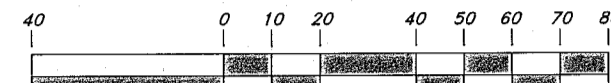
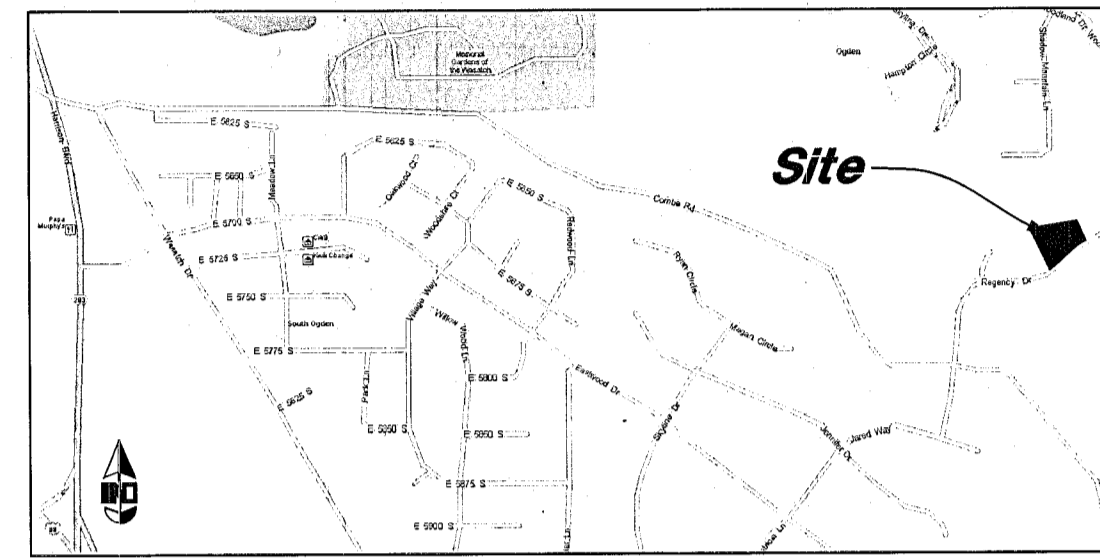


Scale: 1" = 40'



Graphic Scale



VICINITY MAP
Not to Scale

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- ◆ Monument to be set
- ⊕ Monument set by others
- O.C.S. Ogden City Survey
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.&D.E. Public Utility and Drainage Easement
- ▨ Dedicated Roadways
- ▭ Existing Building
- ▭ Proposed Easement
- ▭ Existing Easement to Remain
- ▭ Existing Easement to be Vacated
- Centerline
- Property Boundary
- Proposed Lot Line
- Existing Lot Line
- Existing Lot Line to be Vacated
- Section/Tie Line
- Set 5/8" x 24" Long Rebar & Cap w/ Lothe



NARRATIVE

This plat was requested by Jeff Kemp for the purposes of defining the boundaries of these 3 parcels in preparation for amending the boundaries. Brass Cap Monuments were found at the North Quarter Corner and the Center of Section 23, T5N, R1W, SLB&M U.S. Survey.

A Line bearing of South 0°02'28" West between the Brass Cap Monuments was used as the Basis of Bearings for this Survey.

The Original Amended Plat Woodland Hills Subdivision No. 2 (book 20 page 13) did not call out a basis of bearings. Using verbiage contained in the Dominion Cove (book 32 page 38) subdivision plat legal description I determined the intent of the West Line of Lot 21 was to follow the East Line of Dominion Cove which used the same to brass cap monuments as the Basis of Bearings. I rotated the Amended Plat Woodland Hills Subdivision No. 2, counter clockwise 0°19'51" to match the Dominion Cove plat.

