

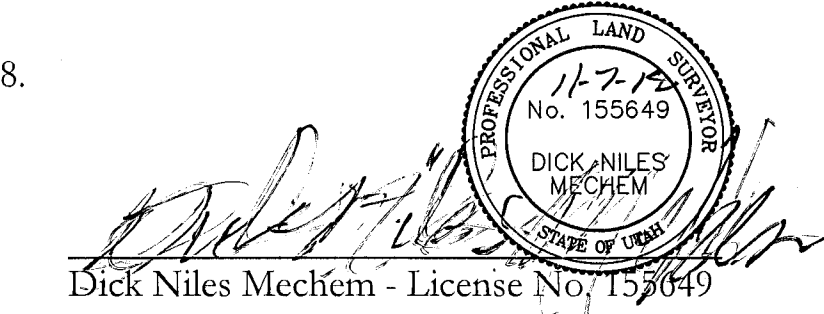
RECORD OF SURVEY ANGEL'S CORNER SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
NORTH OGDEN CITY, WEBER COUNTY, UTAH
October 2018

SURVEYORS CERTIFICATE

I, Dick Niles Mechem, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 155649, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have directed a survey of the tract of land as shown on this plat as described below and that the referenced markers shown on this plat are located as indicated and are sufficient to retrace or restore this survey, that the information shown herein is sufficient to accurately establish that lateral boundaries of the below described tract of real property and of each of the lots, located on said tract.

Signed this 27 day of Nov 2018.

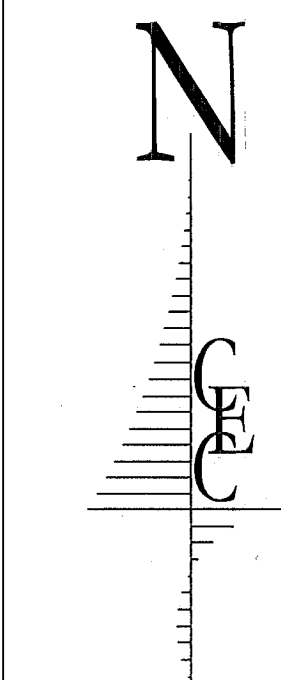


BOUNDARY DESCRIPTION

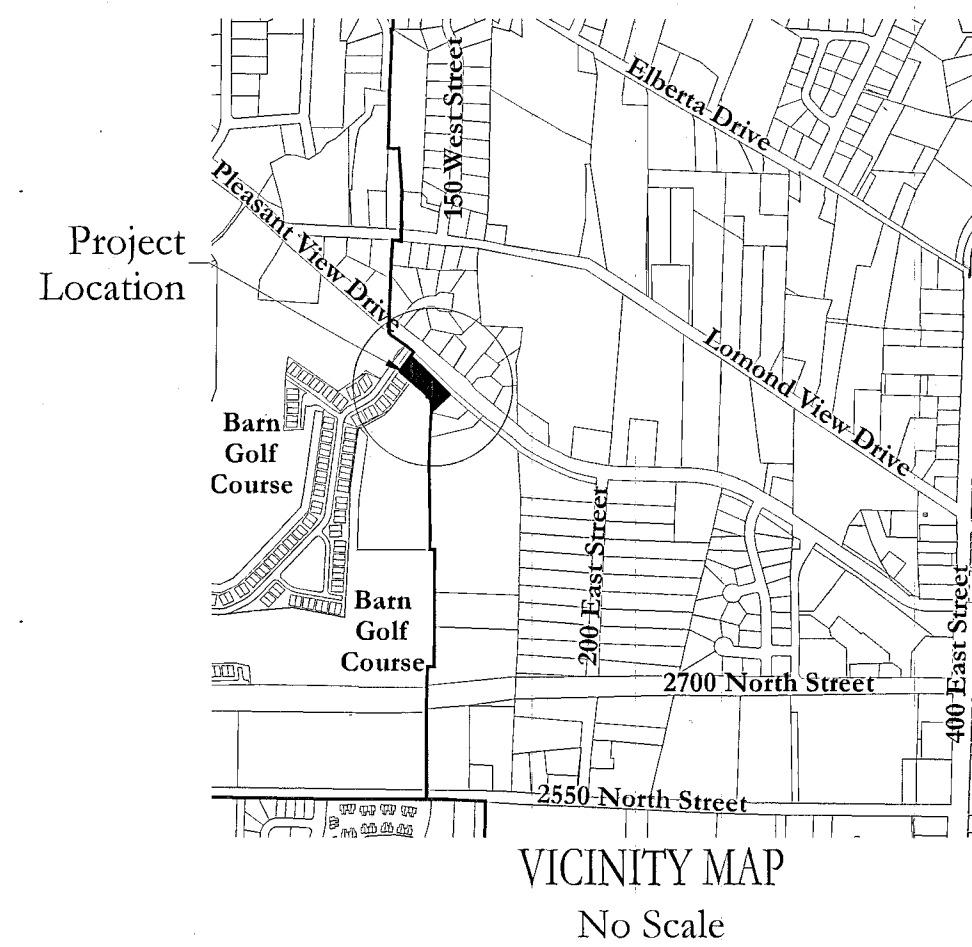
A part of the Southeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base & Meridian and more particularly described as follows:

