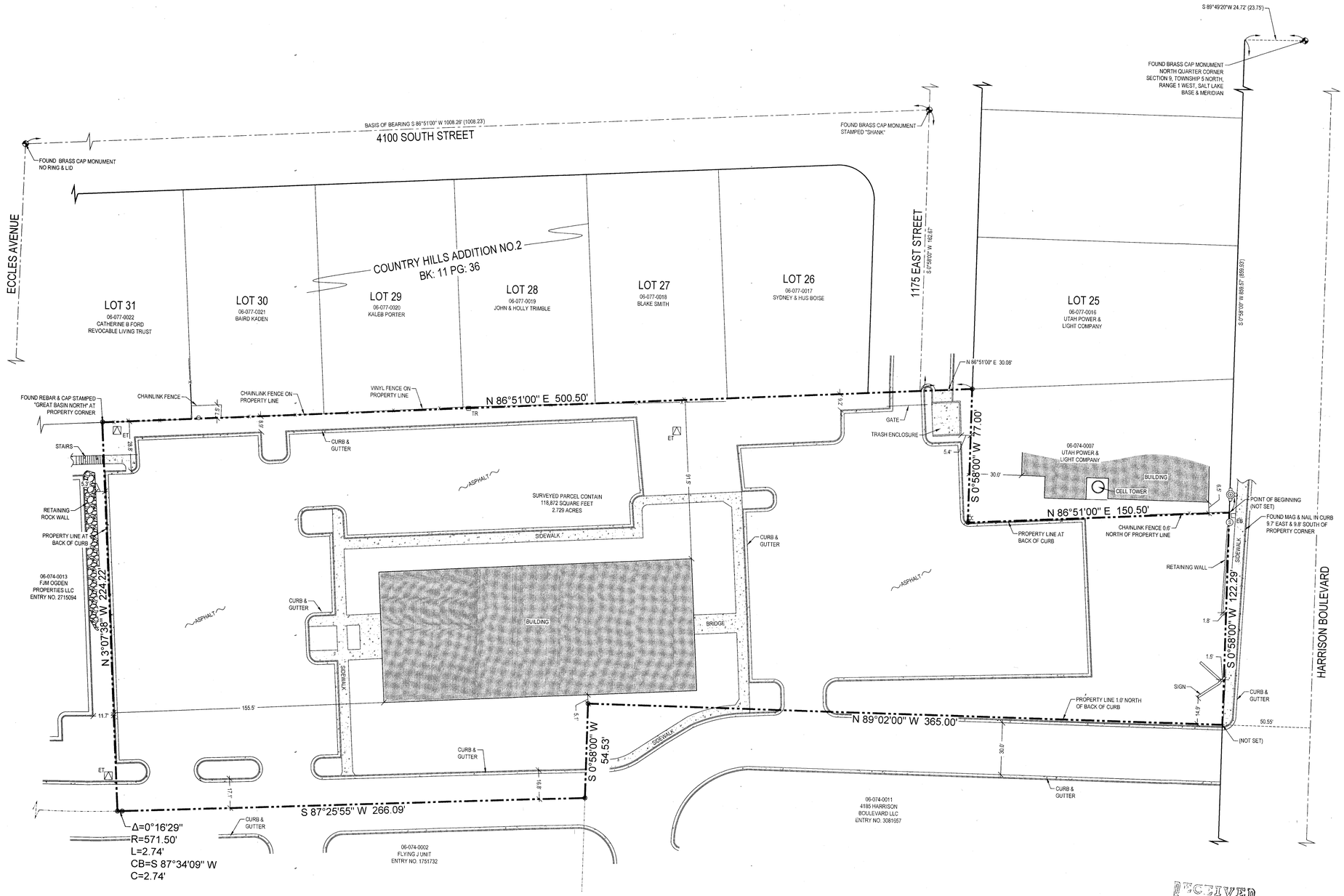


NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF HARRISON BOULEVARD SAID POINT BEING 23.75 FEET SOUTH 89°49'20" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION TO SAID WEST LINE AND 866.3 FEET SOUTH(859.93 FEET SOUTH 0°58'00" WEST ALONG THE WEST LINE OF HARRISON BOULEVARD) FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 0°58'00" WEST 122.29 FEET ALONG SAID WEST LINE OF HARRISON BOULEVARD, THENCE NORTH 89°02'00" WEST 365.00 FEET, THENCE SOUTH 0°58'00" WEST 54.53 FEET TO THE CENTER OF EXISTING ASPHALT DRIVE, THENCE TWO (2)COURSES ALONG SAID CENTER OF ASPHALT DRIVE AS FOLLOWS; SOUTH 87°25'55" WEST 266.09 FEET AND WESTERLY ALONG THE ARC OF A 571.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 2.74 FEET (LONG CHORD BEARS SOUTH 87°34'09" WEST 2.74 FEET), THENCE NORTH 3°07'38" WEST 224.22 FEET ALONG THE WEST SIDE OF AN EXISTING ASPHALT PARKING LOT TO THE SOUTH LINE OF COUNTRY HILLS ADDITION NO.2 OGDEN CITY WEBER COUNTY UTAH, THENCE NORTH 86°51'00" EAST 500.50 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 25 THEREOF; THENCE SOUTH 0°58'00" WEST 77.00 FEET, THENCE NORTH 86°51'00" EAST 150.50 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

PROFESSIONAL LAND SURVEYOR DAVID B. DRAPER No. 6861599 02/13/21 STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED FOR KAREN WRIGHT FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEARING IS NORTH 86°51'00" EAST ALONG THE MONUMENT LINE OF 4100 SOUTH STREET, LOCATED AT THE INTERSECTIONS OF ECCLES AVENUE & 1175 EAST STREET AS SHOWN ON THIS PLAT. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED BELOW WERE SUPPLIED OR OBTAINED FOR OR BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR UNLESS NOTED OTHERWISE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. NO EASEMENTS ARE ADDRESSED BY THIS MAP. THE PROPERTY LINES WERE ESTABLISHED PER THE WARRANTY DEED, ENTRY NO. 2799606, ON FILE IN THE OFFICE OF THE WEBER COUNTY RECORDER.

