

RECORD OF SURVEY PLAT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
STUDIO 8 ARCHITECTS

BOUNDARY DESCRIPTION

ALL OF LOT 3, AMENDED PLAT OF LOTS 1-4 & COMMON AREA 'E' EAST BENCH AT 29TH, RECORDED DEC 10, 1987, AS ENTRY NO. 1033059, IN BOOK 29, AT PAGE 99, ON FILE IN THE OFFICE OF THE RECORDER OF WEBER COUNTY, STATE OF UTAH.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 89°02'00" W ALONG THE CENTER LINE OF 29TH STREET, BETWEEN TWO CENTER LINE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

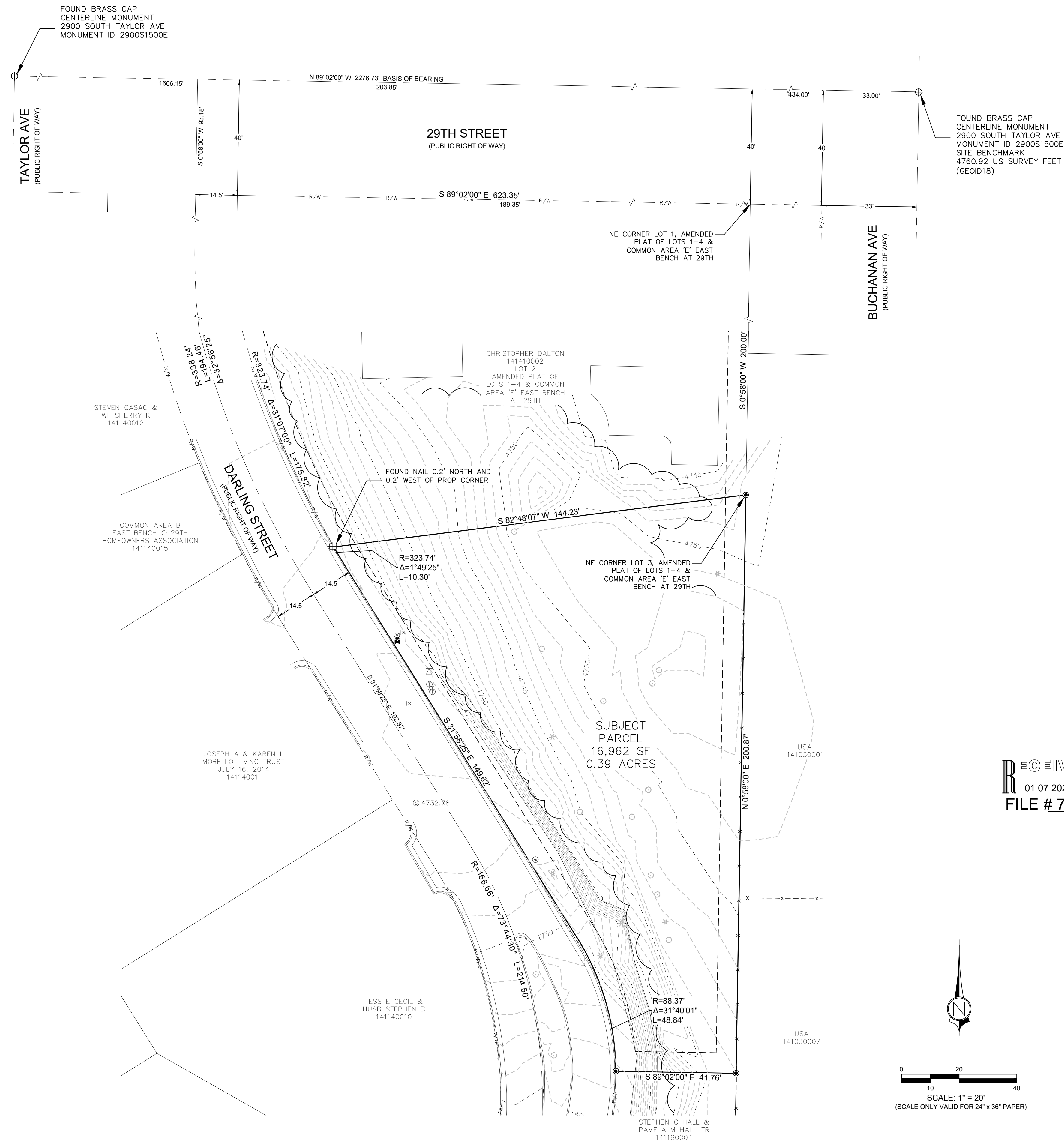
EAST BENCH AT 29TH, RECORDED JUNE 3, 1983, AS ENTRY NO. 881591, IN BOOK 25, AT PAGE 35, OFFICIAL RECORDS.
AMENDED PLAT OF LOTS 1-4 & COMMON AREA 'E' EAST BENCH AT 29TH, RECORDED DECEMBER 10, 1987, AS ENTRY NO. 1033059, IN BOOK 29, AT PAGE 99, OFFICIAL RECORDS
MT. OGDEN TERRACE CONDOMINIUM PROJECT, RECORDED JAN 11, 1965, AS ENTRY NO. 442235, IN BOOK 13 OF PLATS, PAGE 83, OFFICIAL RECORDS
THE HEIGHTS CONDOMINIUM, RECORDED SEPT 19, 1984, AS ENTRY 919178, IN BOOK 26 OF PLATS AT PAGE 47, OFFICIAL RECORDS.
AMENDED PLAT THE HEIGHTS CONDOMINIUM, RECORDED DEC 10, 1987, AS ENTRY NO. 1033091, IN BOOK 29, AT PAGE 100, OFFICIAL RECORDS.
RECORD OF SURVEY PERFORMED BY GREAT BASIN ENGINEERING, DATED NOV. 16, 2020, SIGNED BY ANDY HUBBARD
OGDEN CITY BLOCK PLAT 6549, DRAWING NO. 2689
OGDEN CITY BLOCK PLAT 6550, DRAWING NO. 2690

