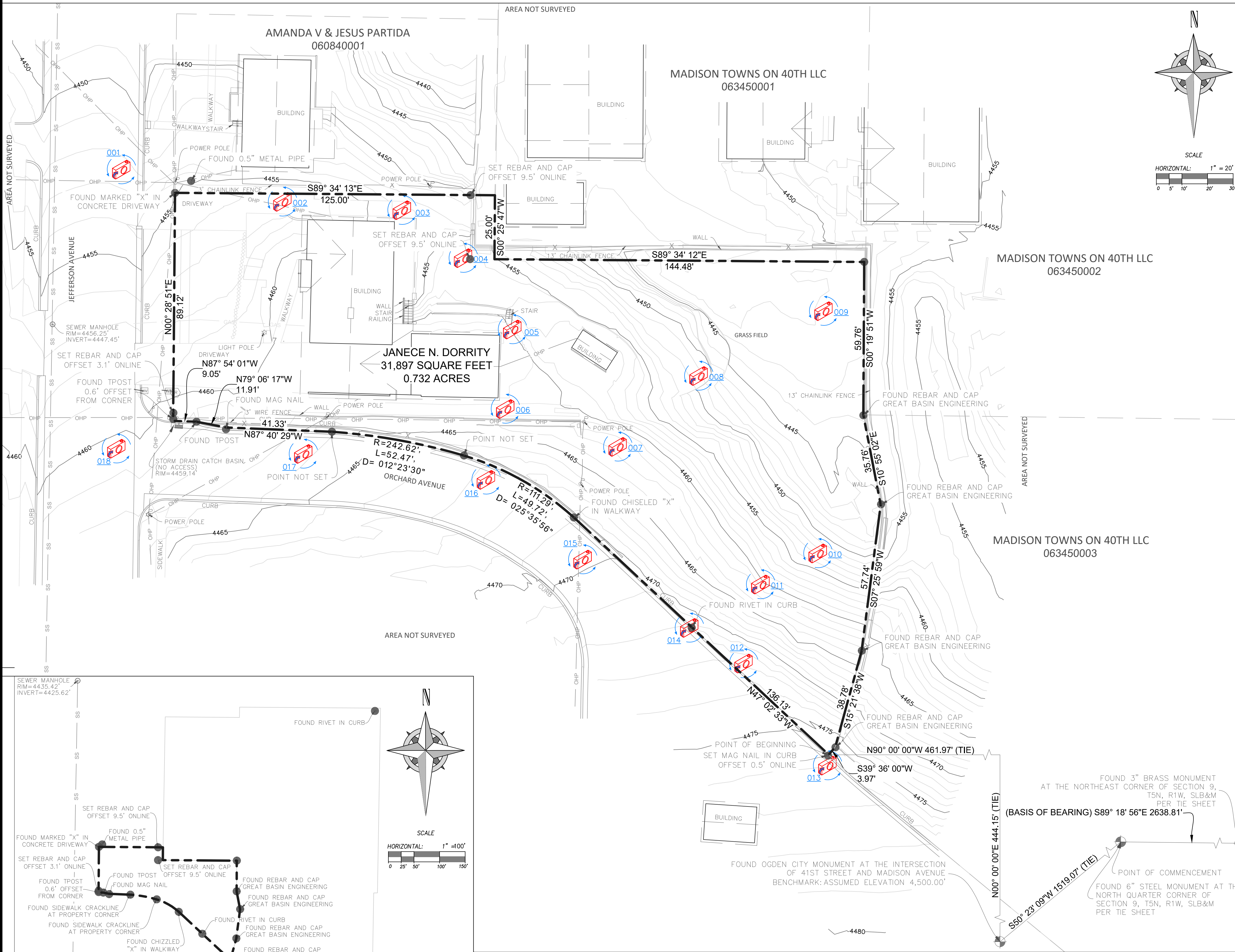


RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, T5N, R1W, SLB&M,
WEBER COUNTY, UTAH



