

ORIGINAL PARCEL 130060030 BOUNDARY DESCRIPTION

A PARCEL OF LAND IN FEE FOR A CITY STREET KNOWN AS PROJECT NO. 2027, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 50.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID PROJECT, WHICH POINT IS 952.03 FEET SOUTH 89°35'45" EAST AND 749.76 FEET SOUTH 0°45'52" WEST FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; AND RUNNING THENCE SOUTHWESTERLY 190.86 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE SOUTHEASTERLY 190.86 FEET ALONG THE ARC OF A 713.94 FOOT RADIUS CURVE TO THE RIGHT (NOTE: BEARING AND DISTANCE OF THE CHORD OF SAID CURVE IS SOUTH 35°20'09" EAST 190.29 FEET); THENCE SOUTH 0°45'52" WEST 221.25 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE CENTER LINE OF THE WESTERN IRRIGATION COMPANY CANAL, AT A POINT APPROXIMATELY 104.47 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CENTERLINE OF PROJECT; THENCE NORTH 15° WEST 221.46 FEET; THENCE NORTH 51° WEST 260 FEET; THENCE SOUTH 89°35'45" EAST 147.23 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.571 ACRE, MORE OR LESS.

ORIGINAL PARCEL 130060035 BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 11.36 CHAINS SOUTH (749.76 FEET SOUTH 0°44' WEST) AND 754.80 FEET EAST (SOUTH 89°15'53" EAST) FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 21, RUNNING THENCE SOUTH 0°44'07" WEST 244.51 FEET, THENCE SOUTH 42°16'46" EAST 109.94 FEET, THENCE NORTH 0°44'07" EAST 161.92 FEET TO THE CENTER LINE OF THE EXISTING CANAL, THENCE ALONG SAID EXISTING CENTER LINE THE FOLLOWING 5 COURSES: SOUTH 45°52'19" EAST 110.33 FEET, SOUTH 40°14'18" EAST 53.85 FEET SOUTH 50°10'02" EAST 58.30 FEET, SOUTH 38°56'11" EAST 35.96 FEET AND SOUTH 46°27'38" EAST 75.09 FEET, THENCE NORTH 15°00' WEST 255.20 FEET, THENCE NORTH 51°00' WEST 241.52 FEET THENCE NORTH 89°15'53" WEST 54.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ORIGINAL PARCEL 130060034 BOUNDARY DESCRIPTION

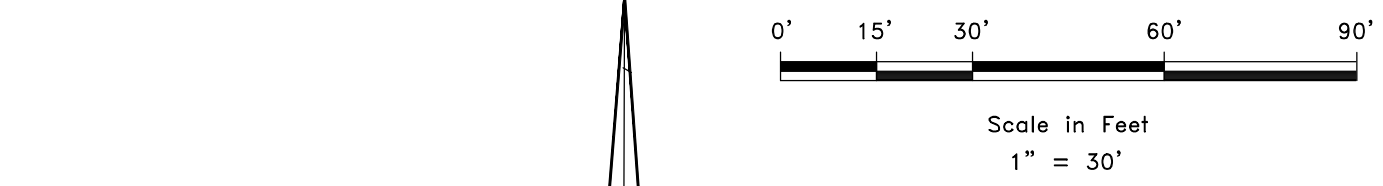
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT SOUTH 749.78 FEET, MORE OR LESS, AND SOUTH 89°15'53" EAST 754.80 FEET, MORE OR LESS, SOUTH 89°35'05" EAST 54.93 FEET, SOUTH 51°00'00" EAST 241.52 FEET AND SOUTH 15°00'00" EAST 255.20 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, SAID POINT ALSO BEING ON THE CENTER OF THE WESTERN CANAL AND RUNNING THENCE SOUTH 0°45'52" WEST 158.47 FEET TO A POINT BEING NORTH 89°09'45" WEST 111.71 FEET AND NORTH 0°45'52" EAST 444.83 FEET FROM THE CENTERLINE MONUMENT ON 12TH STREET AND MONROE BLVD., THENCE NORTH 89°15'33" WEST 32.56 FEET, THENCE NORTH 40°00'43" WEST 88.93 FEET, THENCE NORTH 42°15'08" WEST 62.21 FEET, THENCE NORTH 41°32'34" WEST 123.81 FEET, THENCE NORTH 42°16'46" WEST 32.81 FEET, THENCE NORTH 0°44'07" EAST 161.92 FEET TO THE CENTERLINE OF THE WESTERN CANAL, THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID CENTERLINE (1) SOUTH 45°52'19" EAST 110.33 FEET (2) SOUTH 40°14'18" EAST 53.85 FEET, (3) SOUTH 50°10'02" EAST 58.30 FEET (4) SOUTH 38°56'11" EAST 35.96, (5) SOUTH 46°27'38" EAST 75.09 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY, PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT SOUTH 749.78 FEET, MORE OR LESS, SOUTH 89°15'53" EAST 754.80 FEET, MORE OR LESS, SOUTH 0°44'07" WEST 783.17 FEET AND SOUTH 89°09'45" EAST 140.00 FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, SAID POINT ALSO BEING NORTH 89°09'45" WEST 285.25 FEET AND NORTH 0°44'07" EAST 56.00 FEET FROM THE INTERSECTION MONUMENT OF 12TH STREET AND MONROE BOULEVARD, AND RUNNING THENCE NORTH 0°44'07" EAST 212.34 FEET, THENCE ALONG THE ARC OF A 58 FOOT RADIUS CURVE TO THE RIGHT 30.37 FEET (LONG CHORD, NORTH 15°44'07" EAST 30.02 FEET) THENCE NORTH 30°44'07" EAST 97.61 FEET, THENCE NORTH 42°15'08" WEST 34.55 FEET, THENCE SOUTH 30°44'07" WEST 107.85 FEET, THENCE ALONG THE ARC OF A 91 FOOT RADIUS CURVE TO THE LEFT 47.65 FEET, (LONG CHORD SOUTH 15°44'07" WEST 47.10 FEET), THENCE SOUTH 0°44'07" WEST 119.48 FEET, THENCE ALONG THE ARC OF A 31 FOOT RADIUS CURVE TO THE RIGHT 15.47 FEET, (LONG CHORD SOUTH 15°02'00" WEST 15.31 FEET), THENCE ALONG THE ARC OF A 44 FOOT RADIUS CURVE TO THE LEFT 26.25 FEET, (LONG CHORD SOUTH 16°55'44" WEST 25.86 FEET) THENCE SOUTH 0°44'07" WEST 53.10 FEET TO THE NORTH LINE OF 12TH STREET, THENCE SOUTH 89°09'45" EAST 44.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. (E# 1980897)

