

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD, BEING LOCATED NORTH 01°59'28" EAST 287.52 FEET ALONG THE 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 10 FEET; THENCE NORTH 01°59'28" EAST 30.21 FEET; THENCE ALONG THE ARC OF A 704.00 FOOT RADIUS CURVE TO THE LEFT 549.83 FEET HAVING A CENTRAL ANGLE OF 44°44'55" WITH A CHORD BEARING NORTH 20°22'59" WEST 535.96 FEET; THENCE SOUTH 89°28'16" EAST 13.65 FEET; THENCE 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; THENCE SOUTH 01°59'28" WEST 30.05 FEET TO THE POINT OF BEGINNING. CONTAINING 5,791 SQUARE FEET MORE OR LESS.

PARCEL "B" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 88°50'00" WEST 340.93 FEET ALONG THE CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 724.15 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 12TH STREET; RUNNING THENCE NORTH 89°24'42" WEST 72.17 FEET; THENCE NORTH 01°04'01" EAST 89.93 FEET; THENCE SOUTH 89°28'16" EAST 71.49 FEET; THENCE SOUTH 00°37'57" WEST 90.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,462 SQUARE FEET MORE OR LESS.

PARCEL "C" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 88°50'00" WEST 340.93 FEET ALONG THE CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 724.15 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 12TH STREET; RUNNING THENCE NORTH 00°37'57" EAST 90.00 FEET; THENCE SOUTH 89°28'16" EAST 71.57 FEET; THENCE SOUTH 00°38'07" WEST 90.07 FEET; THENCE NORTH 89°24'42" WEST 71.57 FEET TO THE POINT OF BEGINNING. CONTAINING 6,444 SQUARE FEET MORE OR LESS.

PARCEL "D" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 01°59'28" EAST 287.52 FEET ALONG THE CENTERLINE OF MONROE BOULEVARD AND NORTH 90°00'00" WEST 50.03 FEET AND NORTH 88°55'39" WEST 10 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 12TH STREET; RUNNING THENCE NORTH 88°55'39" WEST 90.06 FEET; THENCE NORTH 41°14'34" WEST 125.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHRISTMAS BOX LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 31°03'52" WEST 94.53 FEET; (2) ALONG THE ARC OF A 57.99 FOOT RADIUS CURVE TO THE LEFT 30.37 FEET WITH AN INTERNAL ANGLE OF 30°00'00" CHORD BEARS SOUTH 16°03'52" WEST 30.02 FEET; (3) SOUTH 01°03'52" WEST 212.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°56'19" WEST 44.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHRISTMAS BOX LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 01°03'52" EAST 53.10 FEET; (2) ALONG THE ARC OF A 60.20 FOOT RADIUS CURVE TO THE RIGHT 26.06 FEET WITH AN INTERNAL ANGLE OF 24°48'18" CHORD BEARS NORTH 17°15'29" EAST 25.86 FEET; (3) ALONG THE ARC OF A 31.00 FOOT RADIUS CURVE TO THE LEFT 15.47 FEET WITH AN INTERNAL ANGLE OF 28°35'46" CHORD BEARS NORTH 15°21'45" EAST 15.31 FEET; (4) NORTH 01°03'52" EAST 119.48 FEET; (5) ALONG THE ARC OF A 90.99 FOOT RADIUS CURVE TO THE RIGHT 47.64 FEET WITH AN INTERNAL ANGLE OF 30°00'00" CHORD BEARS NORTH 16°03'52" EAST 47.10 FEET; (6) NORTH 31°03'52" EAST 105.20 FEET; THENCE NORTH 41°14'34" WEST 257.02 FEET; THENCE NORTH 01°04'01" EAST 128.60 FEET; THENCE SOUTH 89°24'42" EAST 143.74 FEET; THENCE NORTH 00°38'07" EAST 90.07 FEET; THENCE SOUTH 89°28'16" EAST 32.63 FEET; THENCE ALONG THE ARC OF A 704.00 FOOT RADIUS CURVE TO THE RIGHT 549.83 FEET HAVING A CENTRAL ANGLE OF 44°44'55" WITH A CHORD BEARING SOUTH 20°22'59" EAST 535.96 FEET; THENCE SOUTH 01°59'28" WEST 30.21 FEET TO THE POINT OF BEGINNING. CONTAINING 122,787 SQUARE FEET MORE OR LESS.