NARRATIVE

THIS SURVEY WAS PREPARED FOR JANECE DORRITY TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 9, T5N, R1W, SLB&M, MARKED AT THE NORTHEAST CORNER BY A 3" OGDEN CITY BRASS CAP AND AT THE NORTH QUARTER CORNER BY A 6" OGDEN CITY STEEL CAP, SAID LINE BEARING SOUTH 89°18'56" EAST A DISTANCE OF 2638.81 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE WARRANTY DEED RECORDED IN WEBER COUNTY RECORDER OFFICE WITH ENTRY NO. 3278888.

THREE MONUMENTS AND EIGHTEEN OFFSETS TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE MONUMENTS FIT WITH THE RECORDED LOCATION OF THE PROPERTY AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

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.
3. DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
4. BENCHMARK IS A OGDEN CITY MONUMENT AT THE INTERSECTION OF 41ST ST. AND MADISON AVE WITH ASSUMED ELEVATION OF 4500.00'.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 6" STEEL MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, SLB&M, WHENCE A 3" BRASS MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 9, BEARS SOUTH 89°18'56" EAST A DISTANCE OF 2638.81 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

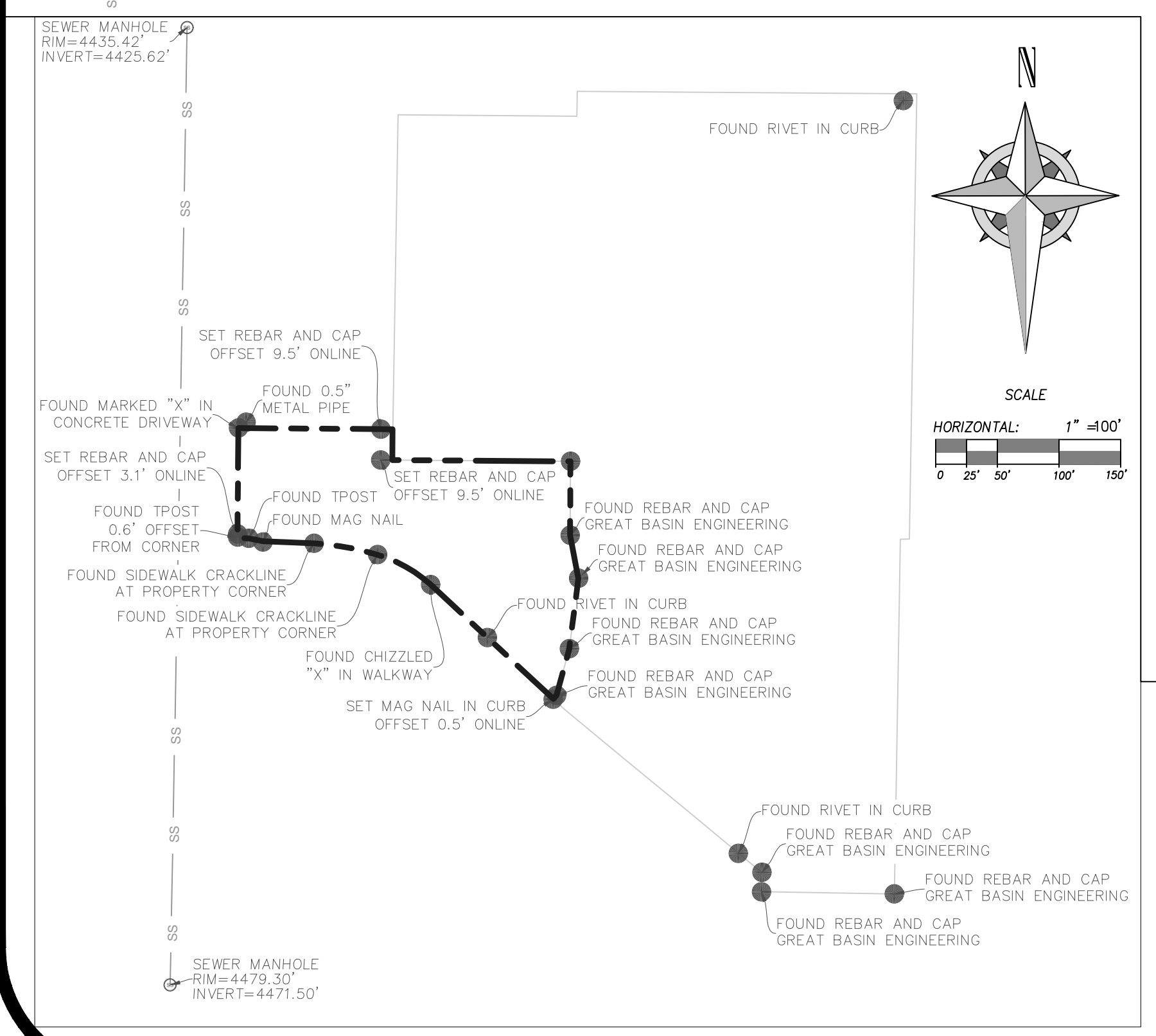
THENCE SOUTH 50°23'09" WEST A DISTANCE OF 1519.07 FEET;
THENCE NORTH 00°00'00" EAST A DISTANCE OF 444.15 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 461.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 47°02'33" WEST A DISTANCE OF 136.13 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°53'56", A RADIUS OF 111.29 FEET, AN ARC LENGTH OF 49.72 FEET AND A CHORD BEARING NORTH 60°39'58" WEST A DISTANCE OF 49.31 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 012°23'30", A RADIUS OF 242.62 FEET, AN ARC LENGTH OF 52.47 FEET AND A CHORD BEARING NORTH 79°06'17" WEST A DISTANCE OF 11.91 FEET;
