

BOUNDARY DESCRIPTION

PART OF LOT 2, BLOCK 68, PLAT C, OGDEN CITY SURVEY, BEGINNING AT A POINT 194 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 68, PLAT C, OGDEN CITY SURVEY, AND RUNNING THENCE EAST 46 FEET, THENCE NORTH 132.4 FEET TO THE NORTH LINE OF SAID LOT 2, THENCE WEST 46 FEET, THENCE SOUTH 132.4 FEET TO THE PLACE OF BEGINNING.

TYLER AVENUE

HANSON, ALEXANDRA D
020670020

GARIBAY, FRANCISCO
020670021

HODGSON, MICHAEL M
020670022

COY, KATHY B
020670023

ADAM, TAYLOR & SHELBY
ADAM
020670024

BERRETT, TIMMOTHY
020670025

KUBRICKY, ALEXANDER &
AILENE KUBRICKY
020660001

VIKANDER, DANE &
BREANNA VIKANDER
020660002

REYNOLDS, SIMEON &
AMANDA CHRISTIANSEN
020660004
0.15 ACRES

CEDENO, VANESSA
020660005

WOODARD, M LEAH &
AARON RASHAW
020660006

EAST BENCH VINYL LLC
020660007

FOUND REBAR

SET NAIL AND WASHER

S88°41'43"E 46.00'

N11°18'29"E 132.40'

S11°18'29"W 132.40'

N88°41'43"W 46.00'

SET CURB NAIL

N0°00'00"E 49.51'

148.30'

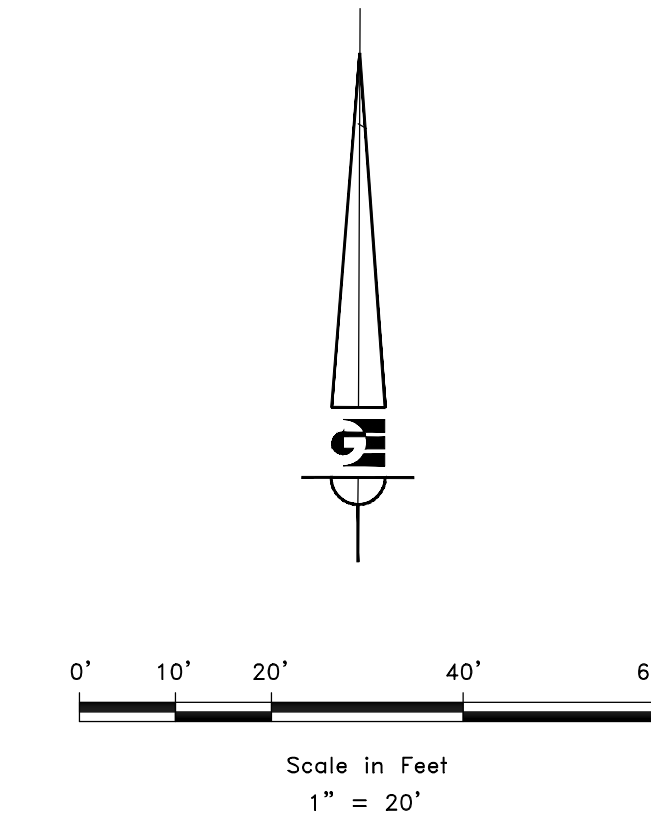
N88°41'43"W 438.93' (BASIS OF BEARING)

FOUND OGDEN CITY SURVEY
MONUMENT AT THE INTERSECTION OF
23RD STREET AND TYLER AVENUE.

23RD STREET

FOUND OGDEN CITY SURVEY
MONUMENT AT THE INTERSECTION OF
23RD STREET AND CUSTER AVENUE.

CUSTER AVENUE



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
OCT 24 2022
FILE # 7380

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 M LEAH WOODARD. THE BASIS OF BEARING IS THE STREET CENTERLINE OF 23RD STREET BETWEEN CUSTER AVENUE AND TYLER AVENUE, WHICH BEARS NORTH 88°41'43" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3044541, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF BOCK 68 PLAT C, OGDEN CITY 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 17TH DAY OF OCTOBER, 2022.

PROFESSIONAL LAND SURVEYOR
10/17/2022
8227228
Klint H. Whitney
KLINT H. WHITNEY, PLS NO. 8227228

DATE	REVISIONS DESCRIPTION

SCALE: 1" = 20"
DATE: 9/22/22
DESIGN: KHW
DRAWN: KHW
CHECKED: KHW
DWG.: R2001 - MISC SURVEY 02225 - M LEAH WOODARD SURVEY 03044541 WOODARD DWG

PROPERTY SURVEY FOR M LEAH WOODARD
1338 23RD STREET, OGDEN, UTAH
LOCATED IN THE 7QUARTER OF SECTION 28,
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
OFFICE: 801.476.0202 FAX: 801.476.0066

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