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HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**

MONUMENT IS LOCATED AT THE NORTHWEST  
CORNER OF INTERSECTION 4000 SOUTH AND 1900  
WEST. BRASS CAP IS SET IN THE CONCRETE  
CURBING, 4 FEET WEST OF POWER POLE, 45 FEET  
EAST OF SOUTH ENTRANCE TO THE SINCLAIR GAS  
STATION, AND IS STAMPED "WEBER COUNTY  
BENCHMARK WC-103 1985"  
ELEVATION = 4472.97

**LEGEND**

- |  |                          |  |                                |
|--|--------------------------|--|--------------------------------|
|  | SECTION CORNER           |  | MINOR CONTOURS 1' INCREMENT    |
|  | MONUMENT                 |  | MAJOR CONTOURS 5' INCREMENT    |
|  | EXIST REBAR AND CAP      |  | CONCRETE                       |
|  | SET ENSIGN REBAR AND CAP |  | BUILDING PRIMARY               |
|  | WATER METER              |  | BUILDING SECONDARY             |
|  | WATER MANHOLE            |  | BUILDABLE AREA WITHIN SETBACKS |
|  | WATER VALVE              |  | PUBLIC DRAINAGE EASEMENT       |
|  | FIRE HYDRANT             |  | ADJACENT RIGHT OF WAY          |
|  | IRRIGATION VALVE         |  | RIGHT OF WAY                   |
|  | SANITARY SEWER MANHOLE   |  | CENTERLINE                     |
|  | STORM DRAIN CLEAN OUT    |  | PROPERTY LINE                  |
|  | STORM DRAIN CATCH BASIN  |  | ADJACENT PROPERTY LINE         |
|  | STORM DRAIN COMBO BOX    |  | DEED LINE                      |
|  | STORM DRAIN CULVERT      |  | TANGENT LINE                   |
|  | SIGN                     |  | EXIST DITCH FLOW LINE          |
|  | UTILITY POLE             |  | FENCE                          |
|  |                          |  | EDGE OF ASPHALT                |
|  |                          |  | SANITARY SEWER                 |
|  |                          |  | WATER LINE                     |
|  |                          |  | IRRIGATION LINE                |

**SURVEYOR'S CERTIFICATE**

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the boundary of the property, add topography and create a base drawing for development design of a townhome project.