THENCE NORTH 87°40'29" WEST A DISTANCE OF 41.33 FEET;
THENCE NORTH 79°06'17" WEST A DISTANCE OF 11.91 FEET;
THENCE NORTH 87°54'01" WEST A DISTANCE OF 9.05 FEET;
THENCE NORTH 00°28'51" EAST A DISTANCE OF 89.12 FEET;
THENCE SOUTH 89°34'13" EAST A DISTANCE OF 125.00 FEET;
THENCE SOUTH 00°25'47" WEST A DISTANCE OF 25.00 FEET;
THENCE SOUTH 89°34'12" EAST A DISTANCE OF 144.48 FEET;
THENCE SOUTH 00°19'51" WEST A DISTANCE OF 59.76 FEET;
THENCE SOUTH 10°55'02" EAST A DISTANCE OF 35.76 FEET;
THENCE SOUTH 07°25'59" WEST A DISTANCE OF 57.74 FEET;
THENCE SOUTH 15°21'38" WEST A DISTANCE OF 38.78 FEET;
THENCE SOUTH 39°36'00" WEST A DISTANCE OF 3.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31,897 SQ. FT. OR 0.732 ACRES.

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- OVERHEAD POWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SET LOT WITH 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- PANORAMIC PHOTO LOCATION
- SIGN
- POWER POLE
- WATER VAULT
- IRRIGATION CONTROL BOX
- WATER VAULT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN



SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

James V. Heinrich
JAMES V. HEINRITZ
11072412-2201
10/18/23
STATE OF UTAH

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC.

RECEIVED
OCT 18 2023
FILE # 7678

PROJECT INFORMATION

JANECE DORRITY

4020 S JEFFERSON AVENUE SOUTH OGDEN, UT, 84403.

BOUNDARY SURVEY WITH TOPOGRAPHY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-082	Sheet 1
DATE SEPT 2023	1
HORIZONTAL SCALE 1" = 20'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS