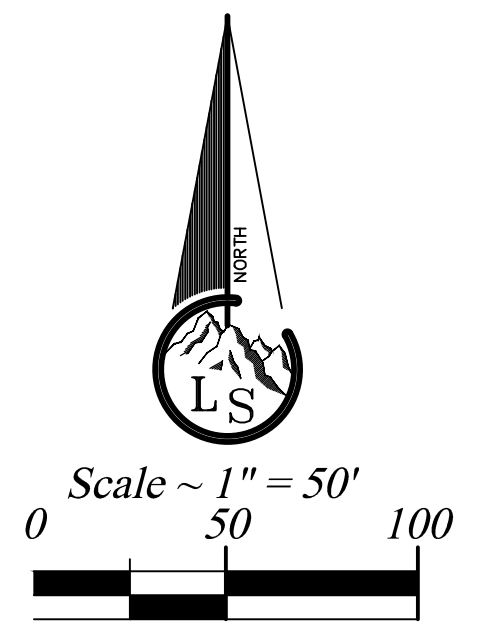
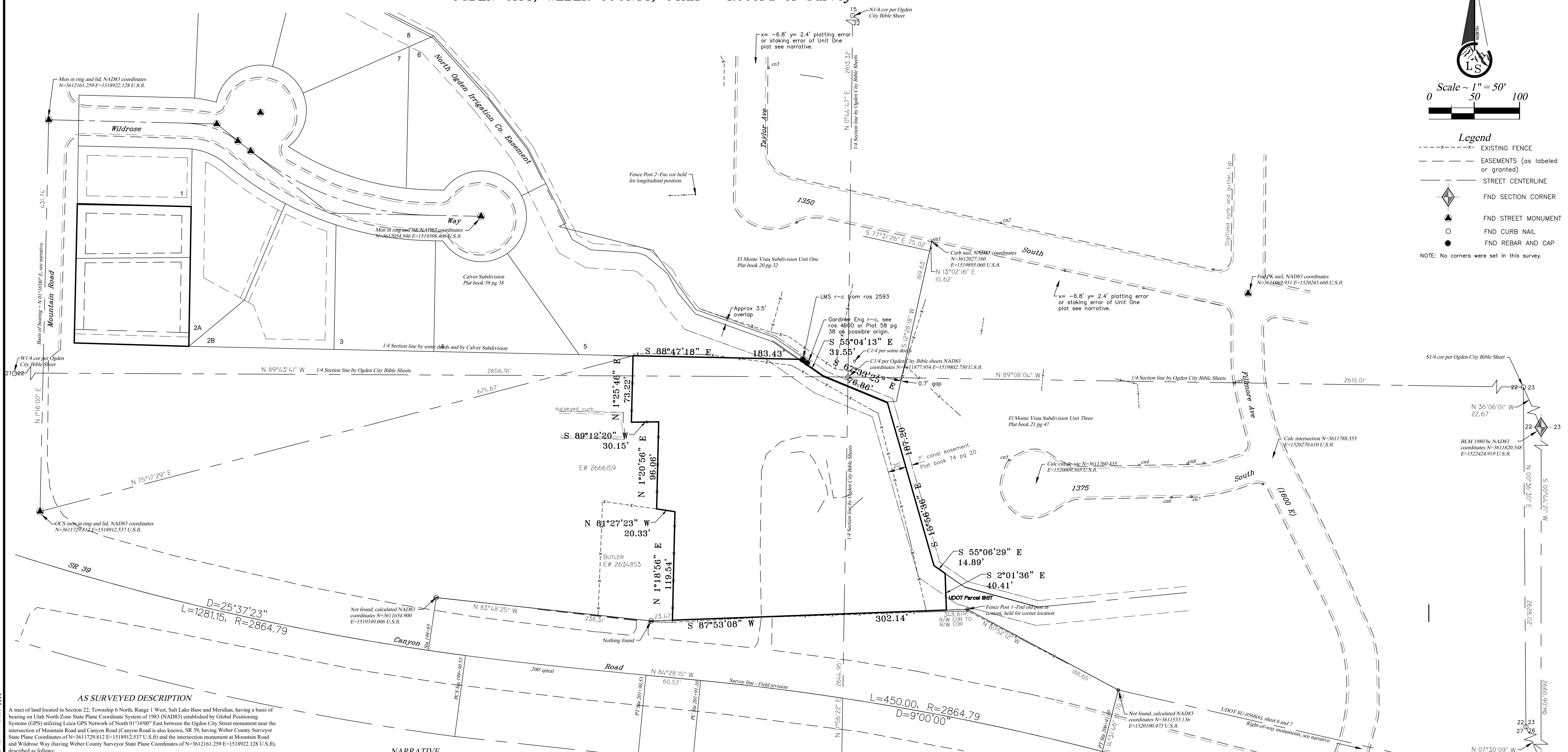


