

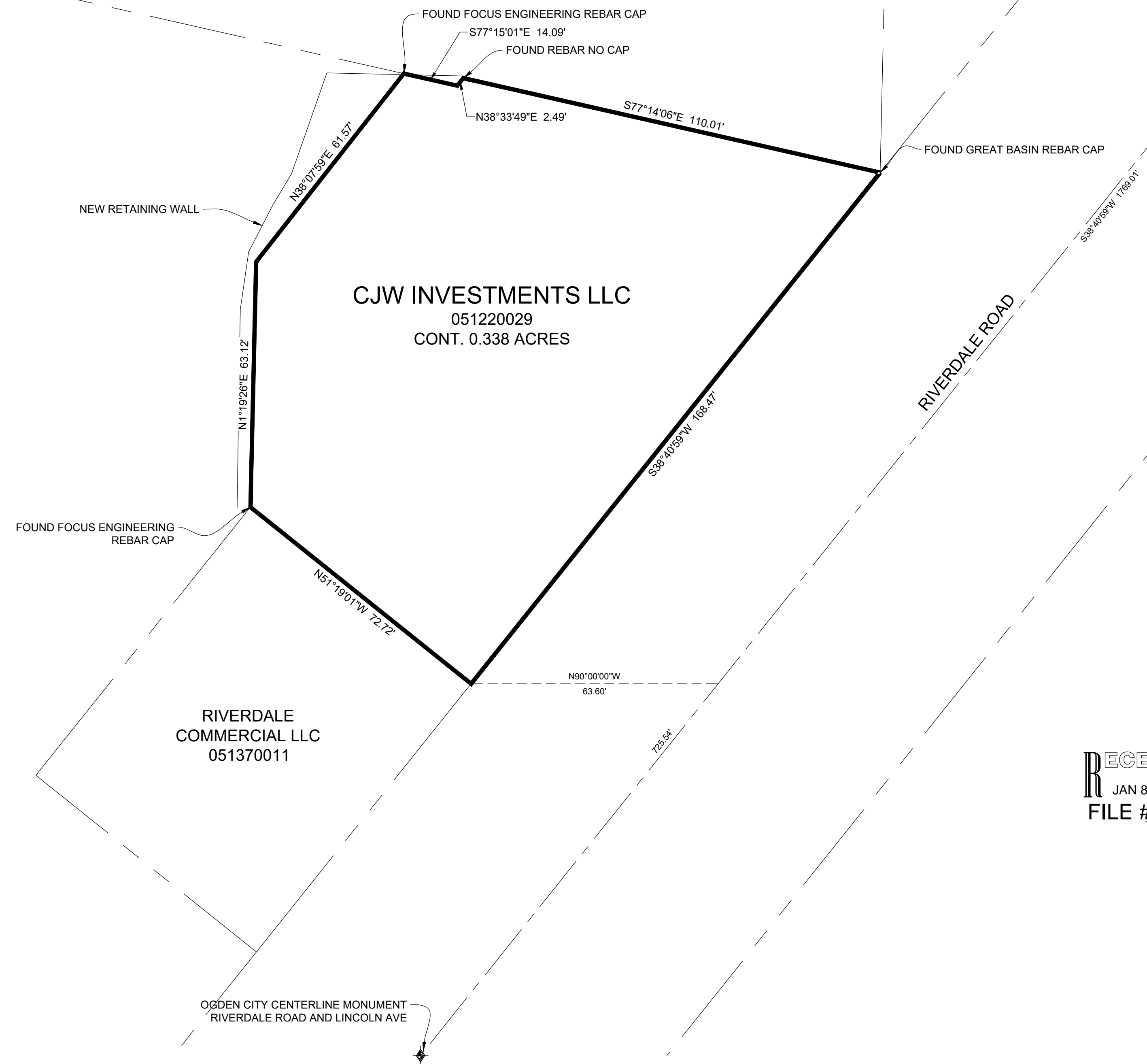
**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE SOUTHEASTERLY CORNER OF A QUITCLAIM DEED, RECORDED AS ENTRY NO. 2144687 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RIVERDALE ROAD, LOCATED NORTH 89°02'00" WEST 321.39 FEET ALONG THE MONUMENT LINE OF SAID 36TH STREET AND SOUTH 0°05'50" WEST 339.11 FEET FROM THE MONUMENT LINE INTERSECTION OF RIVERDALE ROAD AND 36TH STREET. AS DETERMINED BY A SURVEY PREPARED BY GREAT BASIN ENGINEERING, REFERENCE NO. 3461, ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR, RUNNING THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE SOUTH 38°21'00" WEST 168.47 FEET; THENCE NORTH 51°39'00" WEST 72.72 FEET; THENCE NORTH 0°05'59" EAST 63.12 FEET; THENCE NORTH 37°48'00" EAST 61.57 FEET TO THE SOUTHERLY LINE OF SAID DEED; THENCE ALONG SAID DEED THE FOLLOWING THREE (3) COURSES (1); SOUTH 77°35'00" EAST 14.09 FEET; THENCE (2) NORTH 38°13'50" EAST 2.49 FEET; THENCE (3) SOUTH 77°34'05" EAST 110.01 FEET TO THE POINT OF BEGINNING. CONTAINS: 14,736 SQUARE FEET OR 0.34 ACRES. E#3082988

