

Vicinity Map
(Not to Scale)

LEGEND

- Found Section Monument
- Calculated Section Position
- Public Utility Easement
- Measured
- Centerline Road Lot Lines
- Survey Monument Tie Line
- Existing Fence Line
- Lot Line
- Boundary Line
- Set Back Lines
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Street Monument
- Building
- Concrete
- Nail

RECORD DESCRIPTIONS

Parcel 17-045-0035: A part of the Northeast Quarter of section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at the Southwest corner of Hi-Vista Subdivision No 1 in North Ogden City, Weber County, Utah, North 89°09' West, along the section line 33 feet and North 0°08' East 254.51 feet and North 79°44' West 623.16 feet from the Southeast Corner of the Northeast quarter of Section 29, and running thence North 79°44' West 126.07 feet; thence North 74° West 149.4 feet to the North West Corner of Grantors property defined by old fence; thence South 27°15' West along said fence 182.00 feet; thence South 73°19' East 362.19 feet to grantors east property line and old fence; thence North 27°30' East 209.00 feet to a point on the South line of said Hi-Vista Subdivision; thence North 79°44' West 93.80 feet to the point of beginning.

Parcel 17-045-0013: Part of the Southeast Quarter of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point which is North 0°08' East 363.30 feet along the Section Line and South 85°45' West 26.70 feet and South 0°17'30" West 108.00 feet and North 79°44' West 630.30 feet from the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 29 and running thence North 79°44' West 126.07 feet; thence North 74°00' West 171.44 feet; thence North 24°47' East 264.00 feet; thence North 74.00 West 86.00 feet; thence North 24.47 East 100.00 feet; thence South 58°00' East 194.00 feet; thence South 9°37' East 325.70 feet to the point of beginning containing 1.637 acres

Together with and subject to a right of way over the following described Property: part of the Southeast Quarter of the Northeast Quarter of Section 29 Township 7 North Range 1 West, Salt Lake Base and Meridian U.S. Survey; beginning at a point on the South line of a 1 Rod Right-of-Way Sold point being North 0°08' East 363.3 feet along the Quarter Section line and South 85°45' West 26.70 feet and South 0°17'30" West 108.00 feet and North 79°44' West 756.37 feet and North 74.00 West 257.44 feet from the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 29; and running thence North 74°00' West 155.85 feet to the East line of Cemetery Lane; thence North 24.17 East 16.5 feet along the east line of Cemetery Lane; thence South 74°00' East 242.00 feet; thence South 24°47' West 16.52 feet; thence North 74°00' West 86.00 feet to the point of beginning.

Parcel 17-045-0041: Part of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point North 0°17' East 363.3 feet and South 85°45' West 26.7 feet and South 0°17'30" West 108.00 feet and North 79°44' West 756.37 feet and North 74° West 257.44 feet from the southeast corner of said quarter section, said point being on the South line of a one rod right of way, and running thence North 74° West 155.85 feet to the East line of Cemetery Lane, thence North 24°17' East 16.5 feet along said line, thence South 74° East 156 feet along the North line of Right-Of-Way; thence South 24°47' 16.5 feet more or less to the point of beginning.

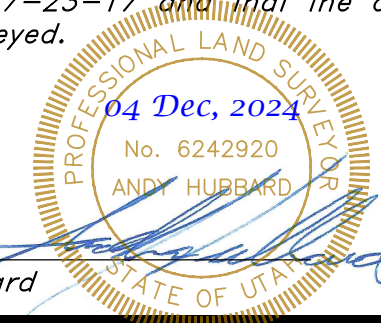
Part of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point North 0°17' East 363.3 feet and South 85°45' West 26.7 feet and South 0°17'30" West 108.00 feet and North 79°44' West 756.37 feet and North 74° West 257.44 feet from the Southeast corner of the Southeast quarter of the Northeast quarter of said section 29, running thence North 24°47' East 264 feet along an existing fence; thence South 74° East 86 feet; thence South 24°47' West 264 feet, thence North 74° West 86 feet to the point of beginning.

