

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF THE LOT SHOWN HEREON. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°32'48" WEST ALONG THE CENTERLINE OF THE STREET IMPROVEMENTS OF OAK DRIVE. THE BOUNDARIES WERE RETRACED BASED UPON THE MEASURED CENTERLINE OF THE STREET IMPROVEMENTS OF OAK DRIVE AND 785 EAST AND GIVING THE ADJOINING PROPERTY OWNERS THEIR DEED DISTANCES. CORNERS FOR THIS PROPERTY NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

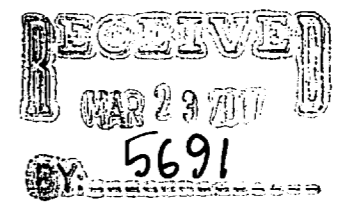
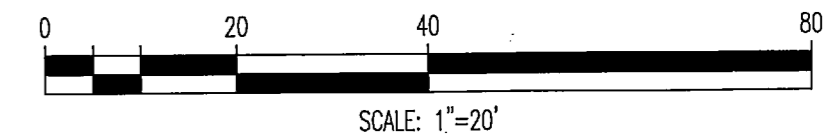
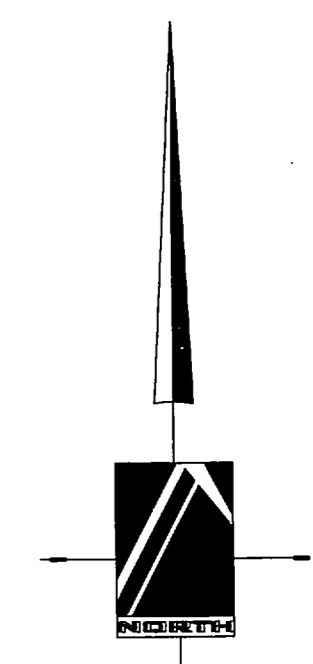
INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF THE OWNERSHIP PLAT, LEGAL DESCRIPTIONS, AND SUBDIVISION PLATS.

DEED DESCRIPTION

ALL OF LOT 5, BLOCK 1, EDGWOOD HILLS ADDITION NO. 2, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

AS-SURVEYED DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 1, EDGWOOD HILLS ADDITION NO. 2; AND RUNNING THENCE NORTH 00°07'24" EAST 220.00 FEET; THENCE SOUTH 89°32'48" EAST 66.92 FEET; THENCE SOUTH 43°46'23" EAST 33.29 FEET; THENCE SOUTH 00°07'24" WEST 196.15 FEET TO THE NORTH LINE OF OAK DRIVE; THENCE NORTH 89°32'48" WEST 90.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 19,525 SQ. FT.



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B.
- EX. POINT OF BEGINNING
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- EXISTING ASPHALT

SURVEYOR'S CERTIFICATE

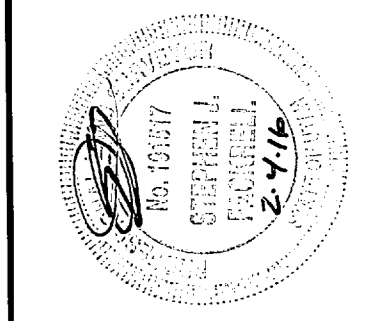
I, STEPHEN J. FACKRELL DO HEREBY DEPOSE THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

Stephen J. Fackrell
STEPHEN J. FACKRELL
LICENSE NO. 191517

2.4.2016
DATE

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SOUTH OGDEN SURVEY
BOUNDARY SURVEY
FOR: JEFF PENROD
810 EAST OAK DRIVE
SOUTH OGDEN, UT
15-069



REVISION	DATE	BY
R1	11/2015	SN
R2		
R3		
R4		
R5		
R6	11/2015	SD
R7		
R8	11/2015	SJF
R9		

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 1