

DRAWING TITLE

RECORD OF SURVEY & TOPOGRAPHIC

CLIENT CONTACT

MARK PERRY C/O GRANT
MIDDLETON, P.E. #4370

2990 NORTH 2000 WEST, FARR WEST
LOCATED WITHIN, WEBER COUNTY,
UTAH. A PART OF THE S.E. 1/4 SEC.
26, T. 7 N., R. 2. W. S.L.B.&M.

PROPERTY DESCRIPTION

Beginning at a point 10 chains south of the northeast corner of said quarter section, and running thence west 586 feet to the state road, known as U. S. Highway 84, thence south along highway 242 feet thence east 580 feet to a point south of the place of beginning, thence north 242 feet, to the place of beginning.

Containing 1.65 +/- Acres

SURVEYOR'S NARRATIVE

This Survey was performed at the request of Mark Perry for the purpose to develop a site topographical survey in relation to major improvements and the intended positioning of this lot. The basis of bearing was derived from the found section monumentation accepted as the southeast section line of Section 26, T. 7 N., R. 2 W. S.L.B. & M. and utilized on this survey as North 00°00'31" East as shown on Section Map and local surveys recorded within the official records of Weber County Recorder's Office. Area surveys as recorded within the records of the Weber County Surveyor's Office have been pulled and examined during the course of this survey. No Survey discrepancies were found, that relate to this lot's location. Shown are One foot Contours Highlighted at Five foot Intervals as labeled. Found rebar (possibly original staking) and monumentation have been tied, utilized and shown on this survey. The elevation base is determined by the field G.P.S. Projection Based on Utah North NAD 1983 Projection then rounded off to match the Geoid 12B elevation as referenced in the Section Corner sheet for the Southeast corner of Section 26, T. 7 N., R. 2 W. S.L.B. & M. for a more efficient Bench Mark base. The project bench mark is 4272.70' = Found and accepted brass cap in the intersection of 2700 north and I-80 on ramp.

NOTE.

1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which are disclosed by a title report provided to this office by the client. Title Report prepared by First American Title Dated Feb. 08, 2022 Commitment # 338-6181165.
2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
4. Utilities shown are based on ground evidence, together with a request for utility maps. Such information relayed to the survey is to the best of our knowledge in regards to evidence provided from responding utility companies. It is recommended that a utility review together with physical on site blue stake request be made prior to any construction/excavation for the ability to update any final construction plan(s).
5. Subdivision plat notes, pertaining to this lot and other restrictions obligations, covenants etc., that may affect the design and use of this lot, see subdivision.
7. All tree and tree grouping locations are approximate and should not be relied upon as exact placement. Any trees or tree grouping considered part of the planning process must be staked out on site for field review, prior to any construction.

SURVEYOR'S CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114 as prescribed under the laws of the State of Utah. I further certify that by the owners' authority, I have made a survey of the tract of land shown on this plat and described hereon. The same has been correctly surveyed and referenced with ground measurements and other data as shown on this plat. This survey retraces lot/deed lines and may have corrected said lot/deed lines to coincide with found evidence and other interpolations and conclusions, based on said ground measurements, data surveys and other information and records. Furthermore, other unwritten rights of ownership or lines of occupation may have implied rights or may exist, and in conducting this survey and preparing this plat it is expressly understood that I do not warrant or certify any of those rights unless evidence and records of agreements or acts among the appropriate parties are provided to me sufficient to establish the existence and position of those lines.

JOHANSON SURVEY DESIGN SEPTIC PLANNING
PROFESSIONAL LAND SURVEYORS

P.O. BOX 18941
SALT LAKE CITY, UTAH 84118
Shane Johanson P.L.S. 801-815-2541

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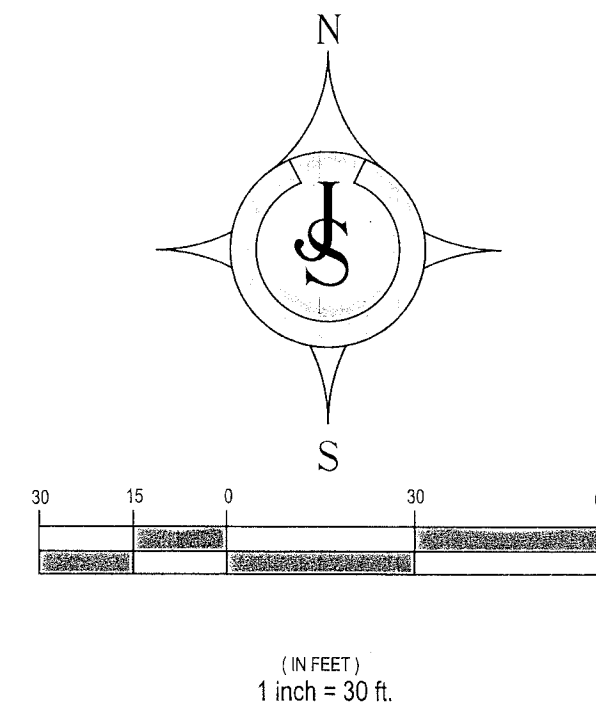
This drawing is and at all times remains the exclusive property of Johanson. Surveying shall not be used without complete authorization and written support.

STAMP PROJECT NO. S-23-068
DATE: 8/23/2023 REVISED 8/8/2023
DRAWN BY: NATHAN BSEISO D.S.P. III
OVERSEEN BY: SHANE R. JOHANSON P.L.S.
SHEET NUMBER SHEET-1

INTERSTATE
HIGHWAY 15

R.O.W. SURVEY FOR INTERSTATE 15
BY HANSEN & ASSOCIATES INC.
SP-15-8 (34) 342 FILE # 004267 ON FILE
WITH THE WEBER CO. SURVEYORS OFFICE

INTERSTATE
HIGHWAY 15



LEGEND

- ◆ = SECTIONAL CORNER
- ◆ = STREET MONUMENT
- ◆ = SET REBAR & CAP LS# 7075114
- = FOUND PROPERTY MARKER
- = REPRESENTS PROPERTY LINE
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = EXISTING STORM DRAIN MH
- = STORM BOX CURB
- = EXISTING SEWER MANHOLE
- = FIBER OPTIC COMM.
- = CABLE BOX
- = EXISTING TRANSFORMER
- = EXISTING LIGHT POLE
- = CHAINLINK/WIRE FENCE
- = EXISTING OVERHEAD WIRE POWER/COMM.
- = EXISTING IRRIGATION LINE
- = EXISTING SEWER LINE
- = EXISTING GAS LINE
- = EXISTING STORM DRAIN LINE
- = EXISTING COMMUNICATION LINE
- = EXISTING WATER LINE
- = EXISTING POWER LINE
- = EXISTING EDGE OF VEGETATION/GROUP
- = EXISTING RAIL/POST PANEL F.E.
- = EXISTING/PROPOSED LIMIT OF DISTURBANCE
- F.F.E. = FINISH FLOOR ELV.
- T.O.W. = TOP OF WALL
- T.O.C. = TOP OF CONCRETE
- F.L. = FLOW LINE/E. OR DITCH

RECEIVED
BY: JWH

