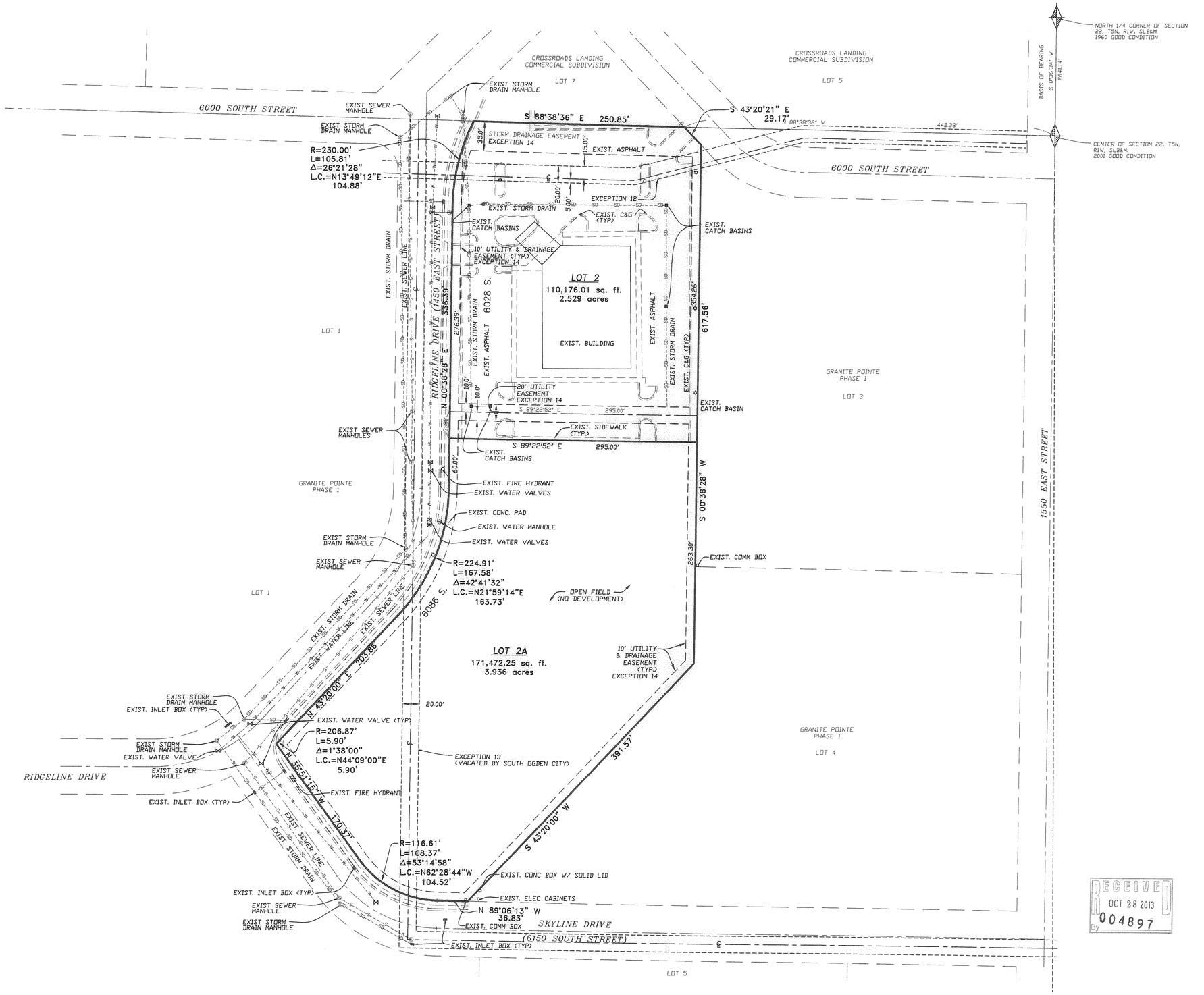

NORTH

SCALE:

0 30 60 120

(IN FEET)

1 inch = 60 ft.

