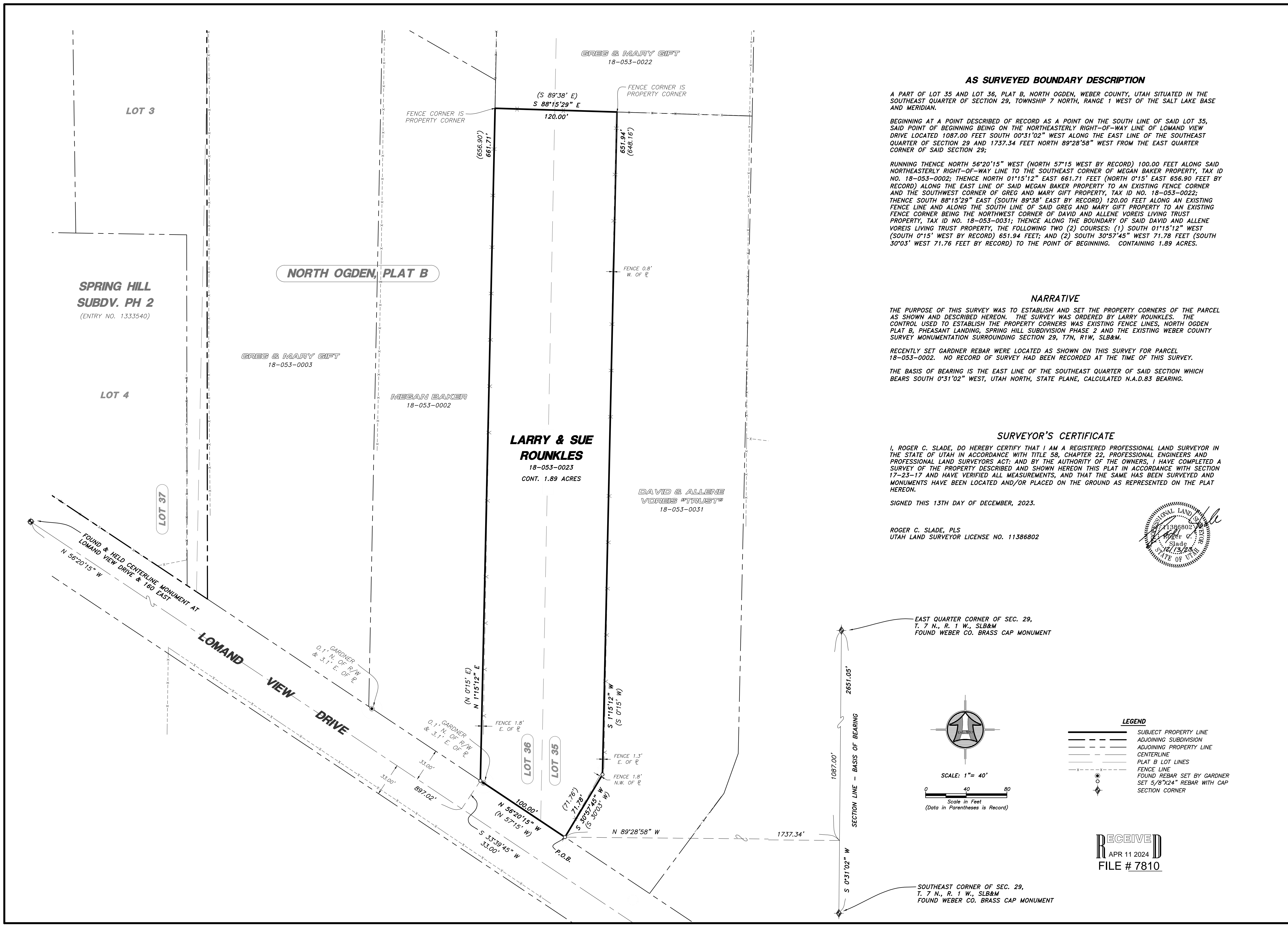


N:\2023\23-3-282 Lurry Rounkles\Drawings\23-3-282\19.dwg, 12/13/2023 6:05:04 AM, DWG To PDF, p.3



AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 35 AND LOT 36, PLAT B, NORTH OGDEN, WEBER COUNTY, UTAH SITUATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS A POINT ON THE SOUTH LINE OF SAID LOT 35, SAID POINT OF BEGINNING BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOMAND VIEW DRIVE LOCATED 1087.00 FEET SOUTH 00°31'02" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29 AND 1737.34 FEET NORTH 89°28'58" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 29;

RUNNING THENCE NORTH 56°20'15" WEST (NORTH 57°15' WEST BY RECORD) 100.00 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF MEGAN BAKER PROPERTY, TAX ID NO. 18-053-0002; THENCE NORTH 01°15'12" EAST 661.71 FEET (NORTH 0°15' EAST 656.90 FEET BY RECORD) ALONG THE EAST LINE OF SAID MEGAN BAKER PROPERTY TO AN EXISTING FENCE CORNER AND THE SOUTHWEST CORNER OF GREG AND MARY GIFT PROPERTY, TAX ID NO. 18-053-0022; THENCE SOUTH 88°15'29" EAST (SOUTH 89°38' EAST BY RECORD) 120.00 FEET ALONG AN EXISTING FENCE LINE AND ALONG THE SOUTH LINE OF SAID GREG AND MARY GIFT PROPERTY TO AN EXISTING FENCE CORNER BEING THE NORTHWEST CORNER OF DAVID AND ALLENE VOREIS LIVING TRUST PROPERTY, TAX ID NO. 18-053-0031; THENCE ALONG THE BOUNDARY OF SAID DAVID AND ALLENE VOREIS LIVING TRUST PROPERTY, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°15'12" WEST (SOUTH 0°15' WEST BY RECORD) 651.94 FEET; AND (2) SOUTH 30°57'45" WEST 71.78 FEET (SOUTH 30°03' WEST 71.76 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 1.89 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LARRY ROUNKLES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, NORTH OGDEN PLAT B, PHEASANT LANDING, SPRING HILL SUBDIVISION PHASE 2 AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, T7N, R1W, SLB&M.

RECENTLY SET GARDNER REBAR WERE LOCATED AS SHOWN ON THIS SURVEY FOR PARCEL 18-053-0002. NO RECORD OF SURVEY HAD BEEN RECORDED AT THE TIME OF THIS SURVEY.

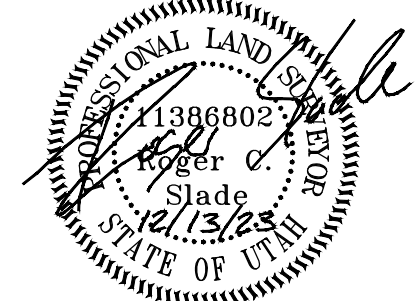
THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 0°31'02" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

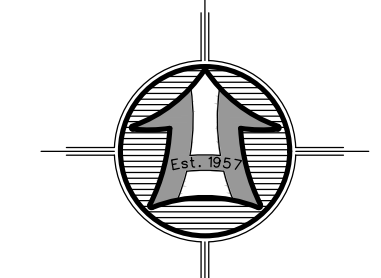
I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 13TH DAY OF DECEMBER, 2023.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENSE NO. 11386802



EAST QUARTER CORNER OF SEC. 29,
T. 7 N., R. 1 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT



SCALE: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)

LEGEND

—	SUBJECT PROPERTY LINE
- - -	ADJOINING SUBDIVISION
- · - · -	ADJOINING PROPERTY LINE
—+—	CENTERLINE
- · - · -	PLAT B LOT LINES
- · - · -	FENCE LINE
○	FOUND REBAR SET BY GARDNER
◇	SET 5/8"x24" REBAR WITH CAP SECTION CORNER

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PROPERTY SURVEY FOR
LARRY ROUNKLES
246 EAST LOMAND VIEW DRIVE
NORTH OGDEN, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

Sheet
1
of
1
Sheets

Drawn By: RS Date: 12/08/2023
Designed By: JRP
Checked By: JRP
Approved By: JRP
Scale: 1" = 40'
Drawing File: 23-3-282\19.dwg
JOB NUMBER: 23-3-282

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