

RECORD BOUNDARY DESCRIPTION (05-130-0003)

ALL OF LOTS 5 TO 9, BLOCK 29, LAKE VIEW ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1588-PAGE 1774)

RECORD BOUNDARY DESCRIPTION (05-130-0004)

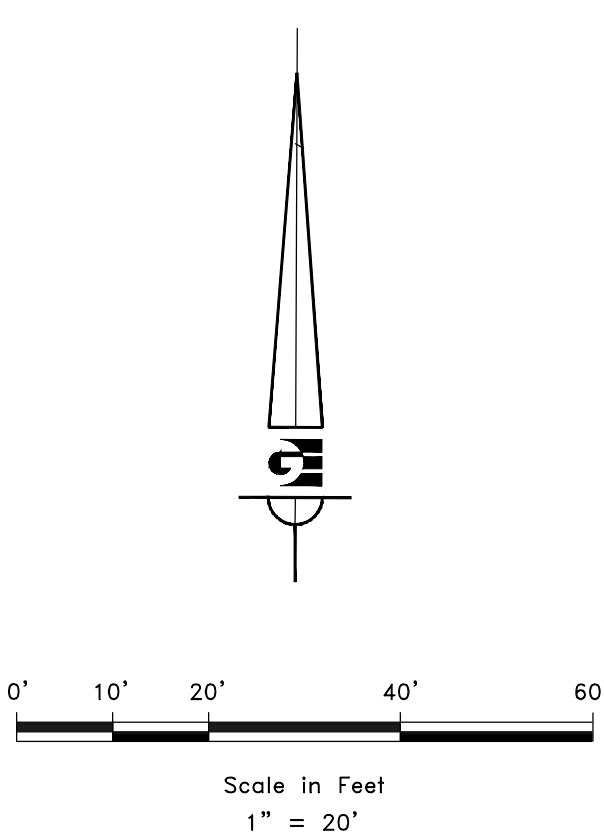
ALL OF LOTS 10, 11, 12, 13 AND 14 AND THE NORTH 2 FEET OF LOT 15, BLOCK 29, LAKE VIEW ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1588-PAGE 1774)

ADJUSTED BOUNDARY DESCRIPTION (05-130-0003)

ALL OF LOTS 5 TO 10, AND A PART OF LOT 11 BLOCK 29, LAKE VIEW ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1588-PAGE 1774) MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD BEING LOCATED SOUTH 1°17'43" WEST 273.19 FEET ALONG THE STREET CENTERLINE OF WASHINGTON BOULEVARD BETWEEN 38TH STREET AND 37TH STREET AND NORTH 90°00'00" EAST 66.02 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 37TH STREET; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 1°17'39" EAST 138.70 FEET; THENCE SOUTH 88°42'21" EAST 152.50 FEET; THENCE SOUTH 1°17'39" WEST 140.37 FEET; THENCE NORTH 88°04'44" WEST 152.51 FEET TO THE POINT OF BEGINNING. CONTAINING 21,279 SQUARE FEET OR 0.488 ACRES.

ADJUSTED BOUNDARY DESCRIPTION (05-130-0004)

ALL OF A PART OF LOT 11 AND ALL OF LOTS 12 TO 14 AND THE NORTH 2 FEET OF LOT 15 BLOCK 29, LAKE VIEW ADDITION, OGDEN CITY, WEBER COUNTY, UTAH. TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING THEREON. (BOOK 1588-PAGE 1774) MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD BEING LOCATED SOUTH 1°17'43" WEST 273.19 FEET ALONG THE STREET CENTERLINE OF WASHINGTON BOULEVARD BETWEEN 38TH STREET AND 37TH STREET AND NORTH 90°00'00" EAST 66.02 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 37TH STREET; RUNNING THENCE SOUTH 88°04'44" EAST 152.51 FEET; THENCE SOUTH 1°17'39" WEST 111.63 FEET; THENCE NORTH 88°42'21" WEST 152.50 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 1°17'39" EAST 113.30 FEET TO THE POINT OF BEGINNING. CONTAINING 17,151 SQUARE FEET OR 0.394 ACRES.



LEGEND

- OGDEN CITY SURVEY 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

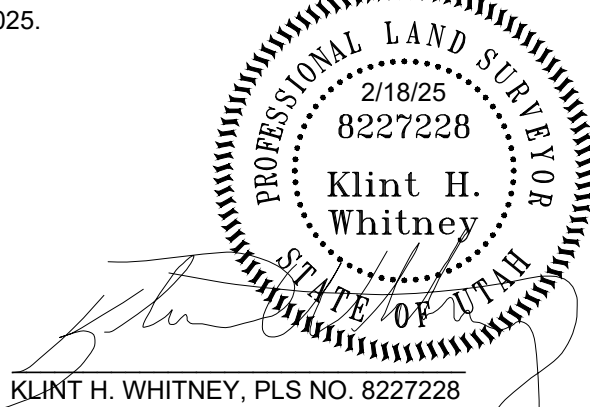
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS AND ADJUST THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JANE WILSON FONG. THE BASIS OF BEARING IS THE STREET CENTERLINE OF WASHINGTON BOULEVARD BETWEEN 37TH STREET AND 38TH STREET, WHICH BEARS SOUTH 1°17'43" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE, GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3035056, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF BLOCKS 29 & 30 LAKE VIEW ADDITION 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 FEBRUARY, 2025.

RECEIVED
FEB 21 2025
FILE # 7992



REVISIONS		SCALE: 1/20" X REF
DATE	DESCRIPTION	DATE: 9/16/20
		DESIGN: _____
		DRAWN: KHW
		CHECKED: KHW
		DWG.:

PROPERTY SURVEY FOR JANE HU
3740 AND 3746 WASHINGTON BLVD., 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
51150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

S1
1