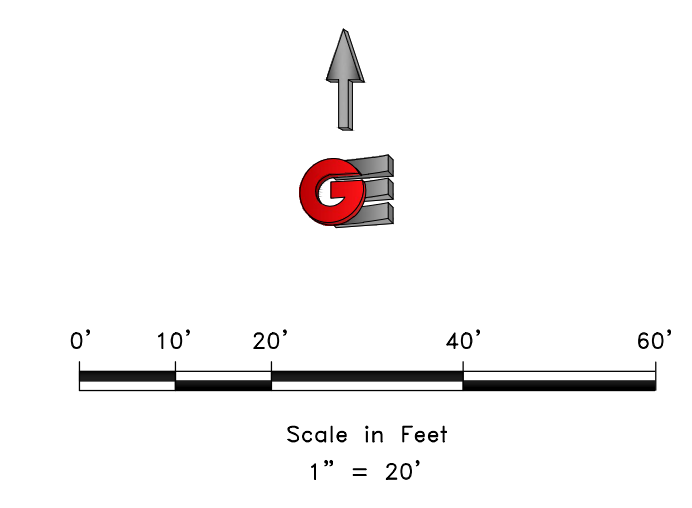
SCALE:	1:20, XREF
DATE:	10/20/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

TW LIMITED LIABILITY CO  
051220026

SEASONS ON RIVERDALE LLC  
051220030



OGDEN CITY CENTERLINE MONUMENT  
RIVERDALE ROAD AND 36TH STREET



**LEGEND**

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

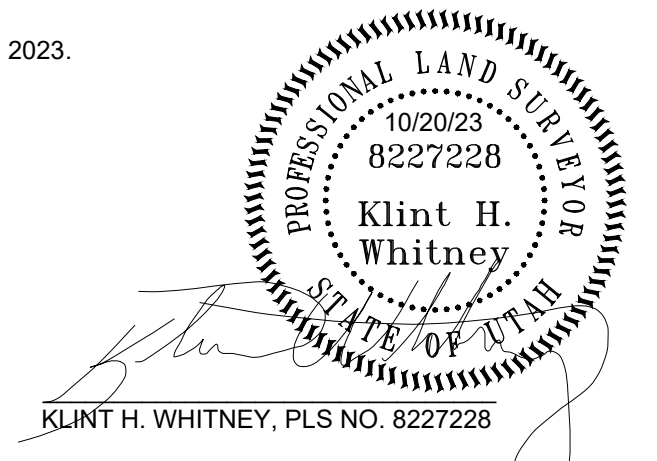
**NARRATIVE**

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 AUDIO XTREME. THE BASIS OF BEARING IS THE CENTERLINE OF RIVERDALE ROAD BETWEEN THE INTERSECTION OF LINCOLN AVENUE AND 36TH STREET, WHICH BEARS NORTH 38°40'59" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2708972, 3082988, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 7216, 3242 WERE 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 OCTOBER, 2023.



**RECEIVED**  
JAN 8 2024  
FILE # 7755

PROPERTY SURVEY FOR AUDIO XTREME  
3675 SOUTH RIVERDALE ROAD, OGDEN, UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
1580 W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066



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