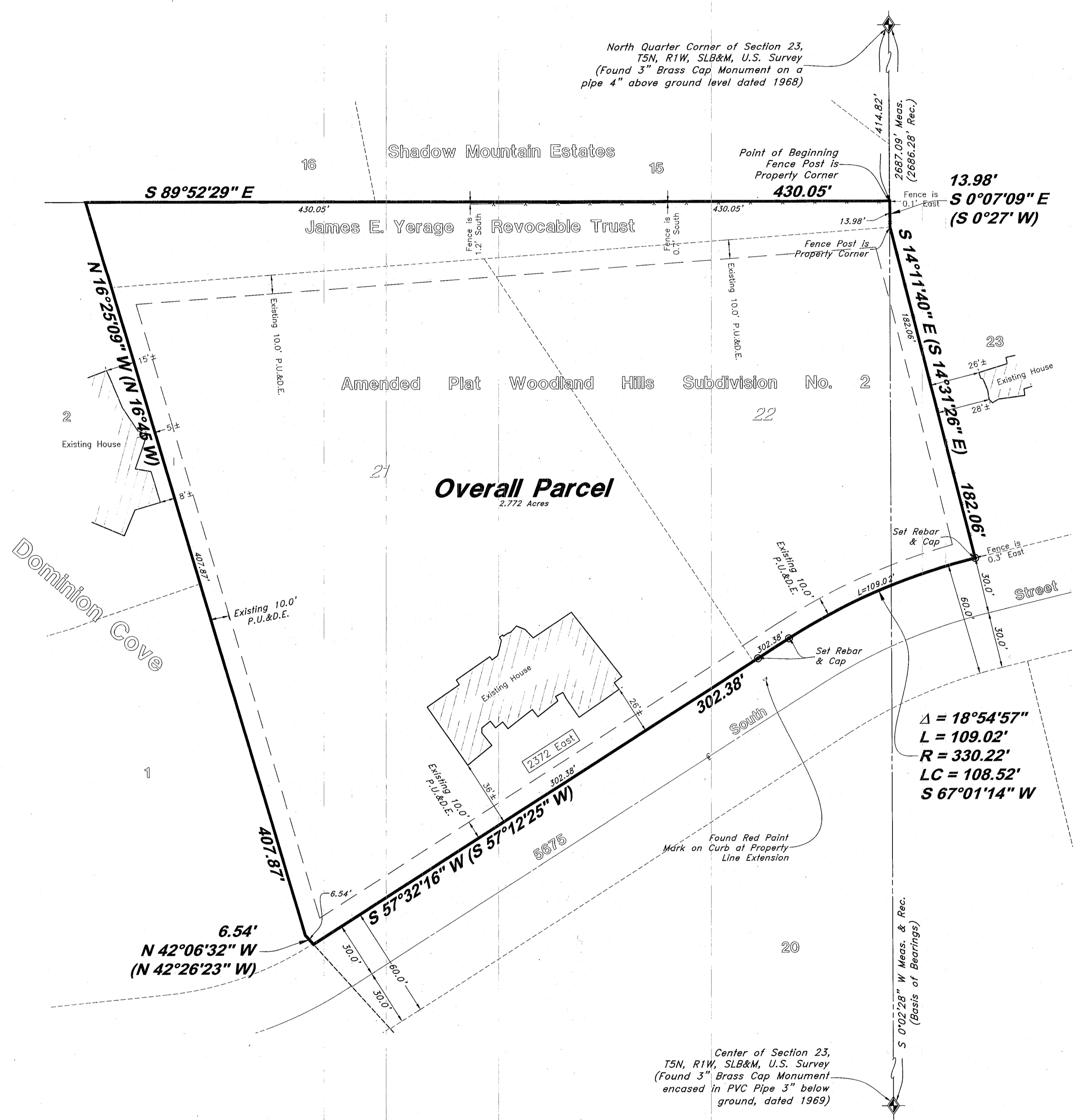
The West Boundary Line of this property was established along the East line of Dominion Cove as described.

The East Boundary Line of this Property was established along the West line of Lot 23, Amended Plat Woodland Hills Subdivision No. 2.

The South Boundary Line of the property was established along the North Right of way line of 5675 South Street, as dedicated on the Amended Plat Woodland Hills Subdivision No. 2.

The North Boundary line of the property was established along the South Line of Shadow Mountain Estates (book 40 page 26) which used a different basis of bearings but calls the same bearing between the found Brass Cap Monuments. Bearings and Distances shown in parenthesis () are record information from original subdivision plats.

Property corners were monumented as depicted on this drawing and set as required by state code and county ordinance.



DESCRIPTION

A part of the North Half of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, South Ogden City, Weber County, Utah:

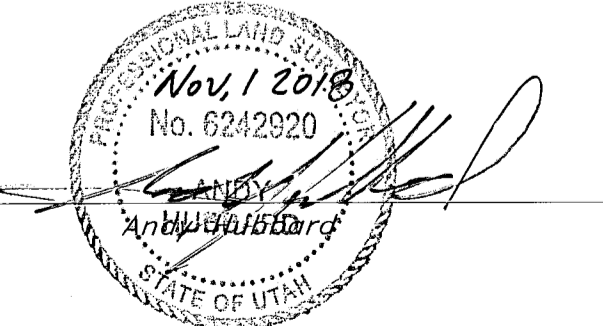
Beginning at a point on the Westerly Line of Lot 23 of the Amended Plat Woodland Hills Subdivision No. 2, South Ogden City, Weber County, Utah, said point being 414.82 feet South 0°02'28" West along the Section Line from the North Quarter Corner of Section 23; and running thence along said Westerly Line the following two (2) courses: (1) South 0°07'09" East 13.98 feet and (2) South 14°11'40" East 182.06 feet to the Northerly Right of Way Line of 5675 South Street; thence along said Northerly Line the following two (2) courses: (1) Southwesterly along the arc of a 330.22 foot Radius curve to the left a distance of 109.02 feet (Central Angle equals 18°54'57" and Long Chord bears South 67°01'14" West 108.52 feet) and (2) South 57°32'16" West 302.38 feet to a point on the Easterly Line of Dominion Cove Subdivision, South Ogden City, Weber County, Utah; thence along said Easterly Line the following two (2) courses: (1) North 42°06'32" West 6.54 feet and (2) North 16°25'09" West 407.87 feet; thence South 89°52'29" East 430.05 feet to a point on the Westerly Line of said Lot 23 and the Point of Beginning.

Contains 120,738 Sq. Ft. or 2.772 Acres

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SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License 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.



GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
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 WWW.GREATBASINENGINEERING.COM

Record of Survey
Woodland Hills
 2402 Regency Drive
 Ogden City, Weber County, Utah
 A part of Section 23, T5N, R1W, SLB&M, U.S. Survey

1 Nov, 2018
SHEET NO.
18N725 - AP
18N725 - Exhibits