

**BOUNDARY DESCRIPTION**

THE WEST 40 FEET OF LOT 11, ALL OF LOTS 12, 13, AND 14, BLOCK 16, NOB HILL ADDITION, OGDEN, CITY, WEBER COUNTY, UTAH; ALSO: THE NORTH HALF OF THE CLOSED ALLEY ABUTTING SAID LOTS 11 AND 12 ON THE SOUTH AND THE NORTH 1 FOOT OF SAID ALLEY ABUTTING LOTS 13 AND 14 ON THE SOUTH, TOGETHER WITH THE EAST 2.5 FEET OF THE VACATED STREET (TAYLOR AVENUE) ABUTTING THEREON.

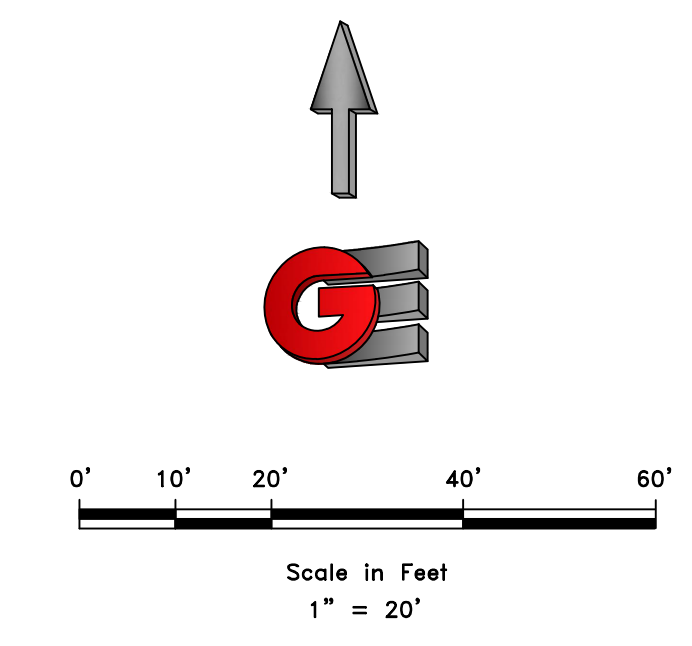
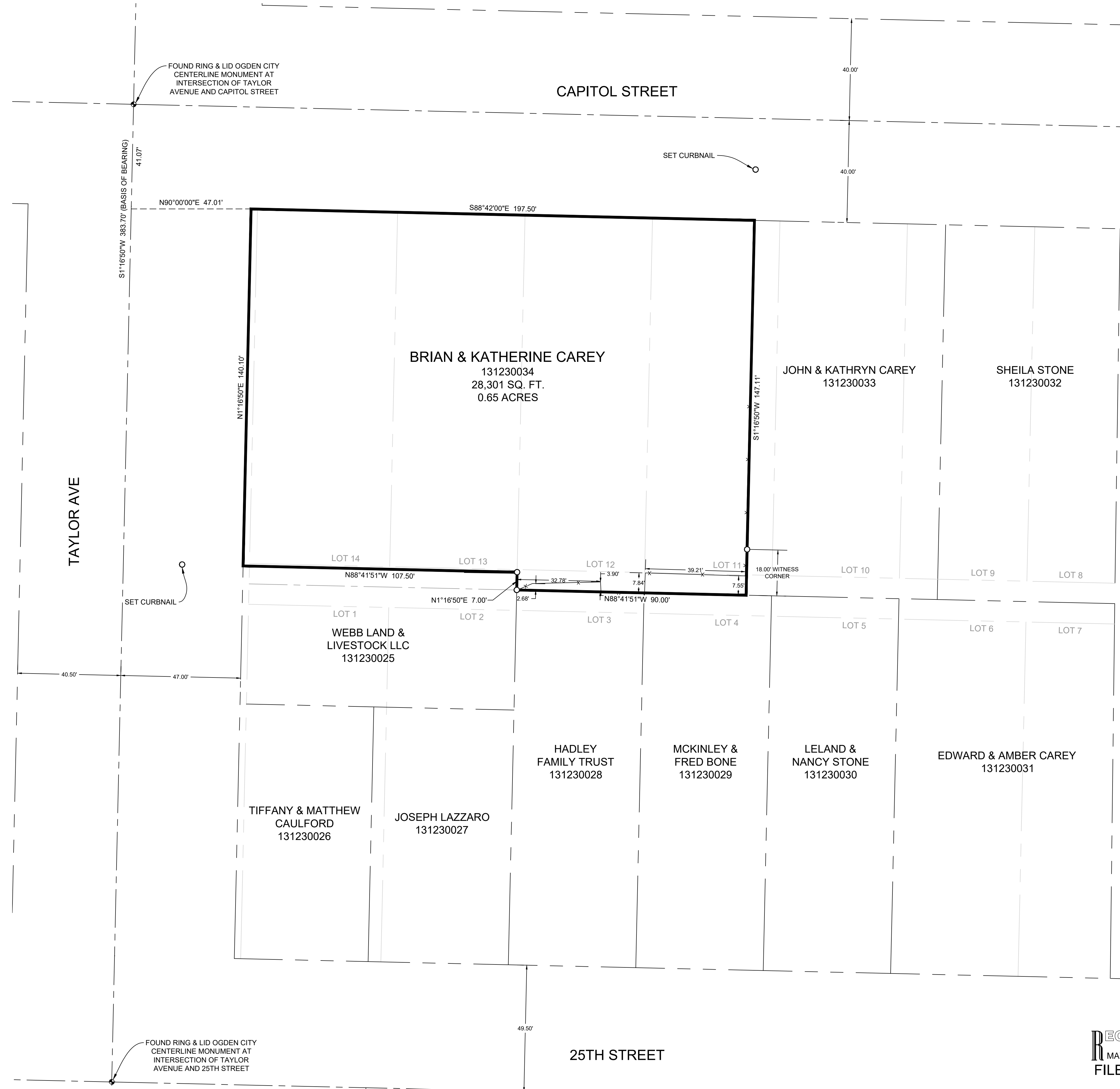
SCALE:	1:20_XREF
DATE:	5/7/24
DESIGN:	
DRAWN:	JTN
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR BRIAN CAREY  
 2460 TAYLOR AVENUE, OGDEN, UTAH  
 LOCATED IN OGDEN CITY BLOCK 16  
 NOB HILL ADDITION & NOB HILL ANNEX

