

PARCEL 130060036 RECORD BOUNDARY DESCRIPTION

PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL RECORDED MARCH 29, 1999 AS ENTRY NO 1623775 IN BOOK 2001 AT PAGE 911 OF THE OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MONROE BOULEVARD, SAID POINT BEING LOCATED DUE EAST 152.77 FEET AND DUE SOUTH 750.21 FEET FROM A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 9TH STREET AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES NORTH 89°35'05" WEST 145.50 FEET THENCE DUE WEST 260.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES, NORTH 45°00'00" WEST 141.42 FEET, THENCE NORTH 35°26'00" WEST 7.35 FEET, THENCE DUE EAST 416.55 FEET TO A POINT ON A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 53°10'40" EAST SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID PARCEL, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE 50.93 FEET THROUGH A CENTRAL ANGLE OF 5°12'40" THENCE SOUTH 42°02'00" EAST 77.62 FEET TO A POINT OF A 713.94 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 47°58'00" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 13.43 FEET THROUGH A CENTRAL ANGLE OF 1°04'40" TO THE POINT OF BEGINNING.

PARCEL 130060037 RECORD BOUNDARY DESCRIPTION

PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL RECORDED MARCH 29, 1999 AS ENTRY NO. 1623775 IN BOOK 2001 AT PAGE 911 OF THE OFFICIAL RECORDS, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF MONROE BOULEVARD, SAID POINT BEING LOCATED NORTHWESTERLY ALONG THE ARC OF A 713.94 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 49°02'40" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 13.43 FEET THROUGH A CENTRAL ANGLE OF 1°04'40" AND NORTH 42°02'00" WEST 77.62 FEET TO A POINT OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 47°58'00" EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 50.93 FEET THROUGH A CENTRAL ANGLE OF 5°12'40" FROM THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING LOCATED DUE EAST 59.56 FEET AND DUE SOUTH 643.17 FEET FROM A FOUND OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF MONROE BOULEVARD AND 9TH STREET AND RUNNING THENCE DUE WEST 416.55 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL, THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES NORTH 35°26'00" WEST 120.25 FEET, THENCE DUE WEST 118.99 FEET, THENCE NORTH 04°27'00" WEST 4.47 FEET, THENCE DUE EAST 544.74 FEET TO A POINT ON A 560.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 65°23'33" EAST SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID PARCEL, THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE 119.38 FEET THROUGH A CENTRAL ANGLE OF 12°12'52" TO THE POINT OF BEGINNING.

PARCEL 130060036 AS-SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°50'00" WEST 706.63 FEET ALONG THE MONUMENTED CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 912.88 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE; RUNNING THENCE NORTH 89°49'08" EAST 401.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 596.38 FOOT RADIUS CURVE TO THE LEFT 143.99 FEET WITH AN INTERNAL ANGLE OF 13°50'02" AND A CHORD BEARING SOUTH 40°51'08" EAST 143.64 FEET; THENCE NORTH 89°27'54" WEST 200.09 FEET; THENCE NORTH 88°55'49" WEST 215.37 FEET; THENCE NORTH 43°56'06" WEST 141.42 FEET; THENCE SOUTH 88°55'18" EAST 18.32 FEET TO THE POINT OF BEGINNING. CONTAINING 43,405 SQUARE FEET OR 0.996 ACRES.