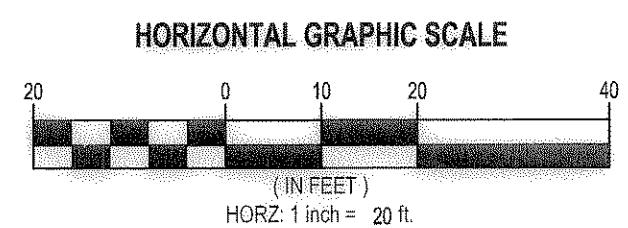
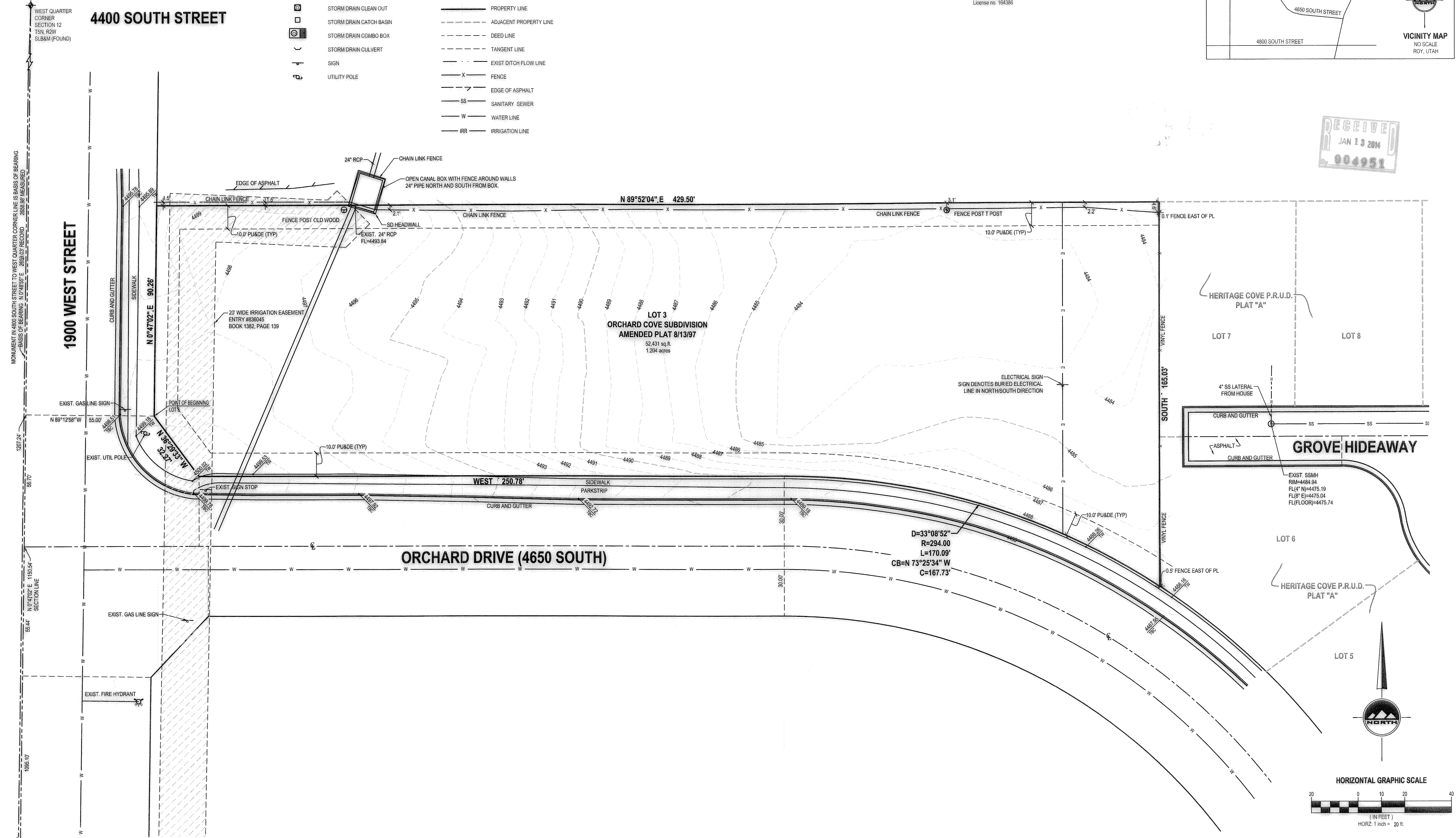
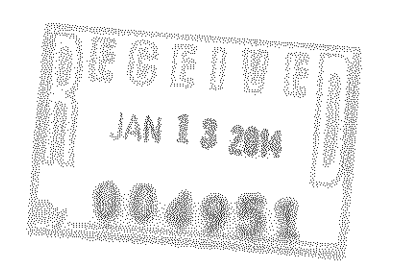
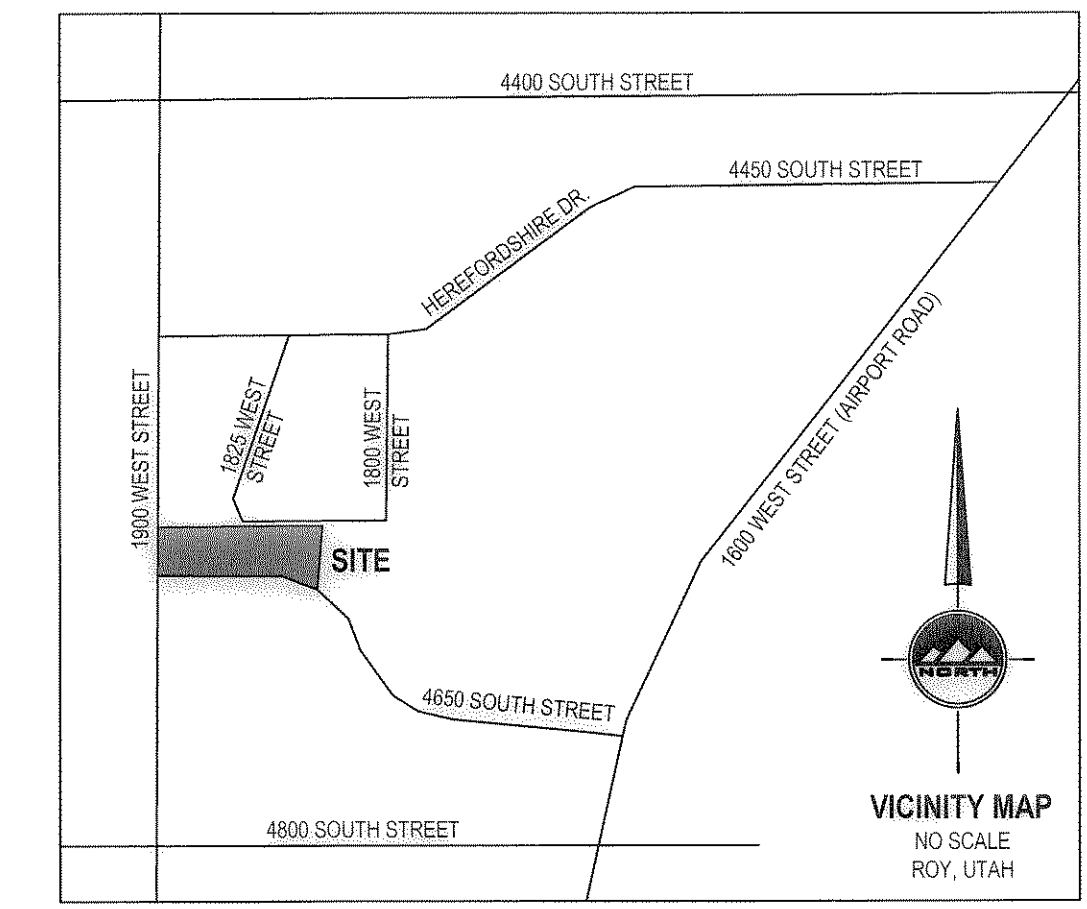
The Basis of Bearing is as noted from a found Weber County Street Monument in 1950 West Street and 4800 South Street to the West Quarter Corner of Section 12, Township 5 North, Range 2 West, Salt Lake Base and Meridian. Note that the Street Monument is close to the Southwest Corner of Section 12, but is not the section corner monument. See the Weber County Tie Sheet for further information.

