

NARRATIVE

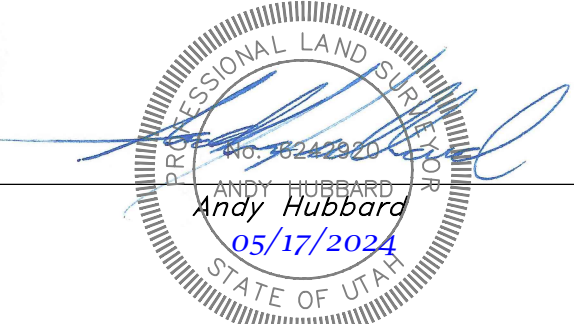
This Boundary Survey was requested by Alan and Kathleen Casey for the purpose of adjusting the common line.
 The Basis of Bearings for this survey, is South 00°08'00" West from the Brass Cap Monument Marking found on the Northeast and the East Quarter of Section 29, Township 7 North, Range 1 West.
 The boundary of this parcel was determined by utilizing the Subdivision plat Larson Lane Phase 7 and Phase 8.
 Property corners were set as depicted on this plat.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing utility map received from the respectable utility companies. The Surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities show are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



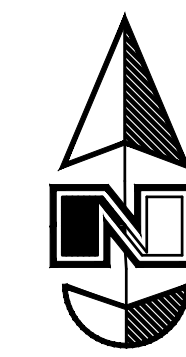
Northeast Corner of Section 29, 17N, R1W, SLB&M U.S. Survey



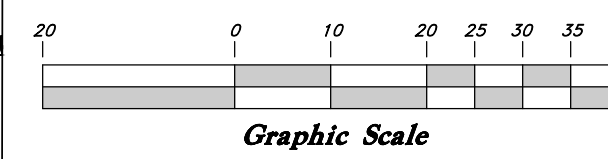
Vicinity Map
(Not to Scale)

Legend
(Note: All items may not appear on drawing)

Sanitary Sewer	—S—	Existing Water Manhole	(W)
Culinary Water	—C—	Existing Cleanout Box	(CB)
Gas Line	—G—	Existing Irrigation Box	(IB)
Irrigation Line	—IW—	Existing Electrical Box	(EB)
Storm Drain	—SD—	Existing Electrical Cabinet	(EC)
Telephone Line	—T—	Existing Diversion Box	(DB)
Secondary Waterline	—SW—	Existing Light Pole	(LP)
Over-head Power	—OMP—	Existing Fire Hydrant	(FH)
Under-ground Power	—UCP—	Existing Telephone Manhole	(TM)
Fiber Optic	—FO—	Existing Gas Manhole	(GM)
Power pole	—PP—		
Power pole w/guy	—PPG—		
Light Pole	—LP—		
Fence	—***—		
Ditch	—D—		
Centerline	—CL—	Existing Asphalt	(A)
Record	—R—	Existing Concrete	(C)
Existing Inlet Box	(IB)	Existing Gravel	(G)
Existing Valve	(V)	Existing Building	(B)
Existing Catch Basin	(CB)	Coniferous Tree	(CT)
Existing Post	(P)	Deciduous Tree	(DT)
Existing Water Meter	(WM)		
Existing Gas Meter	(GM)		
Existing Telephone Box	(TB)		
Existing Sewer Manhole	(SM)		
Existing Drain Manhole	(DM)		
Public Utility Easement	P.U.E.		
Drainage Easement	D.E.		