**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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**LEGEND**

- ◆ OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - ORIGINAL OGDEN CITY LOTS
- - - 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 BRIAN CAREY. THE BASIS OF BEARING IS THE CENTERLINE OF TAYLOR AVENUE BETWEEN A FOUND MONUMENT AT THE INTERSECTION OF TAYLOR AVENUE AND CAPITAL STREET AND A FOUND MONUMENT THE INTERSECTION OF TAYLOR AVENUE AND 25TH STREET, WHICH BEARS SOUTH 01°16'50" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3242942, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF OGDEN CITY NOB HILL ADDITION & NOB HILL 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 7TH DAY OF MAY, 2024.

RECEIVED  
MAY 09 2024  
FILE # 7827

PROFESSIONAL LAND SURVEYOR  
 05/07/24  
 8227228  
 Klint H. Whitney  
 STATE OF UTAH  
 KLINT H. WHITNEY, PLS NO. 8227228

FOUND RING & LID OGDEN CITY CENTERLINE MONUMENT AT INTERSECTION OF TAYLOR AVENUE AND CAPITOL STREET

SET CURBNAIL

S11°16'50"W 383.70' (BASIS OF BEARING) 41.07'

N90°00'00"E 47.01'

S88°42'00"E 197.50'

40.00'

40.00'

BRIAN & KATHERINE CAREY  
 131230034  
 28,301 SQ. FT.  
 0.65 ACRES

JOHN & KATHRYN CAREY  
 131230033

SHEILA STONE  
 131230032

TAYLOR AVE

SET CURBNAIL

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

WEBB LAND & LIVESTOCK LLC  
 131230025

HADLEY FAMILY TRUST  
 131230028

MCKINLEY & FRED BONE  
 131230029

LELAND & NANCY STONE  
 131230030

EDWARD & AMBER CAREY  
 131230031

TIFFANY & MATTHEW CAULFORD  
 131230026

JOSEPH LAZZARO  
 131230027

FOUND RING & LID OGDEN CITY CENTERLINE MONUMENT AT INTERSECTION OF TAYLOR AVENUE AND 25TH STREET

25TH STREET

49.50'