**Deed Description**

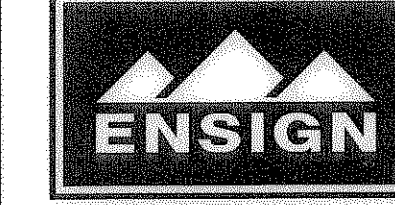
All of Lot 3, Orchard Cove Subdivision Amended Plat 8/13/97 recorded in the office of the Weber County Recorder on December 5, 1997 as Entry no. 1508348 in Book 45 at Page 85.

Date: February 19, 2013

*Keith R. Russell*  
Keith R. Russell  
License no. 164386



LOCATED IN THE SOUTH WEST QUARTER  
OF SECTION 12  
TOWNSHIP 5 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN



LAYTON  
1485 West Hillfield Rd.  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

SALT LAKE CITY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

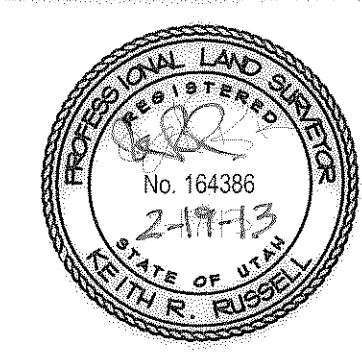
RICHFIELD  
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:  
TRITON INVESTMENTS  
4376 SOUTH 700 EAST  
DAVIS CITY, UTAH

CONTACT:  
ZANE MORRIS  
PHONE:  
FAX:

**LOT 3, ORCHARD COVE SUBDIVISION  
AMENDED PLAT 8/13/97**  
1920 WEST, ORCHARD DRIVE  
ROY, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**BOUNDARY  
TOPOGRAPHY  
SURVEY**

PROJECT NUMBER: L2972 DATE: 12/13/13  
DRAWN BY: A. SHELBY CHECKED BY: K. RUSSELL  
PROJECT MANAGER: K. RUSSELL