CHRISTMAS BOX LANE PARCEL RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST 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 89D15'53" EAST 754.80 FEET, MORE OR LESS, SOUTH 0D44'07" WEST 783.17 FEET AND SOUTH 89D09'45" EAST 140.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21, SAID POINT ALSO BEING NORTH 89D09'45" WEST 285.25 FEET AND NORTH 0D44'07" EAST 56.00 FEET FROM THE INTERSECTION MONUMENT OF 12TH STREET AND MONROE BOULEVARD, AND RUNNING THENCE NORTH 0D44'07" EAST 212.34 FEET, THENCE ALONG THE ARC OF A 58 FOOT RADIUS CURVE TO THE RIGHT 30.37 FEET (LONG CHORD NORTH 15D44'07" EAST 30.02 FEET) THENCE NORTH 30D44'07" EAST 97.61 FEET, THENCE NORTH 42D15'08" WEST 34.55 FEET, THENCE SOUTH 30D44'07" WEST 107.85 FEET, THENCE ALONG THE ARC OF A 91 FOOT RADIUS CURVE TO THE LEFT 47.65 FEET, (LONG CHORD SOUTH 15D44'07" WEST 47.10 FEET), THENCE SOUTH 0D44'07" WEST 119.48 FEET, THENCE ALONG THE ARC OF A 31 FOOT RADIUS CURVE TO THE RIGHT 15.47 FEET, (LONG CHORD: SOUTH 15D02'00" WEST 15.31 FEET), THENCE ALONG THE ARC OF A 44 FOOT RADIUS CURVE TO THE LEFT 26.25 FEET, (LONG CHORD SOUTH 16D55'44" WEST 25.86 FEET) THENCE SOUTH 0D44'07" WEST 53.10 FEET TO THE NORTH LINE OF 12TH STREET, THENCE SOUTH 89D09'45" EAST 44.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. (E# 1980897)

PARCEL 130060034 RECORD 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 89D15'53" EAST 754.80 FEET, MORE OR LESS, SOUTH 89D35'05" EAST 54.93 FEET, SOUTH 51D00'00" EAST 241.52 FEET AND SOUTH 15D00'00" 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 0D45'52" WEST 158.47 FEET TO A POINT BEING NORTH 89D09'45" WEST 111.71 FEET AND NORTH 0D45'52" EAST 444.83 FEET FROM THE CENTERLINE MONUMENT ON 12TH STREET AND MONROE BLVD., THENCE NORTH 89D15'33" WEST 32.56 FEET, THENCE NORTH 40D00'43" WEST 88.93 FEET, THENCE NORTH 42D15'08" WEST 62.21 FEET, THENCE NORTH 41D32'34" WEST 123.81 FEET, THENCE NORTH 42D16'46" WEST 32.81 FEET, THENCE NORTH 0D44'07" EAST 161.92 FEET TO THE CENTERLINE OF THE WESTERN CANAL, THENCE ALONG SAID EXISTING CENTER LINE THE FOLLOWING FIVE (5) COURSES ALONG SAID CENTERLINE (1) SOUTH 45D52'19" EAST 110.33 FEET, SOUTH 40D14'18" EAST 53.85 FEET, SOUTH 50D10'02" EAST 58.30 FEET, SOUTH 38D56'11" EAST 35.96 FEET AND SOUTH 46D27'38" EAST 75.09 FEET, THENCE NORTH 15D00' WEST 255.20 FEET, THENCE NORTH 51D00' WEST 241.52 FEET THENCE NORTH 89D15'53" WEST 54.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 130060035 RECORD 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 0D44'07" WEST) AND 754.80 FEET EAST (SOUTH 89D15'53" EAST) FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 21, RUNNING THENCE SOUTH 0D44'07" WEST 244.51 FEET, THENCE SOUTH 42D16'46" EAST 109.94 FEET, THENCE NORTH 0D44'07" EAST 161.92 FEET TO THE CENTER LINE OF THE EXISTING CANAL, THENCE ALONG SAID EXISTING CENTER LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 45D52'19" EAST 110.33 FEET, SOUTH 40D14'18" EAST 53.85 FEET, SOUTH 50D10'02" EAST 58.30 FEET, SOUTH 38D56'11" EAST 35.96 FEET AND SOUTH 46D27'38" EAST 75.09 FEET, THENCE NORTH 15D00' WEST 255.20 FEET, THENCE NORTH 51D00' WEST 241.52 FEET THENCE NORTH 89D15'53" WEST 54.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 130060030 RECORD 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 89D35'45" EAST AND 749.76 FEET SOUTH 0D45'52" WEST FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; AND RUNNING THENCE SOUTH 89D35'45" EAST 5.04 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 95D20'09" EAST 190.29 FEET); THENCE SOUTH 0D45'52" 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 15D WEST 221.46 FEET; THENCE NORTH 51D WEST 260 FEET; THENCE SOUTH 89D35'45" EAST 147.23 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL 130060038 RECORD 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. 13-005-0029 SAID POINT REFERENCED AS BEING 1365.55 FEET NORTH 89D35'45" WEST AND 298.80 FEET SOUTH 00D24'15" WEST 486.74 FEET SOUTH 19D35'45" EAST AND 402.32 FEET SOUTH 70D24'15" WEST AND 9.73 FEET SOUTH 00D45'52" WEST FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 00D45'52" 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 00D50'15" EAST 98.72 FEET, THENCE SOUTH 89D09'45" 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 13D50'03" WEST 341.64 FEET) TO THE POINT OF BEGINNING.

