

RECORD PARCEL 020520019 BOUNDARY DESCRIPTION

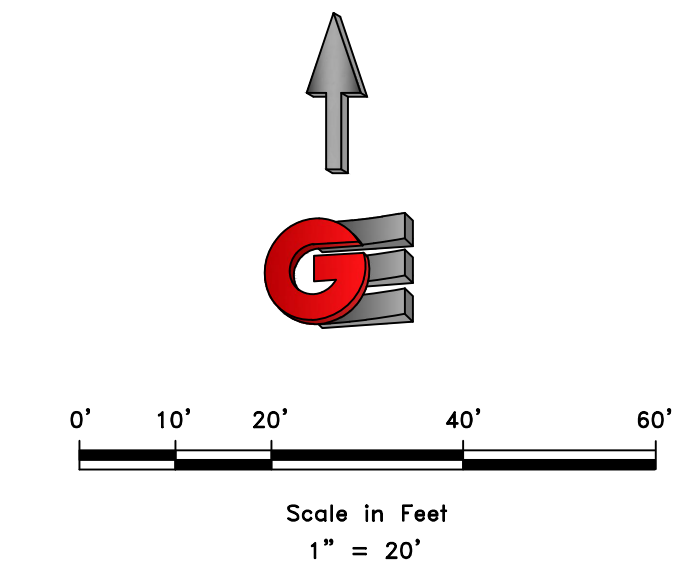
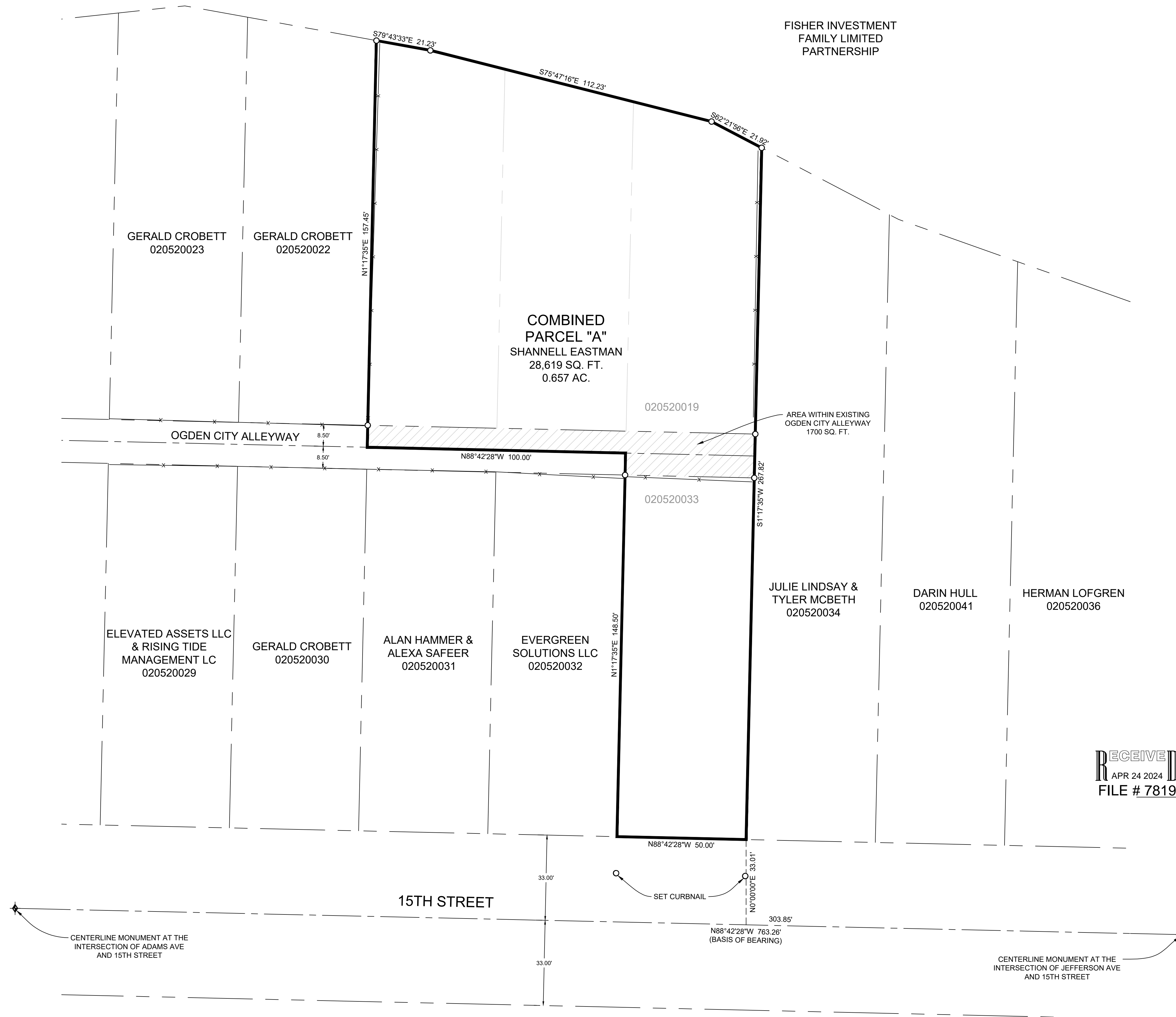
PART OF BLOCK 7, RIVERSIDE ANNEX, OGDEN CITY, WEBER COUNTY, UTAH; PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF ALLEY 17 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 8, SAID BLOCK 7; RUNNING THENCE WEST ALONG THE NORTH LINE OF ALLEY 150 FEET; THENCE NORTH 140.1 FEET, MORE OR LESS, TO NORTH LINE OF SAID BLOCK 7; THENCE SOUTH 81°06' EAST ALONG SAID NORTH LINE 150 FEET TO A POINT NORTH OF BEGINNING; THENCE SOUTH TO THE PLACE OF BEGINNING.

