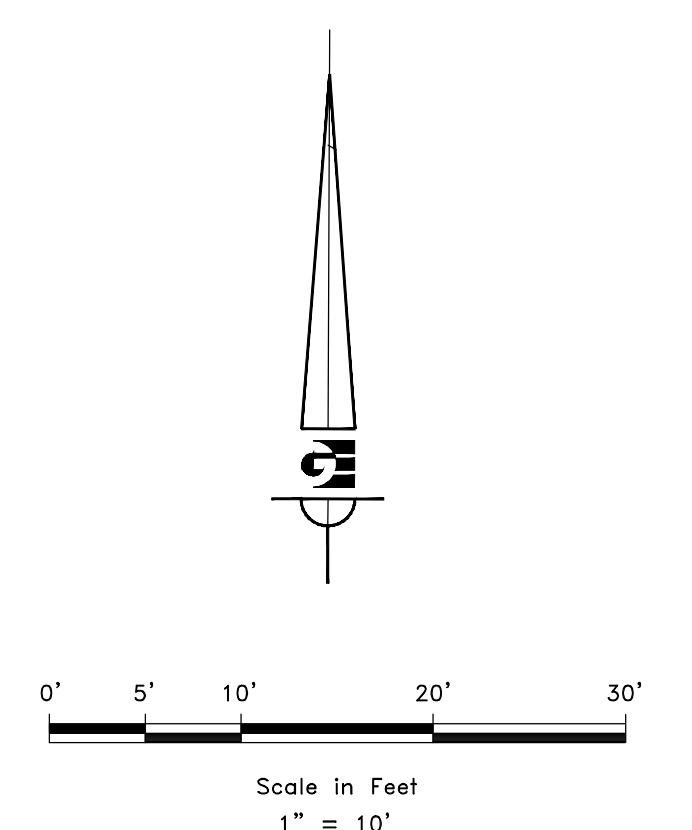


BOUNDARY DESCRIPTION
 PART OF LOT 8, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 2 RODS; THENCE WEST 9 RODS; THENCE SOUTH 2 RODS; THENCE EAST 9 RODS TO PLACE OF BEGINNING; ALSO INCLUDING A 2.5 FOOT STRIP (VACATED JEFFERSON AVENUE E#2020544) ABUTTING ALONG THE EAST SIDE OF SAID DESCRIBED PROPERTY.



- 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 FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING COMMUNICATIONS BOX
 - ⊕ EXISTING IRRIGATION BOX
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING SANITARY SEWER MANHOLE
 - ⊕ EXISTING CATCH BASINS
 - ⊕ EXISTING POWER BOX
 - - - 1' FOOT CONTOURS
 - - - 5' FOOT CONTOURS
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING STORM DRAIN LINE
 - - - EXISTING OVERHEAD POWER LINE
 - - - EXISTING CULINARY WATERLINE
 - - - EXISTING IRRIGATION LINE
 - - - EXISTING STORM DRAIN LINE
 - ▨ EXISTING CONCRETE
 - ▨ EXISTING ASPHALT

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 SCOTT BROUSSARD. THE BASIS OF BEARING IS THE MONUMENTED STREET CENTERLINE OF JEFFERSON AVENUE BETWEEN 22ND STREET AND 23RD STREET, WHICH BEARS SOUTH 1°18'13" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3029496, 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 13TH DAY OF OCTOBER, 2022.

PROFESSIONAL LAND SURVEYOR
 10/13/2022
 8227228
 Klint H. Whitney
 Klint H. Whitney, PLS NO. 8227228

RECEIVED
 OCT 24 2022
 FILE # 7379

SCALE:	1:10_XREF
DATE:	10/14/2022
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	PL0001 - MISC SURVEY 02228 - 2233 - JEFFERSON SURVEY 022233 - JEFFERSON.DWG

DATE	REVISIONS DESCRIPTION

PROPERTY SURVEY FOR SCOTT BROUSSARD
 2233 SOUTH JEFFERSON AVENUE, 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

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