PARCEL 130060037 AS-SURVEYED BOUNDARY DESCRIPTION

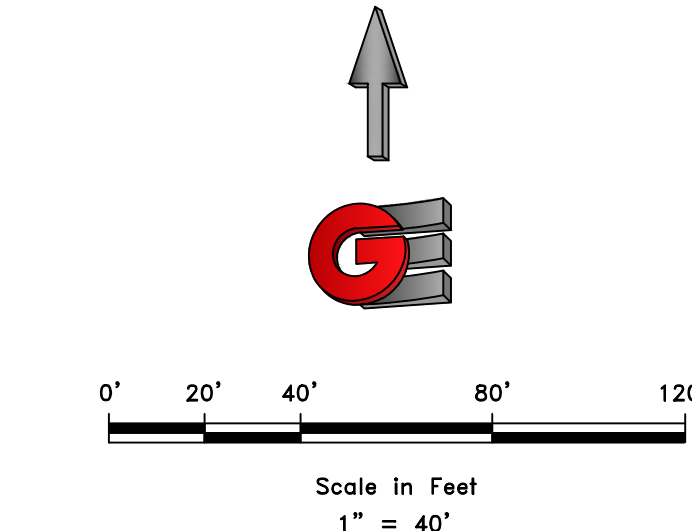
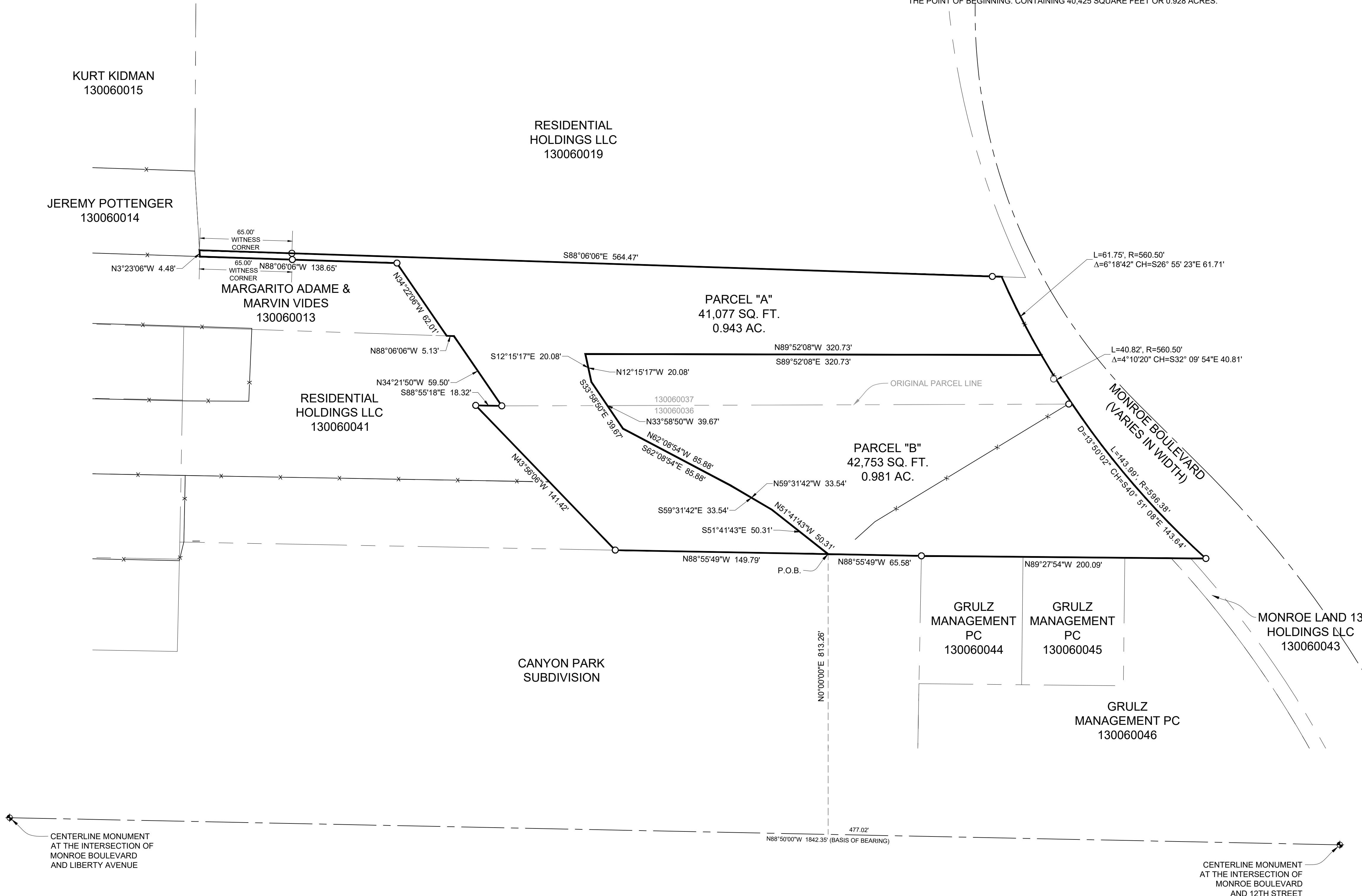
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°50'00" WEST 706.63 FEET ALONG THE MONUMENTED CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 912.88 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE; RUNNING THENCE NORTH 34°21'50" WEST 59.50 FEET; THENCE NORTH 88°06'06" WEST 5.13 FEET; THENCE NORTH 34°22'06" WEST 62.01 FEET; THENCE NORTH 88°06'06" WEST 138.65 FEET; THENCE NORTH 03°23'06" WEST 4.48 FEET; THENCE SOUTH 88°06'06" WEST 5.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 560.48 FOOT RADIUS CURVE TO THE LEFT 102.56 FEET WITH AN INTERNAL ANGLE OF 10°29'04" AND A CHORD BEARING SOUTH 29°00'33" EAST 102.42 FEET; THENCE SOUTH 89°49'08" WEST 401.26 FEET TO THE POINT OF BEGINNING. CONTAINING 40,425 SQUARE FEET OR 0.928 ACRES.

