

RECORD OF SURVEY

PART OF LOT 13 BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21,
WEBER COUNTY, UTAH

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

NARRATIVE:

THIS SURVEY WAS MADE TO FIND OR RE-ESTABLISH PROPERTY CORNERS FOR ANDREA PHILLIPS ON PART OF LOT 13, BLOCK 10, SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH. THE PLAT FOR SAID BLOCK AND PROPERTY DEEDS WERE USED TO REESTABLISH PROPERTY CORNERS AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING IS NORTH 89°02'00" WEST ALONG A LINE BETWEEN THE CENTERLINE MONUMENT IN THE INTERSECTION OF 30TH STREET AND WALL AVENUE AND THE CENTERLINE MONUMENT IN THE INTERSECTION OF 30TH STREET AND PINGREE AVENUE.

LEGAL DESCRIPTION:

PARCEL # 040450017

PART OF LOT 13, BLOCK 10 SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 107.5 FEET WEST AND 82.50 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF 30TH STREET AND THE EAST LINE OF SAID LOT 13 AND RUNNING THENCE NORTH 89°25'19" WEST 105.31 FEET; THENCE NORTH 01°31'38" EAST 35.00 FEET, THENCE SOUTH 89°25'23" EAST 104.73 FEET; THENCE SOUTH 00°34'41" WEST 35.00 FEET TO THE PLACE OF BEGINNING.

PARCEL # 040450018

PART OF LOT 13, BLOCK 10 SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, 161.25 FEET WEST OF THE EAST LINE OF SAID LOT 13 AND RUNNING THENCE NORTH 89°43'25" WEST 20.67 FEET; THENCE NORTH 47°06'44" WEST 42.19 FEET; THENCE NORTH 00°54'18" EAST 54.21 FEET, THENCE SOUTH 89°25'19" EAST 51.56 FEET; THENCE SOUTH 00°34'41" WEST 82.50 FEET TO THE PLACE OF BEGINNING.

PARCEL # 040450019

PART OF LOT 13, BLOCK 10 SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, 107.5 FEET WEST OF THE EAST LINE OF SAID LOT 13 AND RUNNING THENCE NORTH 89°25'19" WEST 50.00 FEET; THENCE NORTH 00°34'41" EAST 82.50 FEET, THENCE SOUTH 89°25'19" EAST 50.00 FEET; THENCE SOUTH 00°34'41" WEST 82.50 FEET TO THE PLACE OF BEGINNING.

PARCEL # 040450020

PART OF LOT 13, BLOCK 10 SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, 107.5 FEET WEST OF THE EAST LINE OF SAID LOT 13 AND RUNNING THENCE NORTH 89°25'19" WEST 3.75 FEET; THENCE NORTH 00°34'41" EAST 82.50 FEET, THENCE SOUTH 89°28'19" EAST 3.75 FEET; THENCE SOUTH 00°34'41" WEST 82.50 FEET TO THE PLACE OF BEGINNING.

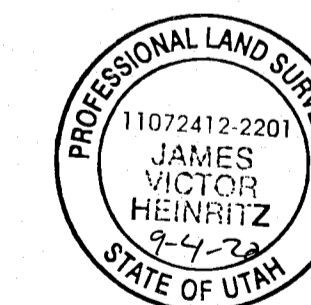
LEGAL DESCRIPTION TO COMBINE PARCELS:

PART OF LOT 13, BLOCK 10 SOUTH OGDEN SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE NORTH LINE OF 30TH STREET, 107.5 FEET WEST OF THE EAST LINE OF SAID LOT 13 AND RUNNING THENCE NORTH 89°25'19" WEST 53.75 FEET; THENCE NORTH 89°43'25" EAST 20.67 FEET, THENCE NORTH 47°06'44" WEST 42.19 FEET; THENCE NORTH 00°54'18" EAST 54.21 FEET; THENCE NORTH 01°31'38" EAST 35.00 FEET, THENCE SOUTH 89°25'23" EAST 104.73 FEET; THENCE SOUTH 00°34'41" WEST 117.50 FEET TO THE PLACE OF BEGINNING.

SURVEYOR'S STATEMENT:

THIS MAP AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF ANDREA PHILLIPS, AND IS BASED UPON A FIELD SURVEY COMPLETED IN JULY 2020.

James Victor Heinrich
JAMES VICTOR HEINRITZ R.P.L.S. NO. 11072412-2201
FOR AND ON BEHALF OF VARA 3D INC.



LEGEND:

- SET 5/8" REBAR AND PLASTIC CAP MARKED VARA3D - UNLESS OTHERWISE NOTED
- ⊕ POWER POLE
- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- x CHAIN LINK FENCE

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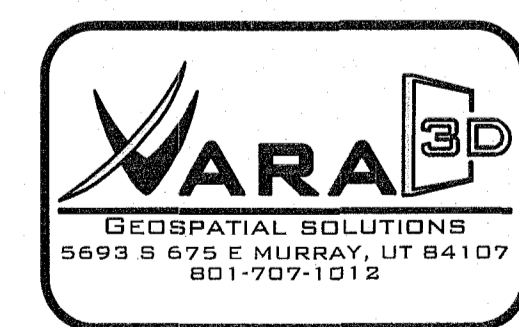


PROJECT INFORMATION

ANDREA PHILLIPS
2976 WALL AVENUE, OGDEN, UT 84401
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2020-053	Sheet 1
DATE JULY 2020	1
HORIZONTAL SCALE 1" = 10'	1

SCALE MEASURES 1-INCH ON FULL SIZE (24x36) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS