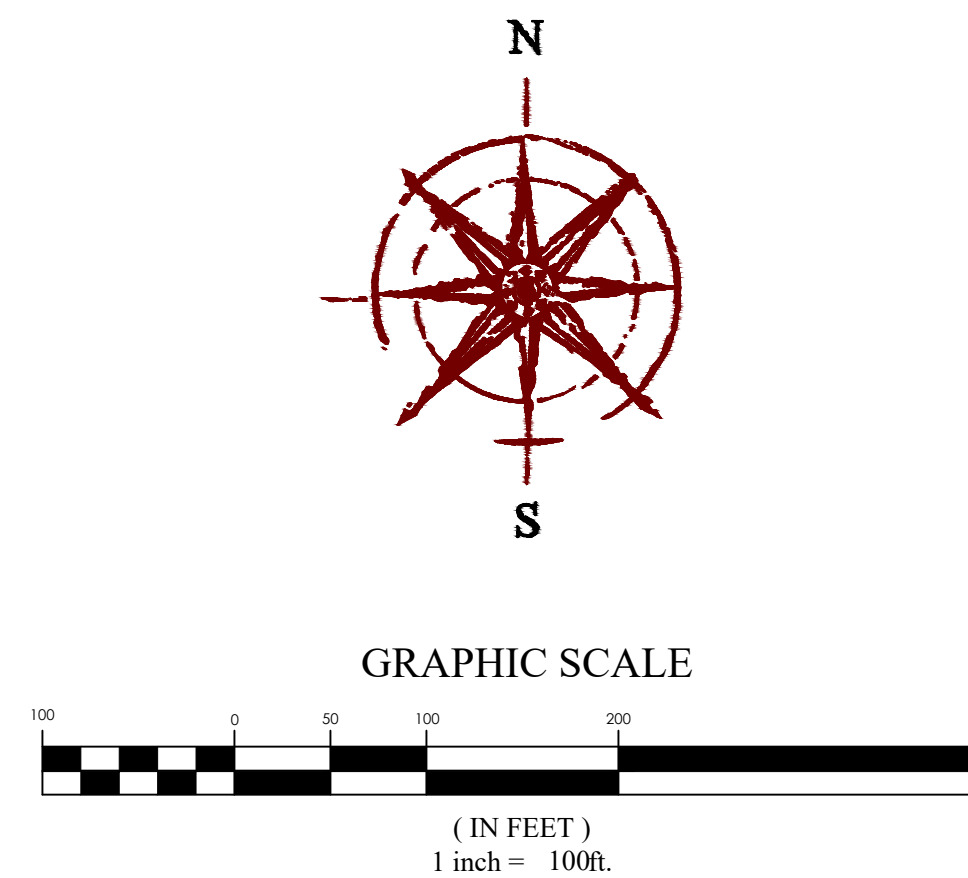
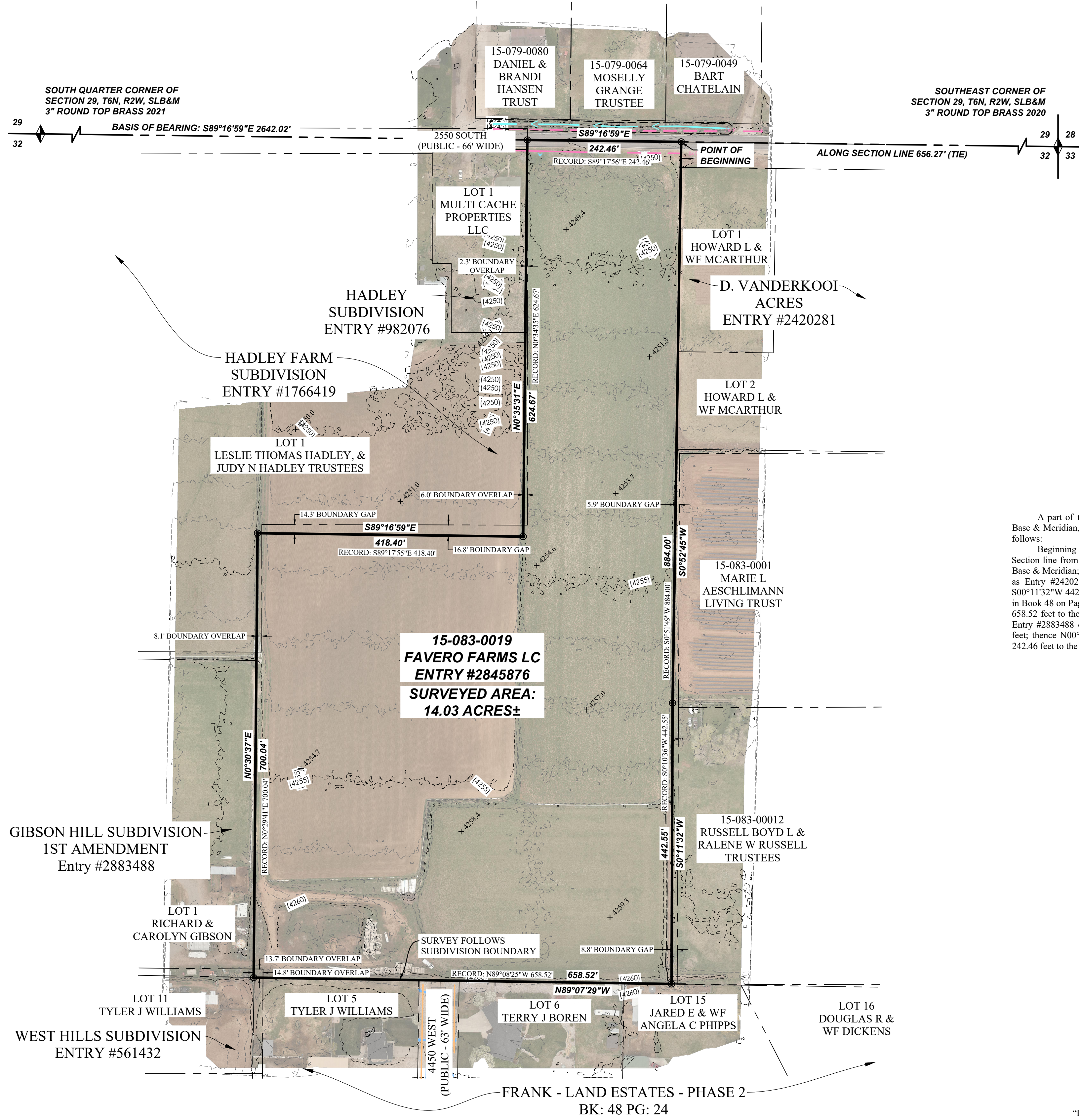