ADJUSTED PARCEL "A" BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°50'00" WEST 477.02 FEET ALONG THE MONUMENTED CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 813.26 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE; RUNNING THENCE NORTH 88°55'49" WEST 149.79 FEET; THENCE NORTH 43°56'06" WEST 141.42 FEET; THENCE SOUTH 88°55'18" EAST 18.32 FEET; THENCE NORTH 34°21'50" WEST 59.50 FEET; THENCE NORTH 88°06'06" WEST 5.13 FEET; THENCE NORTH 34°22'06" WEST 62.01 FEET; THENCE NORTH 88°06'06" WEST 138.65 FEET; THENCE NORTH 03°23'06" WEST 4.48 FEET; THENCE SOUTH 88°06'06" WEST 5.13 FEET TO THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 560.50 FOOT RADIUS CURVE TO THE LEFT 61.75 FEET WITH AN INTERNAL ANGLE OF 06°18'42" AND A CHORD BEARING SOUTH 26°55'23" EAST 61.71 FEET; THENCE NORTH 89°52'08" WEST 320.73 FEET; THENCE SOUTH 12°15'17" EAST 20.08 FEET; THENCE SOUTH 33°58'50" EAST 39.67 FEET; THENCE SOUTH 62°08'54" EAST 85.88 FEET; THENCE SOUTH 59°31'42" EAST 33.54 FEET; THENCE SOUTH 51°41'43" EAST 50.31 FEET TO THE POINT OF BEGINNING. CONTAINING 41,077 SQUARE FEET OR 0.943 ACRES.

ADJUSTED PARCEL "B" BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°50'00" WEST 477.02 FEET ALONG THE MONUMENTED CENTERLINE OF 12TH STREET AND NORTH 00°00'00" EAST 813.26 FEET FROM A CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE; RUNNING THENCE NORTH 51°41'43" WEST 50.31 FEET; THENCE NORTH 59°31'42" WEST 33.54 FEET; THENCE NORTH 62°08'54" WEST 85.88 FEET; THENCE NORTH 33°58'50" WEST 39.67 FEET; THENCE NORTH 12°15'17" WEST 20.08 FEET; THENCE SOUTH 89°52'08" EAST 320.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 560.50 FOOT RADIUS CURVE TO THE LEFT 40.82 FEET WITH AN INTERNAL ANGLE OF 04°10'20" AND A CHORD BEARING SOUTH 32°09'54" EAST 40.81 FEET; (2) ALONG THE ARC OF A 596.38 FOOT RADIUS CURVE TO THE LEFT 143.99 FEET WITH AN INTERNAL ANGLE OF 13°50'02" AND A CHORD BEARING SOUTH 40°51'08" EAST 143.64 FEET; THENCE NORTH 89°27'54" WEST 200.09 FEET; THENCE NORTH 88°55'49" WEST 65.58 FEET TO THE POINT OF BEGINNING. CONTAINING 42,753 SQUARE FEET OR 0.981 ACRES.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - x EXISTING FENCE LINE

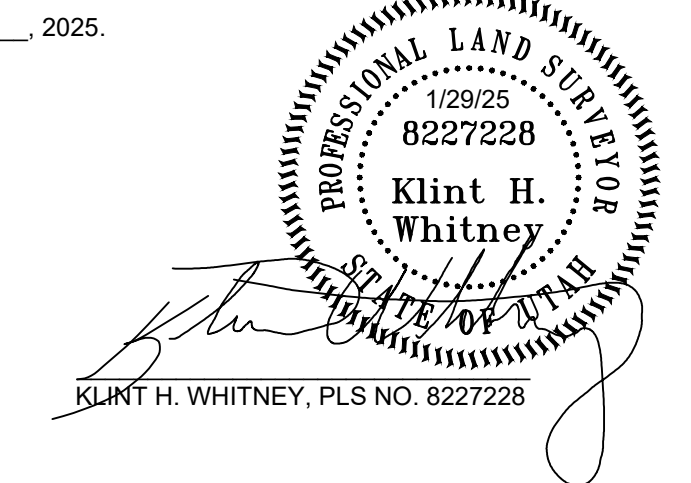
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST AND ESTABLISH THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JOHN THOMAS. THE BASIS OF BEARING IS THE CENTERLINE OF 12TH STREET BETWEEN MONROE BOULEVARD AND LIBERTY AVENUE, WHICH BEARS SOUTH 88°50'00" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 2550453 AND 2550452, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2302, 5875 AND 7575 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 29TH DAY OF JANUARY, 2025.



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SCALE: 1"=40'	DATE: 10/24/24	DESIGN: JTN	DRAWN: JTN	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

DWG.: 23010 - THOMAS, JOHN THOMAS SURVEY COMPANY PROPERTY V3 UPDATED.DWG.

PROPERTY SURVEY FOR JOHN THOMAS
+/- 1001 MONROE BOULEVARD, OGDEN, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
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