

BOUNDARY DESCRIPTION 01010017

PART OF LOT 3, BLOCK 12, PLAT A, OGDEN CITY SURVEY; BEGINNING AT A POINT 125 FEET SOUTH AND 266 FEET EAST FROM THE NORTHWEST CORNER OF LOT 5, IN SAID BLOCK 12, AND RUNNING THENCE EAST 34 FEET; THENCE SOUTH 85 FEET; THENCE WEST 34 FEET; THENCE NORTH 85 FEET TO THE PLACE OF BEGINNING.

BOUNDARY DESCRIPTION 01010015

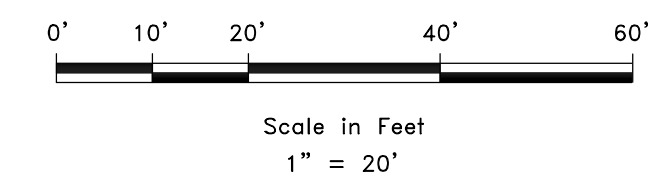
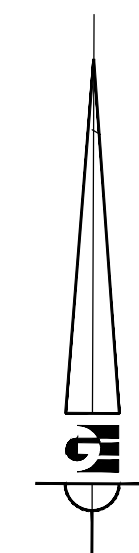
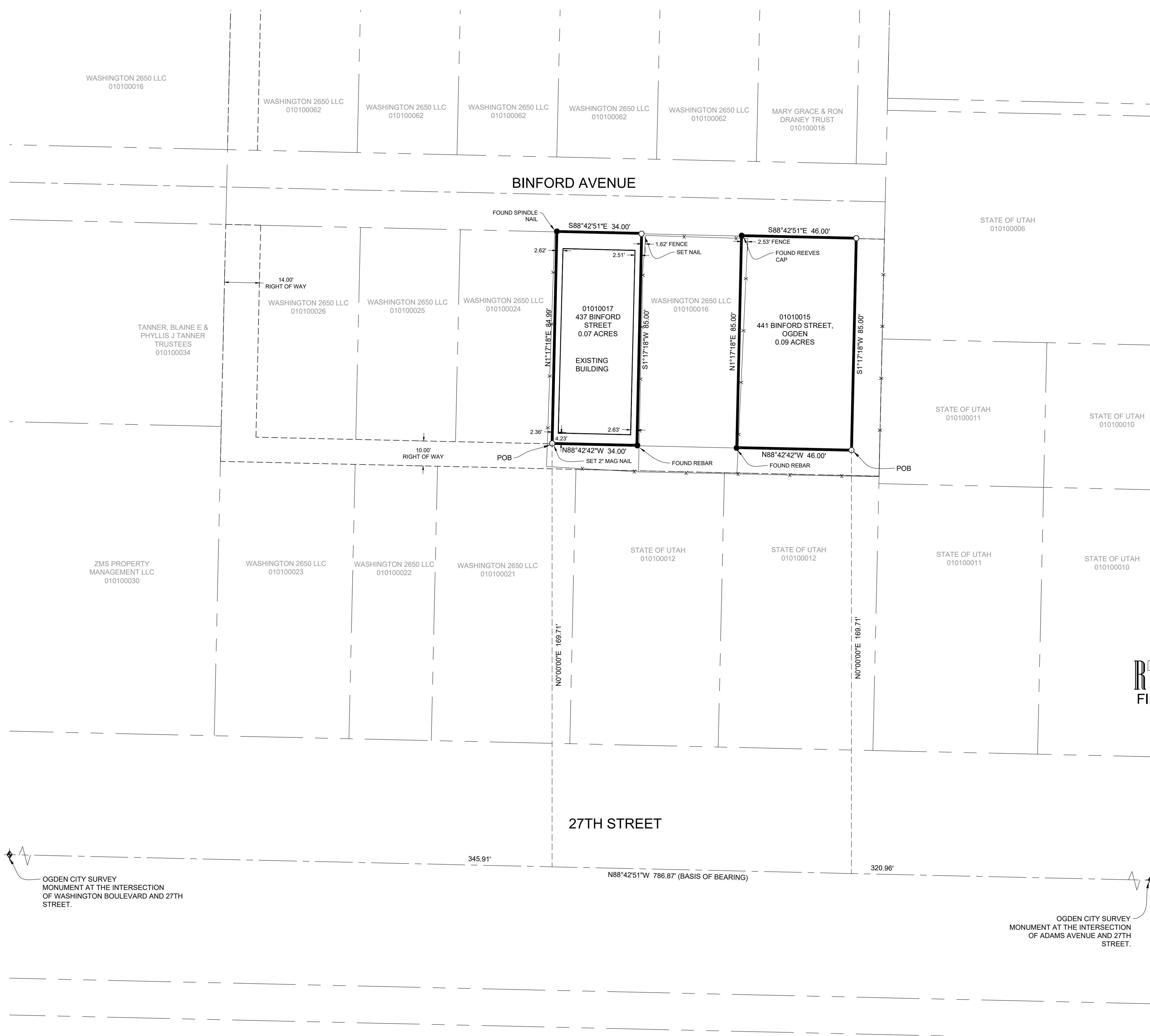
PART OF LOT 3, BLOCK 12, PLAT A, OGDEN CITY SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°42'51" WEST 320.96 FEET ALONG THE MONUMENTED STREET CENTER LINE OF 27TH STREET BETWEEN WASHINGTON BOULEVARD AND ADAMS AVENUE AND NORTH 0°00'00" EAST 169.71 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF 27TH STREET AND ADAMS AVENUE; RUNNING THENCE NORTH 88°42'42" WEST 46.00 FEET; THENCE NORTH 1°17'18" EAST 85.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BINFORD AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°42'51" EAST 46.00 FEET; THENCE SOUTH 1°17'18" WEST 85.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES MORE OR LESS.

SCALE:	1:20_XREF
DATE:	4/18/22
DESIGN:	KHW
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.: 18-001 - MISC SURVEY 2203 - ANDREW DEAN SURVEY/OGDEN ANDREW DEAN DWG	

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR ANDREW DEAN  
 441 AND 437 EAST BINFORD STREET, OGDEN, UTAH  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,  
 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

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



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
- x - - - EXISTING FENCE LINE

RECEIVED  
 APR 28 2022  
 FILE # 7206

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 ANDREW DEAN. THE BASIS OF BEARING IS THE MONUMENTED STREET CENTERLINE OF THE 27TH STREET BETWEEN WASHINGTON BOULEVARD AND ADAMS AVENUE, WHICH BEARS NORTH 88°42'51" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 3158983, 2139041 AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 7000 AND 2619 WERE 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 18TH DAY OF APRIL, 2022.

PROFESSIONAL LAND SURVEYOR  
 4/18/2022  
 8227228  
 Klint H. Whitney  
 Klint H. Whitney, PLS NO. 8227228

OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 27TH STREET.

OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF ADAMS AVENUE AND 27TH STREET.

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