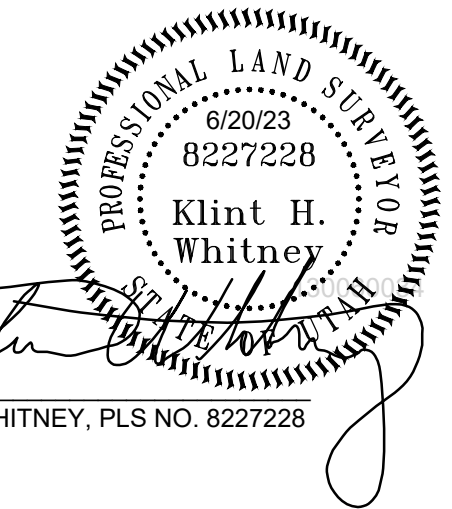
NARRATIVE

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 89°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.

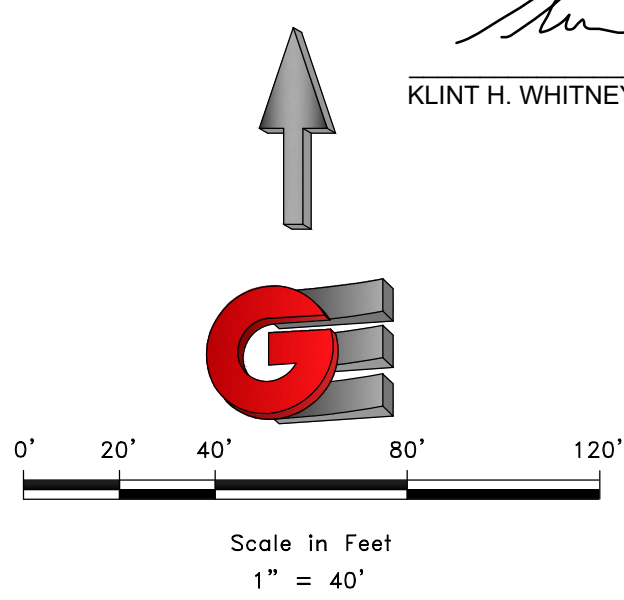
SURVEYOR'S CERTIFICATE

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 20TH DAY OF JUNE, 2023.



KLINT H. WHITNEY, PLS NO. 8227228



LEGEND

- ◆ OGDEN CITY SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE

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SCALE:	1:40, XREF
DATE:	6/20/23
DESIGN:	
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DWG. NO.:	RT198-SCADDEN_RECDSURVEYORRICKSCADDEN.UT

REVISIONS	DESCRIPTION
DATE	

BOUNDARY ADJUSTMENT FOR RICK SCADDEN
 +/- 1180 CHRISTMAS BOX LANE 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
 OFFICE: 801.476.0202 FAX: 801.476.0066

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