Beginning at a point which is N00°58'26"E 1585.15 feet and S89°01'34"E 1717.67 feet from the Southwest Corner of said Section 29 and running: Thence S51°22'26"E 297.03 feet; Thence S43°00'00"W 177.99 feet; Thence the following six (6) courses along the Northerly property line of The Barn Land LC, (1) Thence N00°00'17"W 52.00 feet; (2) Thence N20°54'12"W 37.47 feet; (3) Thence N65°53'57"W 25.94 feet; (4) Thence N01°43'47"W 8.14 feet; (5) Thence N51°22'26"W 107.34 feet; (6) Thence S10°13'38"W 9.56 feet to the Northwest corner of Pheasant Meadows PRUD Subdivision 1st Amendment; Thence the following two (2) courses along the Northerly property line of Pheasant Meadows PRUD Subdivision 1st Amendment; (1) Thence N56°24'54"W 84.63 feet; (2) Thence N38°06'24"E 134.00 feet to the point of beginning.

Contains: 37,290 sq. ft. or 0.86 acres



SCALE: 1"=30'



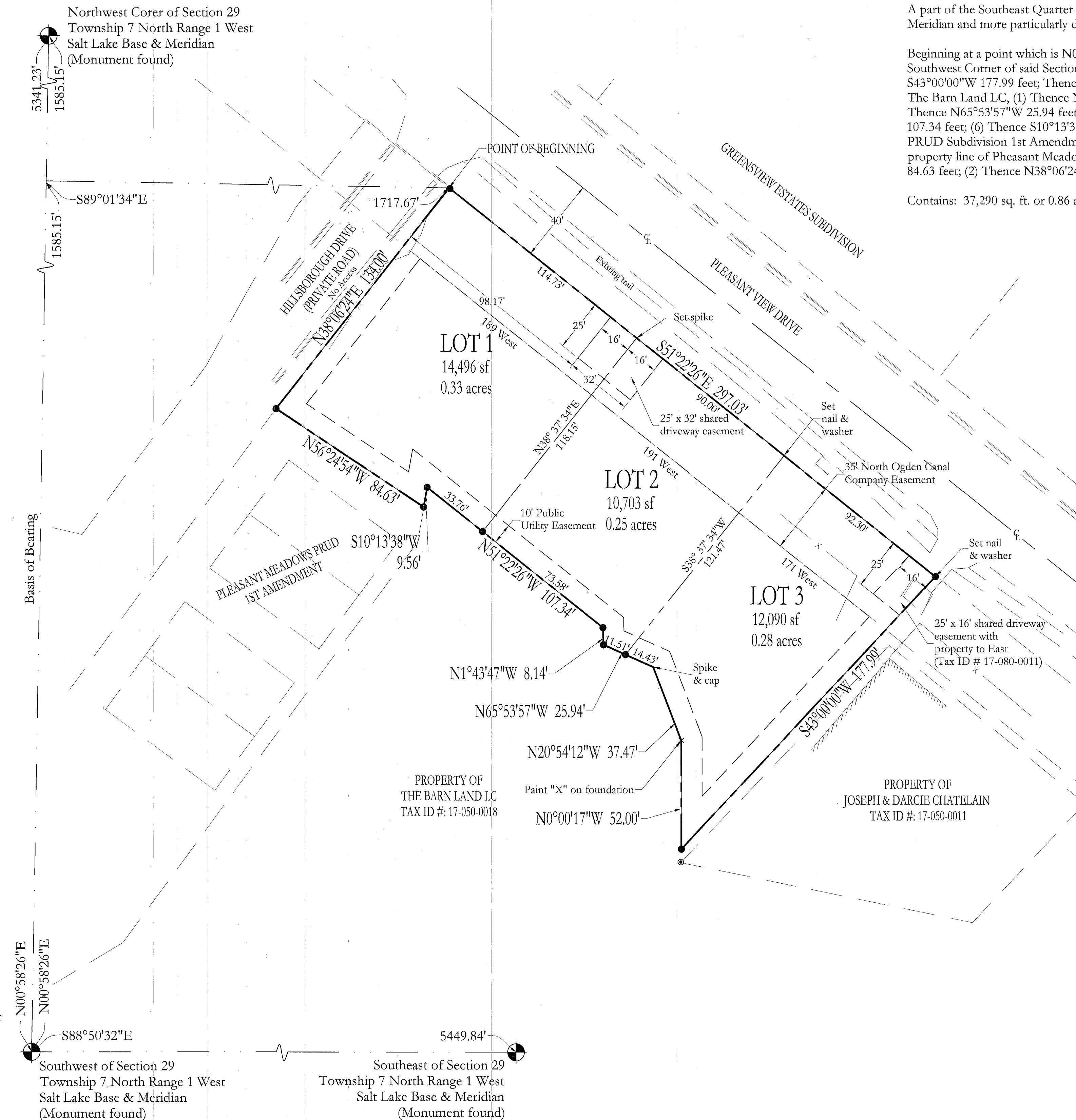
LEGEND:	
● Denotes a set #5 capped rebar Set 08-30-18	CAP DETAIL
▲ Denotes a set curb nail	CAP DETAIL
○ Denotes a found capped rebar	CAP DETAIL
◆ Denotes a found monument	MONUMENT DETAIL
◆ Denotes a set monument (see monument detail)	MONUMENT DETAIL
— Section line/centerline	
- - - Deed described line	
— Surveyed property line	
x Existing fence	

NARRATIVE OF SURVEY

The purpose of this survey is to create a three (3) lot subdivision plat, shown hereon, of the described parcel of land. The basis of bearing used is from the monument control. Information for the section corners is shown hereon.

NOTES

- A 10.0 foot wide public utility easement along the South, East and West property lines unless otherwise noted, easement indicated by the dashed lines. All easements to be used for irrigation, water lines, storm drainage, sanitary sewer, electrical power, communication lines and other public utilities.
- The North Ogden Irrigation Company has granted to Lots 1, 2 and 3 ingress/egress across the 35-foot wide easement. Each lot owner shall have an agreement with the Irrigation Company specifying any improvements and that the Irrigation Company shall not be responsible for replacing any improvements placed over the easement.



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NO.	DATE	BY	REVISIONS

DATE: OCTOBER 2018
DRAWN: JLS
CHECKED: DNM

PROJECT / LOCATION:
ANGEL'S CORNER SUBDIVISION
NORTH OGDEN, UTAH

TITLE:
RECORD OF SURVEY

CLIENT:
LYNC CONSTRUCTION

PROJECT NUMBER:
PBURNS.18001

FILE: ~pburns17001 ROS
Angel's Corner ROS.dwg

SHEET:
1 of 1