

QUINCY AVENUE

DUNAJ TRUST
020380051

H. LOVELADY
020380009

MARK SHULTZ
020380008
CONT. 4,472 SQ.FT.

DUNAJ TRUST
020380007

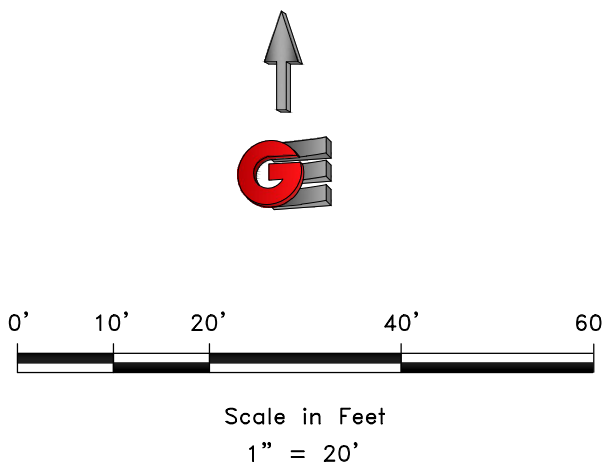
23RD STREET

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 2, BLOCK 40, PLAT C, OGDEN CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET BEING LOCATED SOUTH 88°42'16" EAST 269.53 FEET ALONG THE CENTERLINE OF 23RD STREET AND NORTH 01°18'23" EAST 49.50 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 23RD STREET AND JACKSON AVENUE; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°42'16" WEST 40.01 FEET; THENCE NORTH 01°18'23" EAST 132.48 FEET; THENCE SOUTH 88°42'11" EAST 40.01 FEET; THENCE SOUTH 01°18'23" WEST 132.48 FEET TO THE POINT OF BEGINNING. CONTAINING 4,472 SQUARE FEET.

ACCESS EASEMENT DESCRIPTION

A PART OF LOT 2, BLOCK 40, PLAT C, OGDEN CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 23RD STREET BEING LOCATED SOUTH 88°42'16" EAST 269.53 FEET ALONG THE CENTERLINE OF 23RD STREET AND NORTH 01°18'23" EAST 49.50 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 23RD STREET AND JACKSON AVENUE; RUNNING THENCE NORTH 01°18'23" EAST 111.67 FEET; THENCE SOUTH 88°41'37" EAST 10.00 FEET; THENCE SOUTH 01°03'10" WEST 111.66 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°46'14" WEST 10.49 FEET TO THE POINT OF BEGINNING.



RECEIVED
MAR 28 2025
FILE # 8011

LEGEND

- OGDEN CITY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

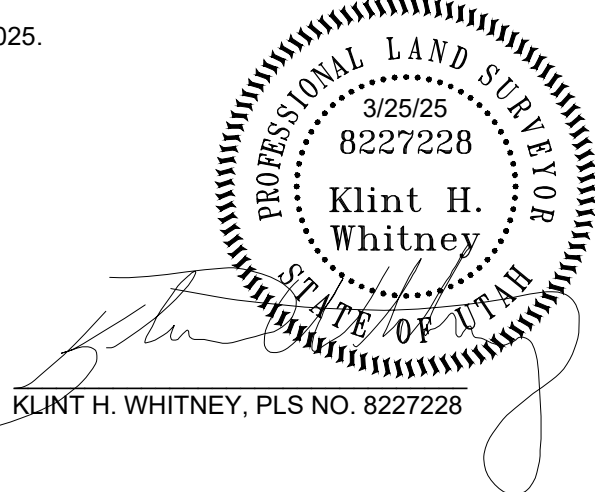
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AND PROVIDE A DESCRIPTION FOR A ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MARK SCHULTZ. THE BASIS OF BEARING IS THE CENTER LINE OF THE 23RD STREET BETWEEN QUINCY AVENUE AND JACKSON AVENUE, WHICH BEARS SOUTH 88°42'16" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3322279, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 1023, 6120 AND THE DEDICATED PLATS OF OGDEN CITY PLAT C 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 25TH DAY OF MARCH, 2025.



REVISIONS		SCALE: 1/20" X REF
DATE	DESCRIPTION	DATE: 3/25/25
		DESIGN: KHW
		DRAWN: KHW
		CHECKED: KHW
		DWG.: PL-2001 - MISC SURVEYS-133 MARK SHULTZ SURVEY/03 MARK SCHULTZ.DWG

PROPERTY SURVEY FOR MARK SCHULTZ
928 23RD STREET, OGDEN, UTAH
A PART OF BLOCK 40
PLAT C, OGDEN CITY SURVEY

GARDNER
ENGINEERING

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066



S1