Together with and subject to a right of way over the following described property, part of the Southeast quarter of the Northeast quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point North 0°17' East 363.3 feet and south 85°45' West 26.7 feet and South 0°17'30" West 108.00 feet and North 79°44' West 756.37 feet and North 74° West 257.44 feet from the Southeast corner of said quarter section, said point being on the South line of a one rod right of way, running thence North 74° West 155.85 feet to the East line of Cemetery Lane; thence North 24°17' East 16.5 feet along the East line of Cemetery Lane, thence South 74° East 242 feet, thence South 24°47' West 16.52 feet; thence North 74° West 86 feet to the point of beginning.

Parcel 17-045-0036: The inside 6 feet abutting the perimeter of the following described property: part of the Northeast Quarter of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; beginning on the East line of the road, North 0°08' East 363.3 feet and South 85°45' West 406 feet and North 46°44' West 267 feet and North 1°31' East 195 feet and North 50°06' West 290 feet and South 24°47' West 397.90 feet and North 65°43' West 146.87 feet and South 24°17' West 75 feet from the South from the Southeast Corner of said Quarter Section, thence South 24°17' West 14.38 feet more or less to a point North 24°17' East 16.5 feet from the Northwest corner of that certain tract conveyed by deed in Book 169, Page 263, thence South 74° East to a point South 5°43' East from beginning, thence North 65°43' West 98.77 feet more or less to beginning.

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.



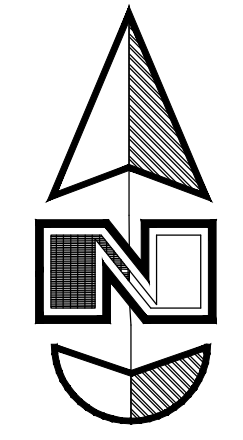
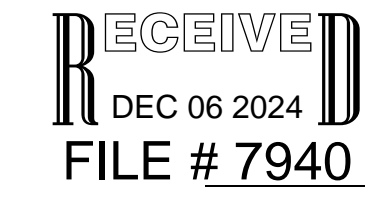
SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Norma Klein for the purpose of retracing these parcels.

