

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.

SCALE:	1" = 20'
DATE:	9/22/22
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

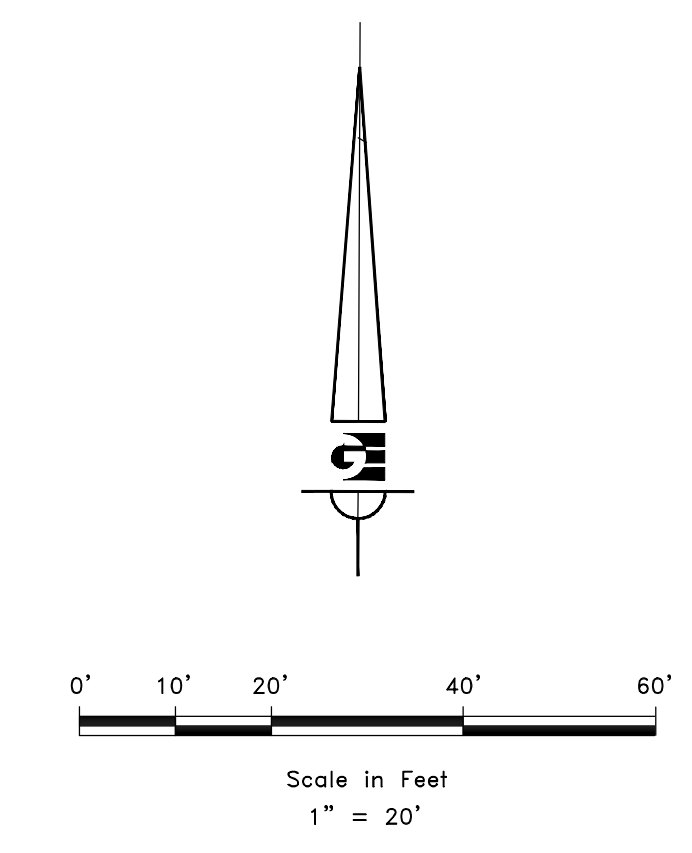
DATE	REVISIONS DESCRIPTION

DWG.: R2001 - MISC SURVEY 02225 - M LEAH WOODARD SURVEY 03041501 WOODARD DWG

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



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 FILE # 7417

- 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

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

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

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
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