

RECORD PARCEL 180530020 BOUNDARY DESCRIPTION

PART OF LOT 36, PLAT B, NORTH OGDEN SURVEY, BEGINNING NORTH 57°15' WEST 72.93 FEET AND NORTH 0°15' EAST 818 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 36, AND RUNNING THENCE NORTH 89°45' WEST 111.33 FEET, THENCE SOUTH 0°15' WEST 72.28 FEET TO THE NORTH OGDEN CITY LIMITS LINE, THENCE SOUTH 61°00' EAST 126.98 FEET TO A POINT SOUTH 0°15' WEST OF BEGINNING, THENCE NORTH 0°15' EAST 133.34 FEET TO BEGINNING CONTAINING 0.26 ACRE.

RECORD PARCEL 180530002 BOUNDARY DESCRIPTION

PART OF LOT 36, PLAT B, NORTH OGDEN SURVEY, WEBER COUNTY, UTAH, BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD, SAID POINT BEING NORTH 57°15' WEST 72.93 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 36, AND RUNNING THENCE NORTH 57°15' WEST 132 FEET, THENCE NORTH 0°15' EAST 674.81 FEET TO THE NORTH OGDEN CITY LIMITS LINE, THENCE SOUTH 61°00' EAST 126.98 FEET, THENCE SOUTH 0°15' WEST 694.66 FEET TO THE POINT OF BEGINNING.

ADJUSTED PARCEL 180530002 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOMOND VIEW DRIVE BEING LOCATED SOUTH 0°31'02" WEST 1017.96 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1818.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 59°20'15" WEST 132.00 FEET, THENCE NORTH 01°01'22" EAST 178.07 FEET, THENCE SOUTH 88°58'38" EAST 111.21 FEET, THENCE SOUTH 01°02'07" WEST 249.26 FEET TO THE POINT OF BEGINNING, CONTAINING 23,756 SQUARE FEET, SUBJECT TO A 15.00 FOOT ACCESS AND UTILITY EASEMENT OVER THE EAST 16.00 FEET THEREOF.

ADJUSTED PARCEL 180530020 BOUNDARY DESCRIPTION

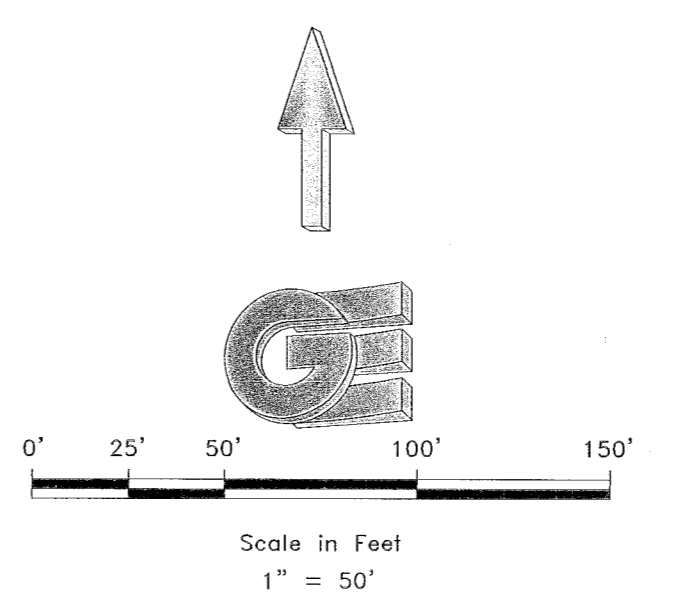
A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 0°31'02" WEST 199.80 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1810.60 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, RUNNING THENCE SOUTH 01°02'07" WEST 569.00 FEET, THENCE NORTH 88°58'38" WEST 111.21 FEET, THENCE NORTH 01°01'22" EAST 569.00 FEET, THENCE SOUTH 88°58'38" EAST 111.33 FEET TO THE POINT OF BEGINNING CONTAINING 63,312 SQUARE FEET, TOGETHER WITH A 16.00 FOOT WIDE ACCESS AND UTILITY EASEMENT THE SIDELINES OF WHICH TO BE ABRIDGED OR PROLONGED WHEN NOT INTERSECTING THE GRANTORS PROPERTY LINES AT RIGHT ANGLES, THE EAST LINE OF SAID 16.00 FOOT WIDE ACCESS AND UTILITY EASEMENT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOMOND VIEW DRIVE BEING LOCATED SOUTH 0°31'02" WEST 1017.96 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 1818.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29, RUNNING THENCE NORTH 01°02'07" EAST 249.26 FEET TO THE GRANTORS NORTH PROPERTY LINE AND THE POINT OF TERMINATION.

SCALE:	1:50 XREF
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	WEBER-2020-07-01-NORTH OGDEN CITY LIMITS

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR JUSTIN BAKER
 204 EAST LOMOND VIEW DRIVE, NORTH OGDEN, UTAH
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 7 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



- 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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JUSTIN BAKER. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°31'02" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARINGS. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 20989688, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 4167, 5159, AND THE DEDICATED PLATS OF SPRING HILL SUBDIVISION PHASE 2, AND PHEASANT LANDING 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 13TH DAY OF AUGUST, 2023.

RECEIVED
 AUG 31 2023
 BY: 7878

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

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