ORIGINAL PARCEL 130060038 BOUNDARY DESCRIPTION

PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN OGDEN CITY PARCEL KNOWN AS TAX ID NO. 13-006-0029 SAID POINT REFERENCED AS BEING 1365.55 FEET NORTH 89°35'45" WEST AND 298.80 FEET SOUTH 00°24'15" WEST 486.74 FEET SOUTH 19°35'45" EAST AND 402.32 FEET SOUTH 7°24'15" WEST AND 9.73 FEET SOUTH 00°45'52" WEST FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00°45'52" WEST ALONG THE WEST BOUNDARY LINE OF SAID PARCEL 427.63 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL KNOWN AS TAX ID 13-005-0062 THENCE DUE EAST 28.07 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID OGDEN CITY PARCEL THENCE NORTHERLY ALONG SAID EAST LINE THE FOLLOWING (3) COURSES, NORTH 00°50'15" EAST 86.72 FEET; THENCE SOUTH 89°09'45" EAST 71.35 FEET, THENCE NORTHWESTERLY 344.98 FEET ALONG THE ARC OF A 713.94 FOOT RADIUS CURVE TO THE LEFT (NOTE: BEARING AND DISTANCE OF THE CHORD OF SAID CURVE IS NORTH 13°50'03" WEST 341.64 FEET) TO THE POINT OF BEGINNING.

COMBINED PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD, BEING LOCATED NORTH 1°59'28" EAST 287.52 FEET ALONG THE STREET CENTERLINE OF MONROE BOULEVARD AND NORTH 90°00'00" WEST 50.03 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 12TH STREET; RUNNING THENCE NORTH 88°55'39" WEST 100.06 FEET; THENCE NORTH 41°14'34" WEST 417.65 FEET TO THE EAST BOUNDARY LINE OF CANYON PARK SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 1°04'01" EAST 218.53 FEET; THENCE SOUTH 89°28'16" EAST 189.35 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 714.00 FOOT RADIUS CURVE TO THE RIGHT 548.28 FEET, HAVING A CENTRAL ANGLE OF 43°59'51" WITH A CHORD BEARING SOUTH 20°00'27" EAST 534.91 FEET; (2) SOUTH 1°59'28" WEST 30.05 FEET TO THE POINT OF BEGINNING. CONTAINING 129,060 SQUARE FEET OR 2.96 ACRES MORE OR LESS.



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

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 RICK SCADDEN. THE BASIS OF BEARING IS THE STREET CENTERLINE OF 12TH STREET BETWEEN MONROE BOULEVARD AND LIBERTY AVENUE, WHICH BEARS SOUTH 88°50'00" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED(S) RECORDED AS ENTRY NUMBER 2899134, 2899134, 1980897 AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF CANYON PARK 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 23RD DAY OF FEBRUARY, 2020.

PROFESSIONAL LAND SURVEYOR
2/23/2022
8227228
Klint H. Whitney
PLS NO. 8227228

SCALE:	1:30 XREF
DATE:	2/23/2022
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	R1199 - SCADDEN, RICK/SURVEYOR/SCADDEN/ALZ.DWG

REVISIONS	DESCRIPTION
DATE	

PARCEL COMBINATION FOR RICK SCADDEN
OGDEN UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
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