

CALCULATED MONUMENT BASED OFF OF IMPROVEMENTS OF THE INTERSECTION BETWEEN JEFFERSON AVE., AND 32ND ST.

> N88°40'25"W 760.72' (BASIS OF BEARING)

0' 5' 10' 20' 30'
Scale in Feet 1" = 10'
LEGEND
WEBER COUNTY MONUMENT PROPERTY CORNER AS DESCRIBED SUBDIVISION BOUNDARY LOT LINE ADJACENT PARCEL SECTION LINE EASEMENT K

LEGAL DESCRIPTION

PART OF LOTS 43 AND 45, ALL OF LOTS 44, BLOCK 1, WOODMANSEE ADDITION, AND PART OF LOTS E AND F, EAST PARK ADDITION, OGDEN CITY, WEBER COUNTY, UTAH, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF 32ND STREET, 197 FEET EAST OF THE EAST LINE OF JEFFERSON AVENUE, RUNNING THENCE EAST 47.5 FEET; THENCE NORTH148 FEET TO ALLEY; THENCE WEST 47.5 FEET; THENCE SOUTH 148FEET TO THE PLACE OF BEGINNING.

AS-SURVEYED DESCRIPTION

BEGINNING AT A CALCULATED MONUMENT ON THE INTERSECTION OF JEFFERSON AVENUE AND 32ND STREET, THENCE ALONG THE CENTER LINE OF 32ND STREET, SOUTH 88°40'25" EAST 285.14 FEET AND NORTH 40.01 FEET TO THE POINT OF BEGINNING, ALSO HAVING A BASIS OF BEARING SOUTH 88°40'25" EAST 760.72 FEET, BETWEEN THE CALCULATED MONUMENT ON THE INTERSECTION OF JEFFERSON AVENUE AND 32ND STREET AND THE CALCULATED MONUMENT ON THE INTERSECTION OF MADISON AVENUE AND 32ND STREET; RUNNING THENCE NORTH 88°40'25" WEST 47.44 FEET, FROM THE POINT OF BEGINNING; THENCE NORTH 01°19'35" EAST 147.82 FEET; THENCE SOUTH 88°40'25" EAST 47.44 FEET; THENCE SOUTH 01°19'35" WEST 147.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,012.58 SQUARE FEET OR 0.161 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DETERMINE THE BOUNDARY AND SHOW THE TOPOGRAPHY OF THE LAND SHOWN HEREON. THE SURVEY WAS ORDERED BY JEFFERY ANDREWS. THE BASIS OF BEARING IS THE MONUMENTED CENTERLINE BETWEEN THE CALCULATED MONUMENT ON THE INTERSECTION OF JEFFERSON AVENUE AND 32ND STREET AND THE CALCULATED MONUMENT ON THE INTERSECTION OF MADISON AVENUE AND 32ND STREET, WHICH BEARS SOUTH 88°40'25" EAST.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 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 30TH DAY OF MARCH 2023.