LEGEND

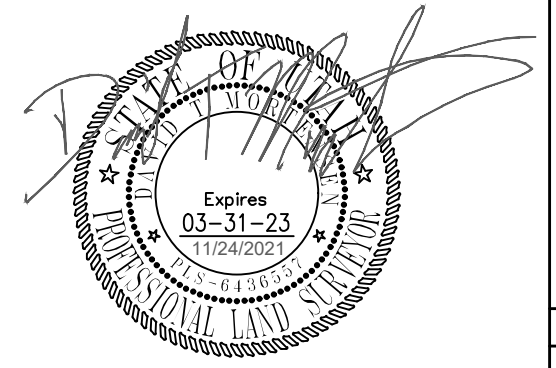
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN
- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAP)
- BOUNDARY LINE
- CENTERLINE
- R/W RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. A 7 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. (AS PER RECORDED FINAL PLAT)
4. THE FIELD WORK WAS PERFORMED ON NOVEMBER 10, 2021.

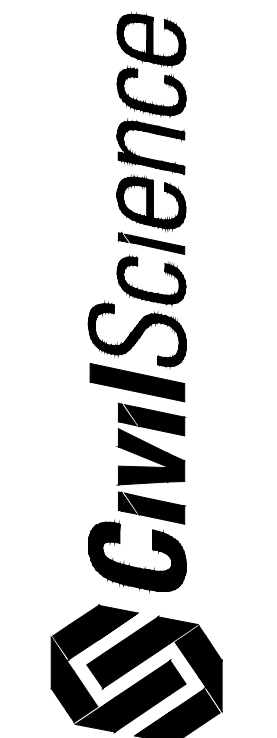


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01 07 2022
FILE # 7104



PARCEL No. 141140003

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



RECORD OF SURVEY PLAT
LOCATED IN
SE 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

PROJ. #	FF21050-33
DATE	11-24-21
DRAWN BY	DM
CHECKED BY	DA/OTM
SCALE OF SHEET	HOR SCALE: 1" = 20'
SHEET	1
OF	1