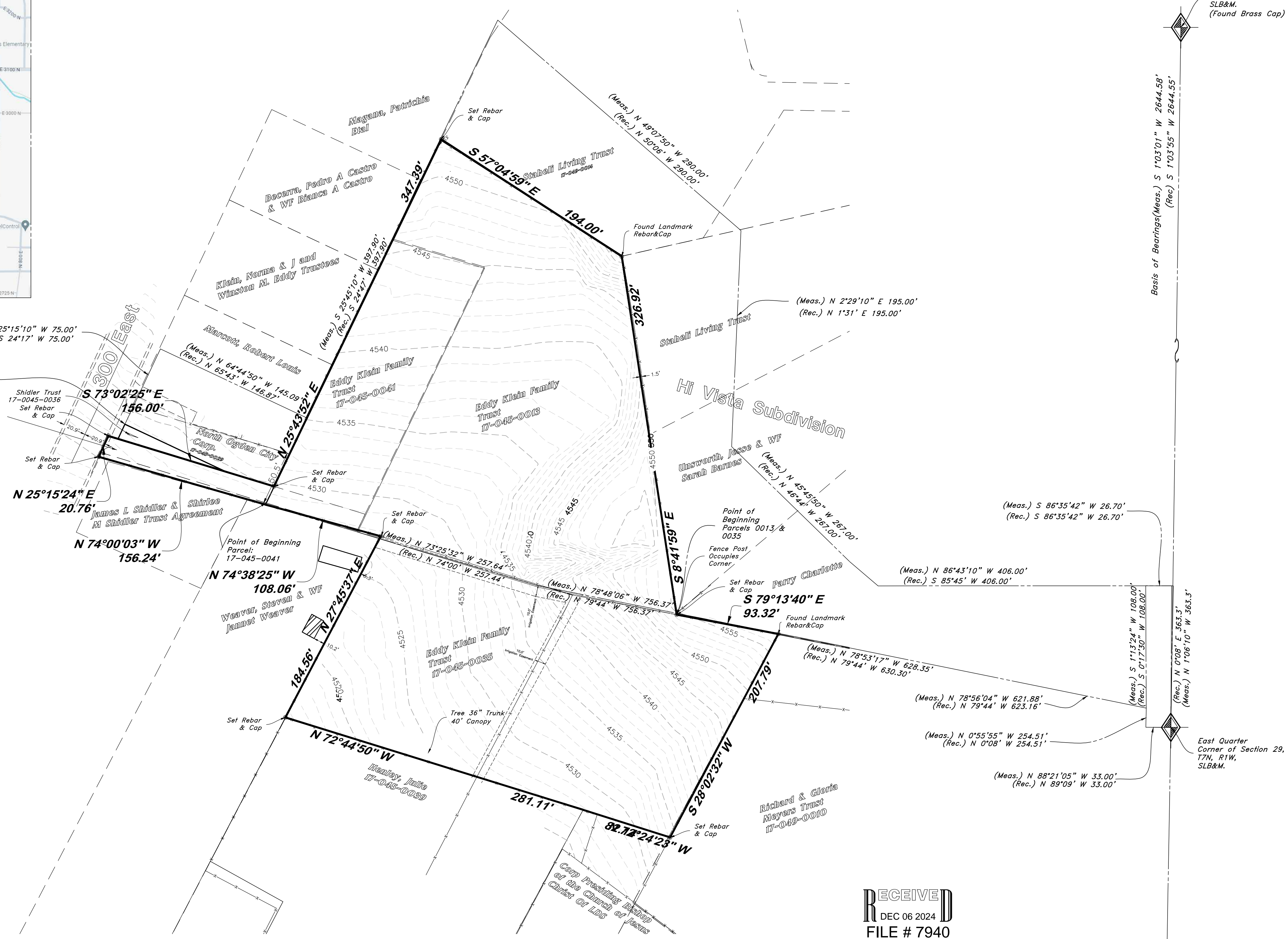
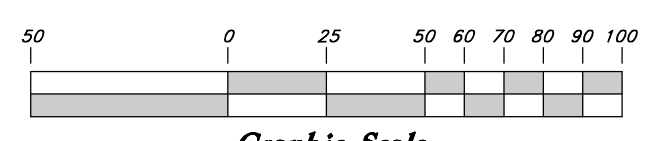
The Basis of Bearings for this Survey is South 1°03'01" West 2644.58 feet. Between found Northeast Corner of Section 29 and found East Quarter Corner of Section 29. (As Shown)

In retracing the boundary, a Record of Survey, (Entry No. 004669) shows the exterior fences were shown as boundary line; and fit to the rotated deed description. Property Corner was found at the Northeast Corner of Parcel 0035, and the Northeast Corner of Parcel 0013 from Landmark Engineering, Parcels 17-045-0013, 17-045-0035, 17-045-041, 17-045-0011 were all rotated one degree clockwise to match the boundary line agreement. The parcels 17-045-0041, 17-045-0011, and 17-045-0036 were also rotated and shifted to the East to match the boundaries and the calls to the Westerly fence between parcels 0041, 0013 and the parcels adjacent to 300 East.

Andy Hubbard



Scale: 1" = 50'



Basis of Bearings (Meas.) S 1°03'01" W 2644.58'
(Rec.) S 1°03'55" W 2644.55'

(Rec.) N 1°08' E 363.3'
(Meas.) N 1°08'10" W 363.3'

(Rec.) S 0°50'55" W 2650.66'
(Meas.) S 0°50'56" W 2649.95'

Found Southeast Corner of Section 29, T7N, R1W, SLB&M. (Found Brass Cap)

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey
Norma Klein Property
 299 North 300 East
 North Ogden, Weber County, Utah
 A part of Section 29, T7N, R1W, SLB&M, U.S. Survey

Dec. 2024

SHEET NO.

24N713