PART OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 OGDEN CITY, WEBER COUNTY, UTAH - Record of Survey



- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
- NOTE: No corners were set in this survey.



AS SURVEYED DESCRIPTION

A tract of land located in Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 01°16'00" East between the Ogdan City Street monument near the intersection of Mountain Road and Canyon Road (Canyon Road is also known, SR 39, having Weber County Surveyor State Plane Coordinates of N=3611729.812 E=1518912.537 U.S.F.) and the intersection monument at Mountain Road and Wildrose Way (having Weber County Surveyor State Plane Coordinates of N=3612161.259 E=1518922.128 U.S.F.), described as follows:

COMMENCING at a point located North 75°17'29" East 675.67 feet, FROM said Ogdan City Street monument; RUNNING thence South 88°47'18" East 183.43 feet, along the south boundary of Calver Subdivision recorded Plat book 58 page 38, which is a line described in some deeds as the quarter section line, to the boundary of El Monte Vista Subdivision Unit One recorded Plat book 20 page 32;

Thence South 55°04'13" East 31.55 feet, along said Unit One boundary;

Thence South 67°33'25" East 76.86 feet (76.25' by plat), along said Unit One boundary, to the boundary of El Monte Vista Subdivision Unit Three recorded Plat book 21 page 47;

Thence South 15°56'36" East 187.20 feet (186.97' feet by plat);

Thence South 55°06'29" East 14.89 feet, along said Unit Three boundary, to the intersection of the westerly boundary of a parcel of land conveyed to State Road Commission of Utah in Warranty Deed recorded Book 873 page 434, said westerly boundary being identified on highway drawings Sheet 7 of Proj. No. SU-0568(6) as parcel 18-ST;

Thence South 02°06'52" East 40.41 feet, along said westerly boundary, to the north right of way line of said Canyon Road as identified on Sheet 6 and 7 of said highway project drawings;

Thence South 87°53'08" West 302.14 feet, along said north right of way line, to an existing fence line being the east boundary of a parcel described in Corrective Warranty Deed recorded Entry number 2634853 on May 10, 2013;

Thence North 01°18'56" East 119.54 feet (119.57 feet by said Corrective Warranty Deed), along an existing fence, to a fence corner;

Thence North 81°27'23" West 20.33 feet (N 81°43'34" W by said Corrective Warranty Deed), along an existing fence being the north boundary of said parcel identified in said Corrective Warranty Deed;

Thence the following Three (3) courses along an existing fence line as bounded in Warranty Deed recorded Entry number 2666159 on November 27, 2013,

1) North 01°20'56" East 96.06 feet (S 01°05'47" W 96.48' by said Warranty Deed), to a fence corner;

2) South 89°12'20" West 30.15 feet (N 89°12'44" E 30.35' by said Warranty Deed), to a fence corner;

3) North 01°25'46" East 73.22 feet (S 01°09'55" W 70.97' by said Warranty Deed), to the point of beginning. Containing 1.7705 acres, more or less.