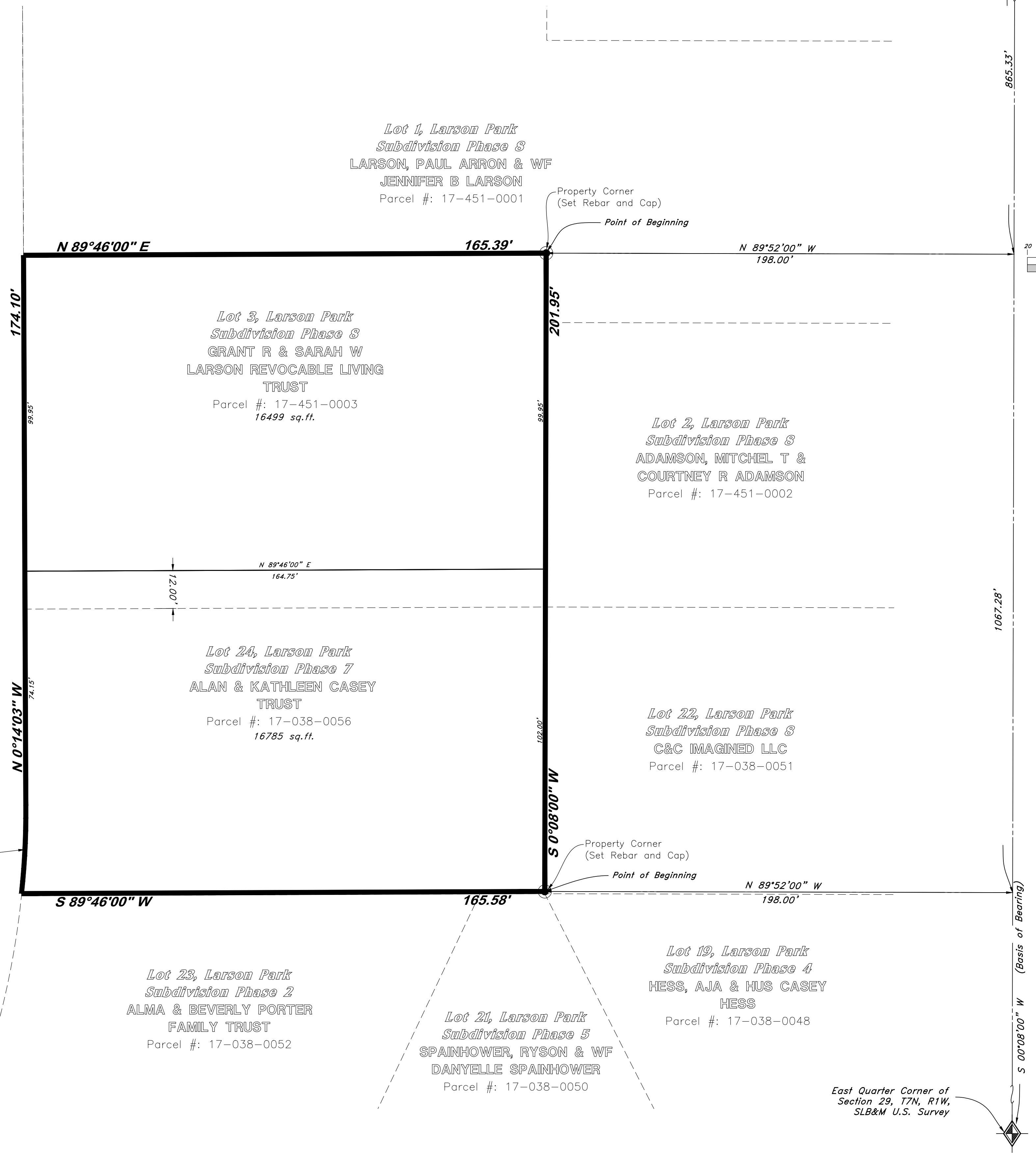


Scale: 1" = 20'



425 East Street
(PUBLIC RIGHT OF WAY)

Δ = 6°04'42"
 R = 262.99'
 L = 27.90'
 LC = 27.89'
 N 2°48'21" E



Grant R & Sarah W Larson Revocable Living Trust (17-451-0003) (Existing)
 All of Lot 3, Larson Park Subdivision Phase 8, North Ogden City, Weber County, Utah.

Alan & Kathleen Casey Trust (17-038-0056) (Existing)
 All of Lot 24, Larson Park Subdivision Phase 7, North Ogden City, Weber County, Utah.

Revised Parcel for Grant R & Sarah W Larson Revocable Living Trust (17-451-0003)
 A part of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Northeast corner of Lot 3, Larson Park Subdivision Phase 8, which is South 0°08'00" West 865.33 feet along the Section line and North 89°52'00" West 198.00 feet from said section; and running thence South 0°08'00" West 99.95 feet along the East line of said Lot 3; thence leaving said East line and running South 89°46'00" West 164.75 feet to a point on the West line of said Lot 3; and running thence North 0°14'03" West 99.95 feet along said West line to the Northwest corner of said Lot 3; and running thence North 89°46'00" East 164.75 feet along the North line of said Lot 3 to the point of beginning.

Contains 16,499 sqft. or 0.379 Acres.

Also known as all of Lot 3, Larson Park Subdivision Phase 8, North Ogden City, Weber County, Utah, excepting the southerly 12.00 feet thereof.

Revised Parcel for Alan & Kathleen Casey Trust (17-038-0056)
 A part of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Southeast corner of Lot 24, Larson Park Subdivision Phase 7, which is South 0°08'00" West 1,067.28 feet along the Section line and North 89°52'00" West 198.00 feet from said section; and running thence South 89°46'00" West 165.58 feet along the south line of said Lot 24 to the Southwest corner of said Lot 24; thence running along a non-tangent curve to the left, having a Chord Bearing and Distance of North 2°48'21" East 27.89 feet, a Radius of 262.99 feet, a Central Angle of 6°04'42" and an Arc Length of 27.90 feet along the West line of said Lot 24; thence North 0°14'03" West 62.15 feet along said West line to the Northwest corner of said Lot 24, also being the Southwest Corner of Lot 3, Larson Park Subdivision Phase 8; and thence running North 0°14'03" East along the West line of said Lot 3 12.00 feet; thence leaving said West line North 89°46'00" East 164.75 feet to a point on the East line of said Lot 3; and thence running South 0°08'00" West 12.00 feet along said East line to the Southeast corner of said Lot 3, also being the Northeast corner of said Lot 24; and thence running South 0°08'00" West 90.00 feet along the East line of said Lot 24 to the point of beginning.

Contains 16,785 sqft. or 0.385 Acres.

Also known as all of Lot 24, Larson Park Subdivision Phase 7, North Ogden City, Weber County, Utah, and the Southerly 12.00 feet of Lot 3, Larson Park Subdivision Phase 8, North Ogden City, Weber County Utah.

RECEIVED
 MAY 24 2024
 FILE # 7833

GREAT BASIN ENGINEERING
 574 SOUTH 1475 EAST, SUITE 100, UTAH 84403
 MAIN 801-394-4455, FAX 801-392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey
Larson Park Survey
 3186 North 425 E
 North Ogden City, Weber County, Utah
 A part of Section 29, 17N, R1W, SLB&M, U.S. Survey

March, 2024

SHEET NO.
ROS