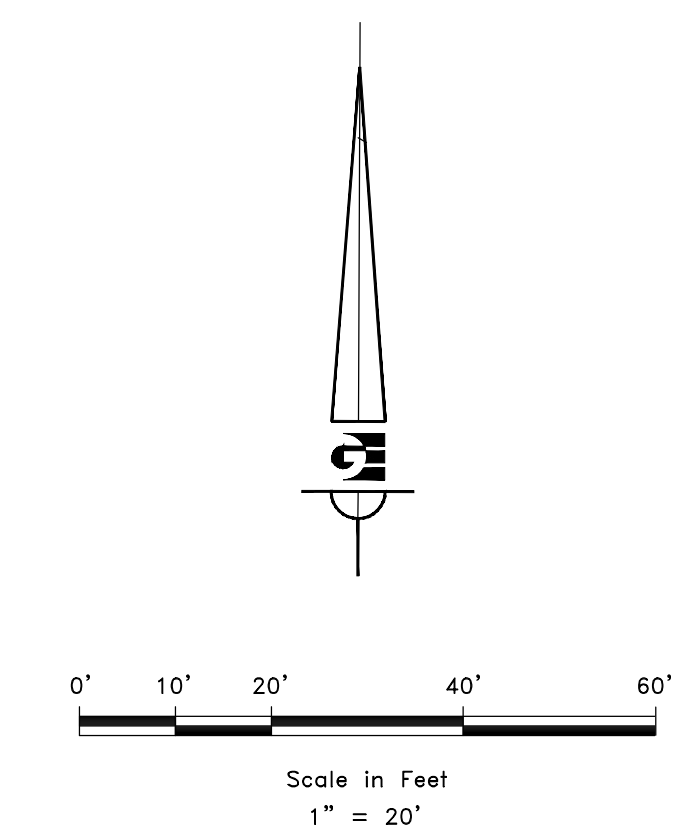
BOUNDARY DESCRIPTION

ALL OF LOT 16, AND THE NORTH 9 FEET OF LOT 17, BLOCK 2, THOMPSON & DIETER'S SUBDIVISION, OF BLOCK 13, PLAT C, OGDEN CITY SURVEY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF FOWLER AVENUE BEING LOCATED NORTH 1°18'43" EAST 295.50 FEET ALONG THE CENTERLINE OF FOWLER AVENUE BETWEEN 28TH STREET AND 29TH STREET AND SOUTH 88°42'18" EAST 40.00 FEET; RUNNING THENCE NORTH 1°18'43" EAST 34.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 88°42'18" EAST 137.10 FEET; THENCE SOUTH 1°18'59" WEST 34.00 FEET; THENCE NORTH 88°42'18" WEST 137.10 FEET TO THE POINT OF BEGINNING. CONTAINING 4,661 SQUARE FEET OR 0.11 ACRES MORE OR LESS.

SCALE:	1:20, XREF
DATE:	2/22/2022
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

DATE	REVISIONS DESCRIPTION

DWG.: PL0001 - MISC SURVEY 0218 - MELISSA MCEWEN/JUR/OTOM/MELISSA MCEWEN.DWG



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- X --- EXISTING FENCE LINE

RECEIVED
 MAR 03 2022
 FILE # 7143

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 MELISSA MCEWEN. THE BASIS OF BEARING IS THE STREET CENTERLINE OF FOWLER AVENUE BETWEEN 29TH STREET AND 28TH STREET, WHICH BEARS NORTH 1°18'43" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2749716, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF THOMPSON & DIETER'S SUBDIVISION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