○ = SET REBAR & CAP 167594

LEGEND:

	CENTERLINE
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING GAS LINE
	EXISTING POWER LINE
	PAVEMENT
	EXISTING CURB AND GUTTER
PC	BEGINNING OF CURB RADIUS
PT	END OF CURB RADIUS
PRC	POINT OF REVERSE CURVATURE
SW	SIDEWALK
EOA	EDGE OF ASPHALT ELEVATION
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
FNC	FENCE
NG	NATURAL GROUND
TG	TOP OF GRATE
FL	FLOW LINE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
SMH	SEWER MANHOLE
DMH	STORM DRAIN MANHOLE
CB	INLET BOX
CB	CATCH BASIN
LP	STREET LIGHT
PP	POWER POLE
TB	TELEPHONE BOX

SURVEYOR'S CERTIFICATE

TO: MATT LOWE, LOWE HILLSIDE, LLC, AND FIRST AMERICAN TITLE INSURANCE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(A), 8, 11(B), 13, 14, 16, 17, & 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MAY 13, 2013.

DATE: _____ SIGNED _____

PLS NUMBER 167594

BOUNDARY DESCRIPTION

LOT 2, GRANITE POINTE PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

TITLE REPORT:

FIRST AMERICAN TITLE INSURANCE NO. NCS-603063-SLC1
EFFECTIVE DATE: APRIL 11, 2013 AT 7:30 A.M.

EXCEPTIONS

9. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN CENTRAL WEBER SEWER AND SOUTH OGDEN CITY.

10. DOES NOT AFFECT PARCEL.

11. (BLANKET EASEMENT) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR LINES OF TELEPHONE AND TELEGRAPH AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED JANUARY 30, 1950 AS ENTRY NO. 160945 IN BOOK 329 AT PAGE 493 OF OFFICIAL RECORDS.

12. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR DRAINAGE PIPE AND INCIDENTAL PURPOSES, AS GRANTED TO WEBER COUNTY, STATE OF UTAH BY INSTRUMENT RECORDED APRIL 02, 1997 AS ENTRY NO. 1463500 IN BOOK 1855 AT PAGE 623 OF OFFICIAL RECORDS.

13. (VACATED BY SOUTH OGDEN CITY) AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SANITARY SEWER OUTFALL LINE AND INCIDENTAL PURPOSES, AS GRANTED TO SOUTH OGDEN CITY BY INSTRUMENT RECORDED AUGUST 26, 1998 AS ENTRY NO. 1569286 IN BOOK 1951 AT PAGE 879 OF OFFICIAL RECORDS.

14. EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON GRANITE POINTE PHASE 1 SUBDIVISION PLAT RECORDED JANUARY 19, 2000 AS ENTRY NO. 1685049 IN BOOK 51 OF PLATS AT PAGE 35.

ALTA TABLE A NOTES :

1. PROPERTY IS LOCATED IN ZONE X DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 49057C0439E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

2. PROPERTY IS LOCATED IN ZONE R-5ZC (AB), MULTIPLE FAMILY RESIDENTIAL.

3. NO EVIDENCE OF ANY RECENT EARTH WORK OR BUILDING CONSTRUCTION OBSERVED

4. NO EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED

5. NO EVIDENCE OF SOLID WASTE DUMP, OR SANITARY LANDFILL.

RECEIVED
OCT 28 2013
004897
By

NARRATIVE :

THIS SURVEY WAS DONE AT THE REQUEST OF MATT LOWE TO IDENTIFY THE BOUNDARY FOR DEVELOPMENT.

SURVEY'S RELIED UPON TO AID IN THIS SURVEY:
GRANITE POINTE PHASE 1 SUBDIVISION PLAT RECORDED JANUARY 19, 2000 AS ENTRY NO. 1685049 IN BOOK 51 OF PLATS AT PAGE 35.

THE BASIS OF BEARING IS WEBER COUNTY STATE PLANE AS SHOWN.

REVISIONS
1.) _____ 5.) _____
2.) _____ 6.) _____
3.) _____ 7.) _____
4.) _____ 8.) _____

DRAWN BY: TDK | DATE: 7-17-2013
CHECKED BY: DKB | SCALE: AS SHOWN
JOB NO. 3341-ALTA

LANDMARK SURVEYING, INC.
A COMPLETE LANDSURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506
LANDMARKSURVEYUTAH.COM

ALTA LAND TITLE SURVEY

PREPARED FOR:
MATT LOWE
PROPERTY KNOWN AS: 6028 S. RIDGELINE DRIVE, SOUTH OGDEN CITY, UTAH

SHEET 1 / 1 SHEETS