RECORD PARCEL 020520033 BOUNDARY DESCRIPTION

ALL OF LOT 8, BLOCK 7, RIVERSIDE ANNEX, OGDEN CITY, WEBER COUNTY, UTAH.

COMBINED PARCEL "A" BOUNDARY DESCRIPTION

A PART OF BLOCK 7, RIVERSIDE ANNEX, OGDEN CITY, WEBER COUNTY, UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 15TH STREET, SAID POINT BEING LOCATED NORTH 88°42'28" WEST 303.85 FEET ALONG THE MONUMENTED CENTERLINE OF 15TH STREET AND NORTH 00°00'00" EAST 33.01 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF JEFFERSON AVENUE AND 15TH STREET; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°42'28" WEST 50.00 FEET; THENCE NORTH 01°17'35" EAST 148.50 FEET; THENCE NORTH 88°42'28" WEST 100.00 FEET; THENCE NORTH 01°17'35" EAST 157.45 FEET; THENCE SOUTH 79°43'33" EAST 21.23 FEET; THENCE SOUTH 75°47'16" EAST 112.23 FEET; THENCE SOUTH 62°21'56" EAST 21.92 FEET; THENCE SOUTH 01°17'35" WEST 267.82 FEET TO THE POINT OF BEGINNING. CONTAINING 28,619 SQUARE FEET OR 0.657 ACRES. LESS AND EXCEPTING ANY PORTION OF LAND THAT FALLS WITHIN THE EXISTING 17 FOOT OGDEN CITY ALLEYWAY.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ▨ ALLEYWAY AREA

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 SHANNELL EASTMAN. THE BASIS OF BEARING IS THE CENTERLINE OF 15TH STREET BETWEEN TWO MONUMENTS AT THE INTERSECTION OF JEFFERSON AVENUE AND 15TH STREET AND THE INTERSECTION OF ADAMS AVENUE AND 15TH STREET, WHICH BEARS NORTH 88°42'28" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2982091, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 6914 AND 6919, AND THE DEDICATED PLAT OF OGDEN CITY RIVERSIDE ANNEX 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 18TH DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR
4/18/24
8227228
Klint H. Whitney
STATE OF UTAH
KLINT H. WHITNEY, PLS NO. 8227228

RECEIVED
APR 24 2024
FILE # 7819

SCALE: 1:20_XREF	DATE: 4/18/24	DESIGN: JTN	DRAWN: JTN	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

DWG.: PL2001-MS2 SURVEY0408 - SHANNELL EASTMAN SURVEYING SHANILLE EASTMAN.DWG

PROPERTY SURVEY FOR SHANNELL EASTMAN
550 15TH STREET, OGDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 7 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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