RECORD OF SURVEY

PART OF LOTS 39, 40, AND 41, BLOCK 40, LAKEVIEW ADDITION
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
JANUARY, 2024

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF LOTS 39 AND 40, AND THE SOUTH 11 FEET OF LOT 41, BLOCK 40, LAKEVIEW ADDITION, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

NARRATIVE

THIS SURVEY WAS REQUESTED BY ALLAN KARRAS FOR THE PURPOSE OF RE–ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND.

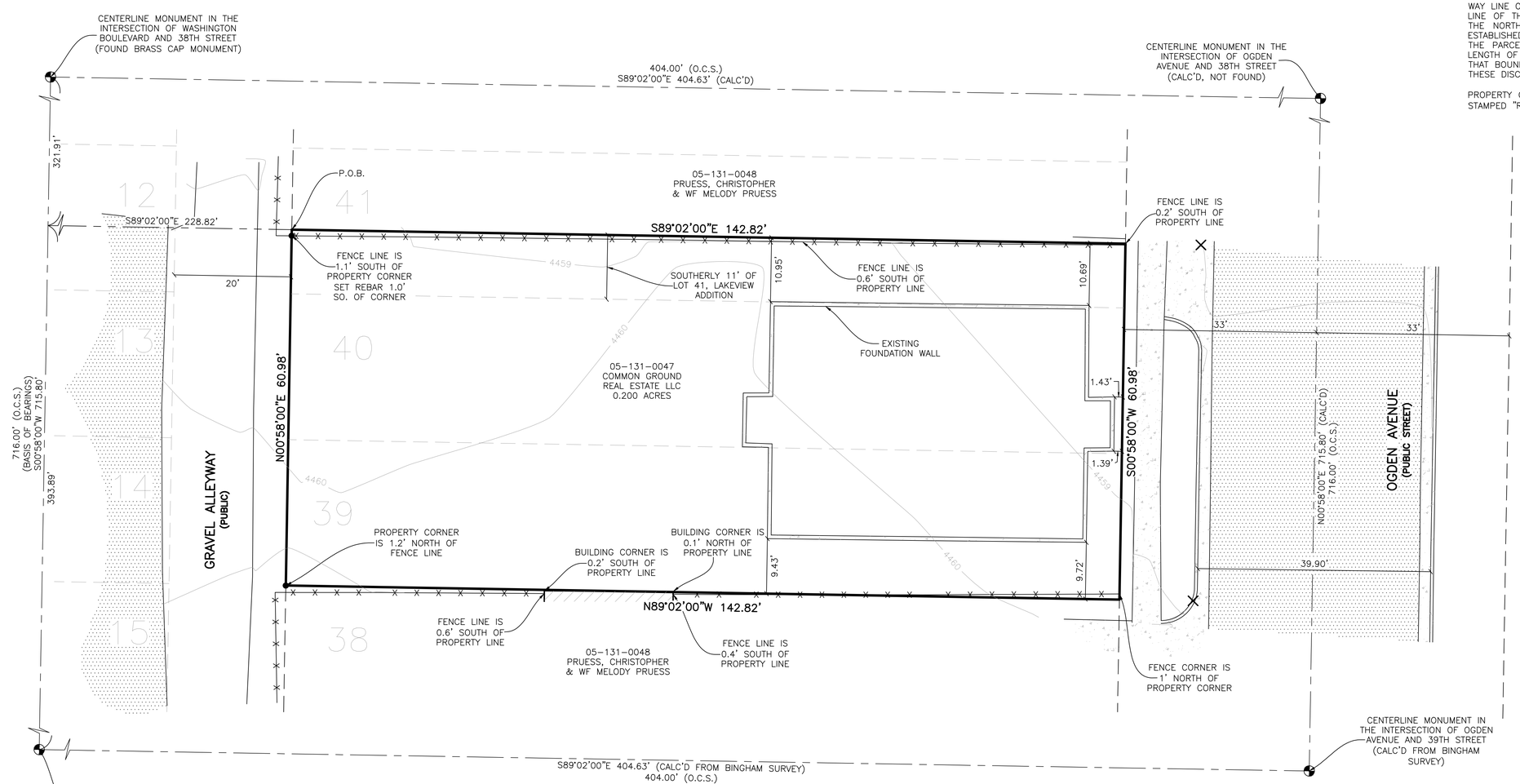
BRASS CAP MONUMENTS WERE FOUND FOR CENTERLINE MONUMENTS IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 38TH STREET; THE INTERSECTION OF OGDEN AVENUE AND 38TH STREET; THE INTERSECTION OF OGDEN AVENUE AND 39TH STREET; AND THE INTERSECTION OF WASHINGTON BOULEVARD AND 39TH STREET.

A LINE BEARING SOUTH 00°58'00" WEST BETWEEN SAID MONUMENTS IN THE INTERSECTION OF WASHINGTON BOULEVARD AND 38TH STREET AND THE INTERSECTION OF WASHINGTON BOULEVARD AND 39TH STREET WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A SURVEY PREPARED BY BINGHAM ENGINEERING, DATED MARCH 19, 2021, AND RECORDED MARCH 28, 2001, AS ENTRY #2679; AND A SUBDIVISION PLAT FOR LAKEVIEW ADDITION AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE WAS USED AS REFERENCE FOR THIS SURVEY.

THE EAST LINE OF SUBJECT PARCEL WAS DETERMINED BY THE WEST RIGHT OF WAY LINE OF OGDEN AVENUE, AND THE WEST LINE WAS DETERMINED BY THE EAST LINE OF THE 20 FOOT WIDE PUBLIC ALLEY AS DEFINED BY LAKEVIEW ADDITION; THE NORTH AND SOUTH LINES WERE DETERMINED BY DEEDS AND LOT LINES ESTABLISHED BY SAID LAKEVIEW ADDITION. THERE ARE INCONSISTENCIES BETWEEN THE PARCEL LINES AND EXISTING FENCES. IT IS DIFFICULT TO DETERMINE THE LENGTH OF TIME FENCES HAVE BEEN IN PLACE. THEREFORE, IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE PREPARED AND BY OWNERS TO RECONCILE THESE DISCREPANCIES.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".



LEGEND

- = CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET PLUG
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCE LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT

10 0 10 20 30
Scale: 1" = 10'

RECEIVED
MAR 14 2024
FILE # 7790

SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17–23–17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 6th DAY OF MARCH ,20 24.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
03/06/24
9239283
JASON T. FELT
STATE OF UTAH

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

RECORD OF SURVEY
PART OF LOTS 39, 40, AND 41, LAKEVIEW ADDITION
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH

COMMON GROUND REAL ESTATE LLC
3813 OGDEN AVENUE, OGDEN, UT 84403

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 1–4–2024
Name: KARRAS
RECORD OF SURVEY
Scale: 1"=10'
Checked:
Number: 1714–50

Sheet 1 of 1 Sheets