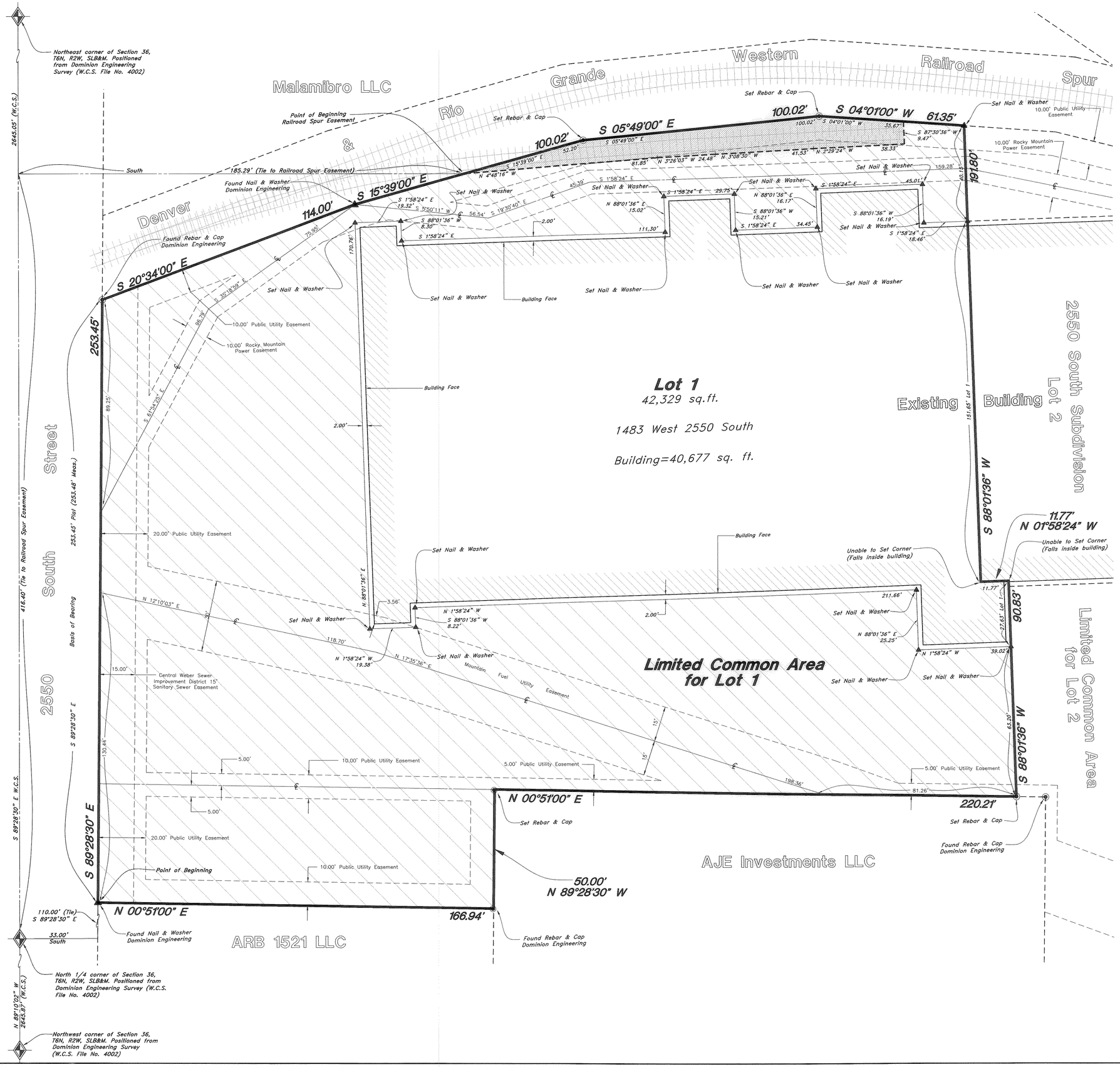

Scale: 1" = 30'

30 0 15 30 40 50 60

Graphic Scale

LEGEND

℄	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
UGT	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
OHT	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
OHP	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
UGP	Power line	SP	Service Pole	SMH	Sewer Manhole
S	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
W	Culinary Water line	PP	Power Pole	CB	Catch Basin
G	Gas line	TP	Telephone Pole	DV	Diversion Box
SD	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
SW	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
LD	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
IW	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
X X X	Fence	CO	Cleanout	BLDG	Building Corner
	Power Pole	FC	Fence	NG	Natural Ground
	Post	DMH	Drain Manhole		Fire Hydrant
WM	Water Meter		Flowline		Water Valve
GM	Gas Meter	x99.00	Spot Elevation	LP	Light Pole
TB	Telephone Box		Contour		Power Pole w/guy
S	Sewer Manhole		Asphalt		Deciduous Tree
D	Drain Manhole		Concrete		Coniferous Tree
W	Water Manhole		Building		
CO	Cleanout Box		Catch Basin		

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

PROFESSIONAL LAND SURVEYOR 5-29-14 No. 6242920 ANDY HUBBARD STATE OF UTAH

Andy Hubbard

BOUNDARY DESCRIPTION

All of Lot 1 and all of the Limited Common Area for Lot 1 as per the 2550 South Subdivision as recorded in the Office of the Weber County Recorder, being a Subdivision in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey,

RAILROAD SPUR EASEMENT

Beginning at a point on the Westerly right of way line of the Denver & Rio Grande Western Railroad, said point being 416.40 feet South 89°28'30" East and 185.29 feet South from the North Quarter corner of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and running thence along said Westerly right of way line the following three (3) courses: South 15°39'00" East 52.20; thence South 05°49'00" East 100.02; thence South 04°01'00" West 35.67 feet; thence South 87°30'36" West 9.47 feet; thence North 02°29'24" West 38.33 feet; thence North 03°08'30" West 41.53 feet; thence North 03°26'03" West 24.48 feet; thence North 04°48'16" West 81.85 feet to the point of beginning.

Contains: 1788.79 sq.ft.
0.041 acres

NARRATIVE:

This Record of Survey was requested by Suzanne Wootton of Newmark Grubb Acres in order to establish the boundary lines for Lot 1 and the Limited Common Area for Lot 1. And to create a description for a Railroad Spur Easement.

A survey of the overall boundary was done by Dominion Engineering Associates in January 2004 and has been honored and used as the boundary of this plat.

Three (3) Rebar and Dominion Engineering Caps and Two (2) Nail and Washers were found as depicted on this Plat.

A line bearing S 89°28'30" E between a Dominion Engineering Nail and Washer and a Dominion Engineering Cap on the South right of way line of 2550 South Street at the Northwest and the Northeast boundary corners was used as the basis of bearing.

Property Corners for all of Lot 1 and the Limited Common Area for Lot 1 were set as depicted on this Plat.

RECEIVED JUN 20 2014 By 005044

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLC (801)521-0222 FAX (801)392-7544
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Property Survey

2550 South Subdivision-Lot 1

1483 West 2550 South
Ogden City, Weber County, Utah

02 June, 201

SHEET NO.
C1

09N605