GENERAL NOTES

1. CORNER MONUMENTS NOT FOUND, WERE SET WITH 5/8 REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG" UNLESS OTHERWISE NOTED HEREON.

2. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE EXISTING SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPROVEMENTS MAY BE ENCOUNTERED UPON SITE INSPECTION.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION. DOCUMENTS REFERENCED FOR THIS SURVEY ARE AS FOLLOWS:

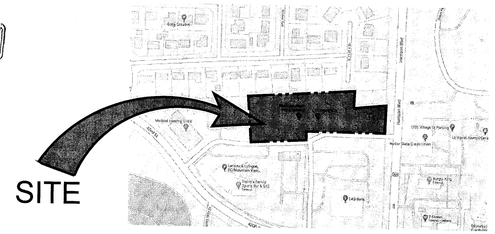
-COUNTRY HILLS ADDITION NO.2 SUBDIVISION PLAT C RECORDED IN BOOK 11 AT PAGE 36 IN THE OFFICE OF THE WEBER COUNTY RECORDER

-SURVEY PREPARED BY EDI ENGINEERING ON FILE WITH THE OFFICE OF THE WEBER COUNTY SURVEYOR AS S002533

LEGEND

- RIGHT OF WAY LINE
- LOT LINE
- PROPERTY LINE
- ADJOINING DEED LINE
- MONUMENT LINE
- FENCE
- CONCRETE
- BUILDING
- FIRE HYDRANT
- EB ELECTRICAL BOX
- LIGHT POLE
- UTILITY POLE
- ET ELECTRICAL TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- ICV IRRIGATION CONTROL VALVE
- TR TELECOMMUNICATIONS RISER
- PROPERTY CORNER (SEE GENERAL NOTE 1)

RECEIVED
OCT 21 2021
BY: 7029



VICINITY MAP
SCALE: N.T.S.

McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

Q4 NUT LLC PARCEL

4155 HARRISON BOULEVARD
OGDEN, UTAH

LOCATED IN THE NE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	21068
CAD FILE:	21068 BND
DRAWN BY:	NAE
CALC BY:	DMP
FIELD CREW:	SS
CHECKED BY:	DBD
DATE:	2/12/2021

BOUNDARY SURVEY

1 OF 1

S:\2021Files\21068\Survey\Prod Dwg\21068 BND.dwg Dowdd Feb 13, 2021 - 11:59am