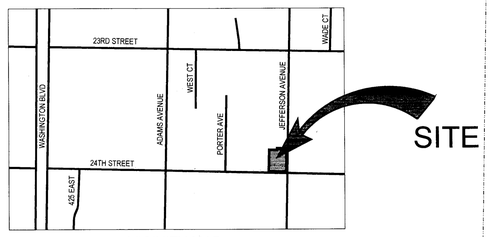
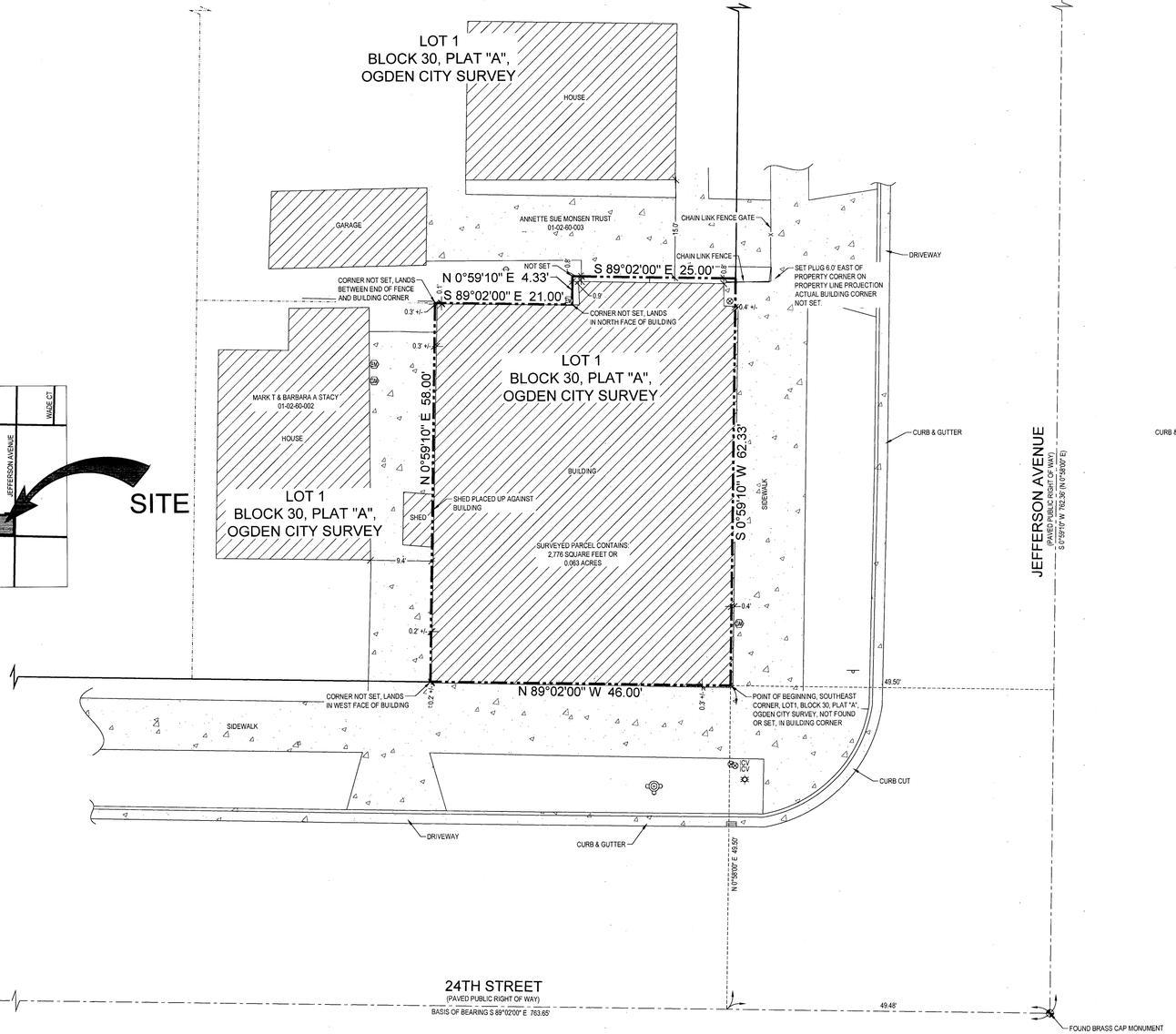
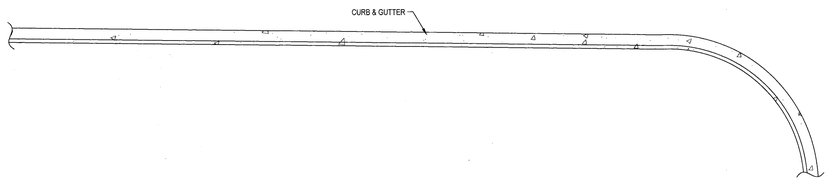
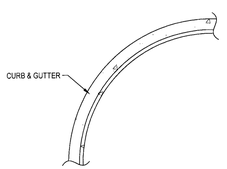
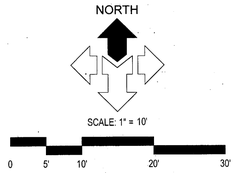