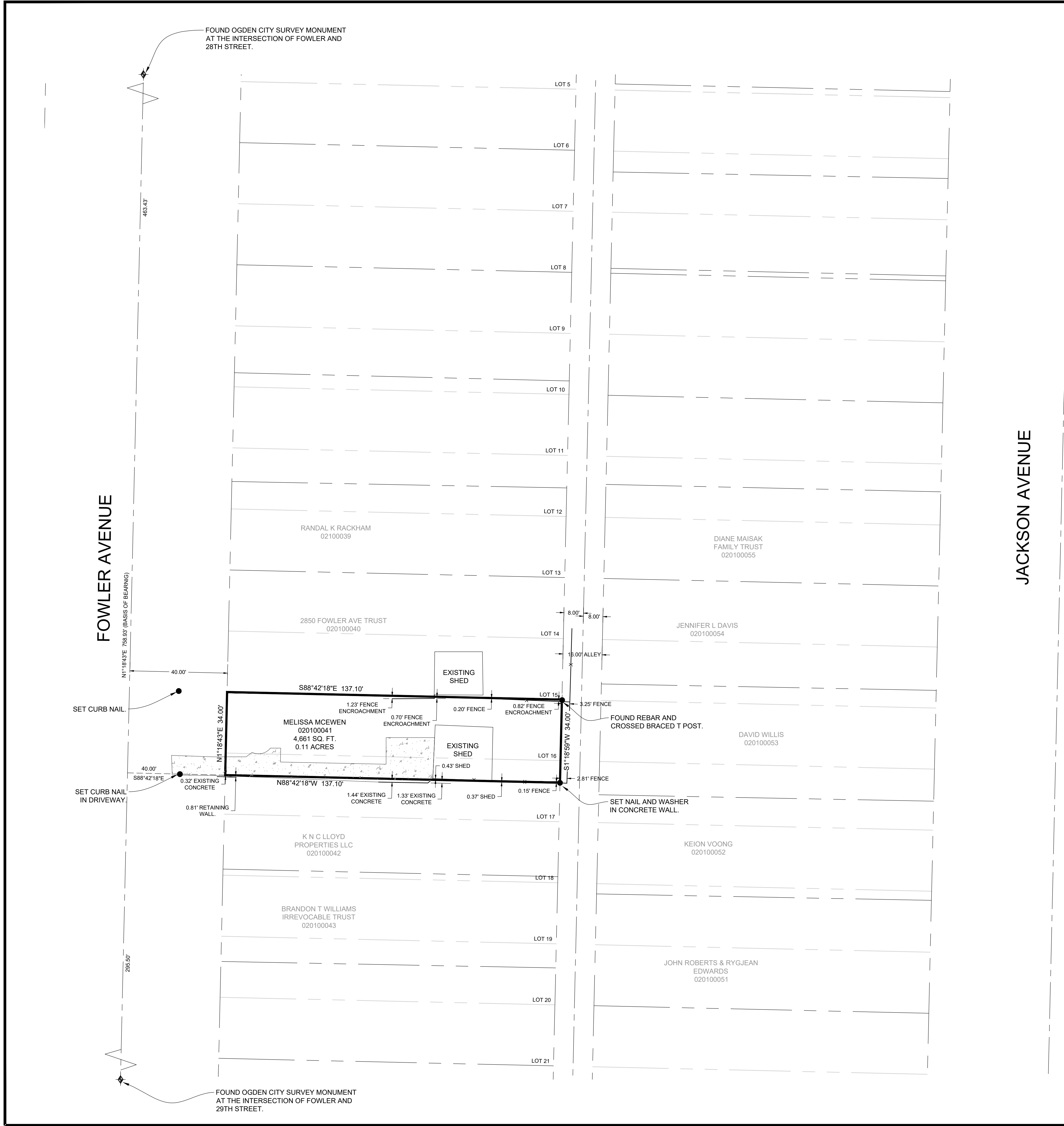
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED 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 22ND DAY OF FEBRUARY, 2020.

PROFESSIONAL LAND SURVEYOR
 2/22/2022
 8227228
 Klint H. Whitney
 Klint H. Whitney, PLS NO. 8227228

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

PROPERTY SURVEY FOR MELISSA MCEWEN
 2852 FOWLER AVENUE, OGDEN, UTAH
 THOMPSON AND DIETER'S SUBDIVISION
 A PART OF BLOCK 13 PLAT C, OGDEN CITY SURVEY



FOWLER AVENUE

JACKSON AVENUE

FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF FOWLER AND 28TH STREET.

FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF FOWLER AND 29TH STREET.

S1
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