- NARRATIVE**
- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to provide a boundary of the property shown for future development. Additionally, while I have located utilities in the top portion of this survey I have not shown them on this plat, the purpose of this filing is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities, or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or 811 Locator Services is made hereon.
 - The basis of bearing is as noted as described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system as derived by GPS observations using Leica Network base references.
 - The As Surveyed Description for this property is being tied to street monuments in Mountain Road because most of the descriptions of record utilize them as their tie monument.
 - The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the section monumentation shown hereon may or may not represent the locations of the official federal survey. Where possible or appropriate differences in opinion as to the location(s) of section corners or other control monuments will be noted. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
 - While employed at Weber County I conducted a survey which is filed as ROS#3404 in which a portion of the UDOT r/w was identified. That same r/w definition is used in this survey.
 - Right of way monuments were found in the survey work that I did while at the county near the following locations: Sta. 213+04.7 to the north side (mon is not on r/w line), Sta. 218+00 to the north and south sides, and PSC Sta. 221+81.44 to the north side. In this survey I uncovered an old fence post cemented in the ground marking the right of way of the highway (Fence Post 1). It has been cut off at the ground level. This post has been used as additional control for the highway right of way.
 - The C 1/4 corner is shown as having two locations. One is where some of the deeds for the properties in this area identify the corner and the other is where the Ogdan City Bible Sheets (as they are locally known) show the corner to be located as I retraced in my survey ROS#3404.
 - The North boundary of the property is being held along the south boundary of the Calver Subdivision. The street monuments for this subdivision are being held to place the location of the south boundary.
 - The east boundary runs along the boundary of Unit One and Unit Three of the El Monte Vista Subdivision. The location of Unit One has been established from a found curb nail (cn1) on the extension of the east line of Lot 6. The north-south placement (longitudinal position) was held on a fence line that is on the Lot line between lots 2 and 3. Other curb nails were found on the north side of 1350 South but they do not match the plat location.
 - It has been found in the process of evaluating Unit One that the lots on the north and south sides of the street do not fit the platted locations of the Lots. Meaning, holding cn1 and Fence Post 2 causes the lots on the north side of the street to be about 7 feet west of where the fence and curb nails would place them. Lots 7-10 have been held to match cn2 and cn3 by breaking the plat in the street and adjusting Lots 7-10 and Lots 1-6 independently. Actually, this is the first time that I can recall that I have had to do this with a subdivision plat. I have not evaluated how Lots 7-10 match surrounding subdivisions.
 - Placing Unit Three was done holding curb nails, cn4 thru cn9. Holding the locations of Unit One and Three as indicated identifies a 0.7 foot gap between Lots 6 and 23. This gap would close by extending the lot lines of Unit Three since it was created at a later time.
 - The southeast corner of the east boundary line is along the west boundary of a UDOT parcel which was acquired by the state as part of Project SU-0568(6). The described location of the parcel in the deed and the platted location representing what they intended to acquire do not coincide due to monument ties in the deed and the physical placement of the highway right of way. In examining the deed and map it is evident that the line is intended to begin at a point westerly 23 feet from the angle point in the right of way at Station 204+64.7. This angle point is identified on this survey as the Fence Post 1. I then set the south end of the line 23 feet westerly along the right of way. The bearing of the line in the deed is North 41 ft., more or less. I have held the angular difference between what the deed uses for the right of way and North.
 - The south boundary of the property is along the highway right of way. The location has been discussed hereinabove.
 - The west boundary of the parcel is held on the existing fences. The last three courses are called to be along an existing fence, which I have surveyed, in Warranty Deed Entry number 2666159. The courses on the east and north of the Butler property is being held on the long standing fence line between these properties.
 - The east boundary may be subject to a claim of easement by the North Ogdan Irrigation Canal Company. See record Plat book 74 page 20-25. This easement claim has been shown hereon. No other easements of record or otherwise have been researched.

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 FILE # 7396

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075
CLIENT: Rick Scadden Address:		1 of 1
Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian.		Record of Survey
Revisions	DRAWN BY: EDR CHECKED BY: ... DATE: Nov. 2, 2022 PROJ: 4156	
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor be Recorded or Filed, nor implemented or used as a Final Product.		

Project Name: 4156 Scadden-Foyner townhomes.dwg, Save Date: November 2, 2022 4:54 PM, Sheet: ###