VICINITY MAP
SCALE: N.T.S.









DESCRIPTION

PART OF LOT 1, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 62 FEET 4 INCHES, THENCE WEST 25 FEET, THENCE SOUTH 4 FEET 4 INCHES, THENCE WEST 21FEET, THENCE SOUTH 58 FEET, THENCE EAST 46 FEET TO THE PLACE 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
STATE OF UTAH

DAVID B. DRAPER
LICENSE NO. 6861599

Date 10-3-22

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED FOR HEINRICH PROPERTIES FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL OF LAND. THE BASIS OF BEARING IS SOUTH 89°02'00" EAST ALONG THE MONUMENT LINE OF 24TH STREET, BETWEEN THE BRASS CAP MONUMENTS, LOCATED AT THE INTERSECTIONS OF ADAMS AND JEFFERSON AVENUES 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 SURVEYED PROPERTY LINES WERE ESTABLISHED USING DEEDS OF THE SURVEYED AND ADJOINING PARCEL AND THE OGDEN CITY ATLAS PLAT FOR BLOCK 30.

GENERAL NOTES

1. UNLESS OTHERWISE NOTED HEREON, PROPERTY CORNERS WERE SET WITH A 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENG."

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:

- MCNEIL ENGINEERING SURVEY, WEBER COUNTY FILE NO. 5423
- GARDNER ENGINEERING SURVEY, WEBER COUNTY FILE NO. 5106
- LANDMARK SURVEYING SURVEY, WEBER COUNTY FILE NO. 4517
- REEVES AND ASSOCIATES SURVEY, WEBER COUNTY FILE NO. 3436
- OGDEN CITY ATLAS MAP FOR BLOCK 30

LEGEND

RIGHT OF WAY LINE	FIRE HYDRANT
LOT LINE	WATER VALVE
PROPERTY LINE	ELECTRICAL METER
MONUMENT LINE	LIGHT POLE
SECTION LINE	UTILITY POLE
EASEMENT LINE	NATURAL GAS METER
FENCE	STORM DRAIN CATCH BASIN
POWER LINE	IRRIGATION CONTROL VALVE
CONCRETE	TELECOMMUNICATIONS MANHOLE
BUILDING	TELECOMMUNICATIONS BOX
	SIGN
	PROPERTY CORNER

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Structural Engineering • Land Surveying & HDS

HEINRICH PROPERTIES PARCEL

584 24TH STREET
OGDEN, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	22530
CAD FILE:	22530BND
DRAWN BY:	KSL/KEG
CALC BY:	EAM
FIELD CREW:	HBD
CHECKED BY:	DBD
DATE:	10-3-22

BOUNDARY SURVEY

1 OF 1