NORTH OAKS COVE SUBDIVISION - PHASE 1
(ENTRY NO. 1071442)

LOT 11
LOT 12
LOT 13

EAST STREET

RECEIVED
AUG 24 2020
BY: 0600

TRACT A
N. OGDEN CITY
16-131-0024

BUILDING

LOT 14
RANDAL THINNES
16-131-0014

FOUND REBAR
S. 0.7' x W. 0.4'

SCRIBE X
IN CONCRETE

25.00'
N 88°50'23" W   BASIS OF BEARING
3350 NORTH STREET   200.00'   S 78°21'47" E
55.00'
25.00'
S 88°50'23" E
50.00'
SET CURBPIN
CONNECTED DRIVEWAY
±12'
S 60°48'55" E

L = 51.69'
(C1)

166.81'

HOUSE ENVELOPE

30.00'   30.00'

LOT 17
LOT 16
KEVIN & NADINE SMITH
16-131-0016

N 2°30'57" W

±20'

LOT 15
JOSH & JAMI SORENSEN
16-131-0015
CONT. 0.50 ACRES

59.91'
S 15°39'35" W

900 EAST

107.41'

FENCE POST IS
PROPERTY CORNER

MARKER X
ON ROCK

LAYNE & KRISTINE WINZELER
16-131-0022
LOT 22

N 88°50'23" W   165.96'

LOT 18
LOT 19
LOT 20
LISA CASSITY
16-131-0020
LOT 21
BECKY & BOB NEWTON
16-131-0021

(C1)
Δ = 53°50'53"
R = 55.00'
L = 51.69'
LC = 49.81'
N 38°33'36" E

SCALE: 1" = 30'

0   30   60
Scale in Feet
(Data in Parentheses is Record)
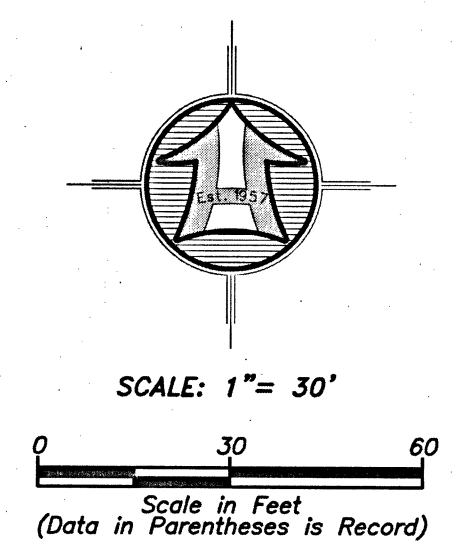
LEGEND

———————— SUBJECT PROPERTY LINE
– – – – – ADJOINING PROPERTY LINE
– – – – – EXISTING CONCRETE
————–— CENTERLINE
–x––x––x– FENCE LINE
◆ STREET MONUMENT
◉ FOUND SURVEY MARKER
○ SET 5/8"x24" REBAR & CAP

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LINDEE OF BESST REALTY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF NORTH OAKS COVE SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1071442 IN THE WEBER COUNTY RECORDER'S OFFICE WHICH FALLS IN HARMONY WITH FOUND CENTERLINE MONUMENTS, SURVEY MARKERS AND FENCE LINES WITHIN SAID SUBDIVISION.

THE BASIS OF BEARING IS THE CENTERLINE OF 3350 NORTH STREET WHICH BEARS NORTH 88°50'23" EAST, AS SHOWN ON THE OFFICIAL PLAT OF SAID NORTH OAKS COVE SUBDIVISION PHASE 1.

RECORD BOUNDARY DESCRIPTION

ALL OF LOT 15, NORTH OAKS COVE SUBDIVISION PHASE 1, NORTH OGDEN CITY, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 17TH DAY OF JULY, 2020.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802
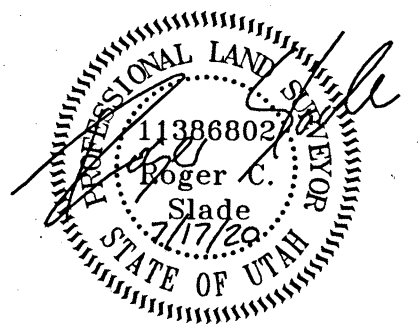
PROPERTY SURVEY FOR
JOSHUA SORENSEN
927 EAST 3350 NORTH
NORTH OGDEN CITY, WEBER CO., UTAH
A PART OF THE SOUTHEAST QUARTER OF
SECTION 21, T. 7 N., R 1 W., S.L.B.&M.

Drawn By: RS   Date: 07/14/2020
Designed By: kgh
Checked By:
Approved By:
Scale: 1" = 30'
Drawing File: 20-3-146v19.dwg
JOB NUMBER: 20-3-146

No. | Date | By | Revision

Sheet
1
Of
1
Sheets