VICINITY MAP
N.T.S.

- NOTES**
- The purpose of this Survey is to correctly represent the boundary lines and property corners of the surveyed parcel described and shown hereon, identified by the Weber County as Parcel #15-083-0019.
 - No Title Report was provided to the surveyor by the client, and no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title search may disclose.
 - Documents of record in the offices of the Weber County Recorder and Surveyor were utilized in the preparation of this survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of these documents, and is not liable for errors and omissions based on their reliance thereof. Unless noted otherwise, all record parcels noted on this Survey are referenced from said documents.
 - The Basis of Bearing for this Survey is S89°16'59"E along the Section line between the South Quarter Corner and the Southeast Corner of Section 29, Township 6 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Sectional/monument lines relative to said basis of bearing per measured lines as shown hereon.
 - Vertical data (contour lines and/or spot elevations, etc.) is published by the Weber County Surveyor on the Northwest Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base & Meridian with an elevation of 4224.1 feet.
 - #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
 - This drawing, its design and invention thereof, either electronic or hard copy, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, or certified copies obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
 - Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
 - Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
 - The following documents were reviewed and/or utilized in the preparation of this Survey:
 - Warranty Deed recorded as Entry #2845876 on March 7, 2017.
 - Warranty Deed recorded as Entry #3122654 on February 1, 2021.
 - Warranty Deed recorded as Entry #3122653 on February 1, 2021.
 - Warranty Deed recorded as Entry #3122481 on February 1, 2021.
 - Warranty Deed recorded as Entry #2146497 on December 5, 2005.
 - Warranty Deed recorded as Entry #2032063 on May 19, 2004.
 - Warranty Deed recorded as Entry #824293 in Book 1371 on Page 37 on November 14, 1980.
 - Quit-Claim Deed recorded as Entry #2344878 on May 30, 2008.
 - Quit-Claim Deed recorded as Entry #1013452 on June 3, 1987.
 - D. Vanderkooi Acres recorded as Entry #2420281 in Book 70 on Page 16 on June 25, 2009.
 - West Hills Subdivision recorded as Entry #561432 in Book 17 on Page 16 on November 23, 1971.
 - Hadley Subdivision recorded as Entry #982076 in Book 28 on Page 53 on September 15, 1986.
 - Hadley Farm Subdivision recorded as Entry #1766419 in Book 53 on Page 80 on April 25, 2001.
 - Green Hill Subdivision 1st Amendment recorded as Entry #2883488 in Book 82 on Page 15 on October 11, 2017.
 - Frank - Land Estates - Phase 2 recorded in Book 48 on Page 24 on September 9, 1998.

LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	EXIST. IRRIGATION DITCH FLOWLINE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	EXIST. WALL
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. IRRIGATION BOX
	EXIST. GAS VALVE & GAS METER
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER XXXX COUNTY RECORDS
	XXXX COUNTY PARCEL No.



LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base & Meridian, located in Ogden City, Weber County, Utah, being more particularly described as follows:

Beginning at a point located on the on the Section line N89°16'59"W 2642.02 feet along the Section line from the Southeast Corner of Section 29, Township 6 North, Range 2 West, Salt Lake Base & Meridian; thence to and along the westerly subdivision line of D. Vanderkooi Acres recorded as Entry #2420281 by the Weber County Recorder's Office S00°52'45"W 884.00 feet; thence S00°11'32"W 442.55 feet to the northerly subdivision line of Frank - Land Estates - Phase 2 recorded in Book 48 on Page 24 of official records; thence along said northerly subdivision line N89°07'29"W 658.52 feet to the easterly subdivision line of Gibson Hill Subdivision 1st Amendment recorded as Entry #2883488 of official records; thence N00°30'37"E 700.04 feet; thence S89°16'59"E 418.40 feet; thence N00°35'31"E 624.67 feet to Section line; thence along said Section line S89°16'59"E 242.46 feet to the point of beginning.

Contains: 14.03 acres±

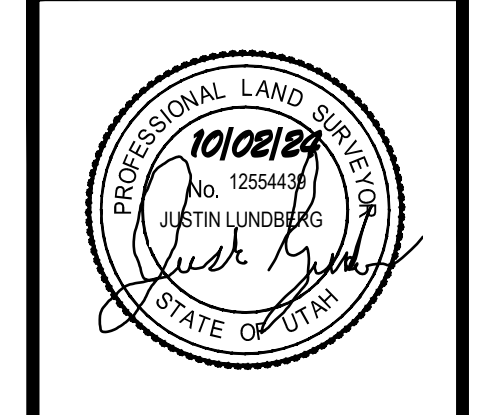
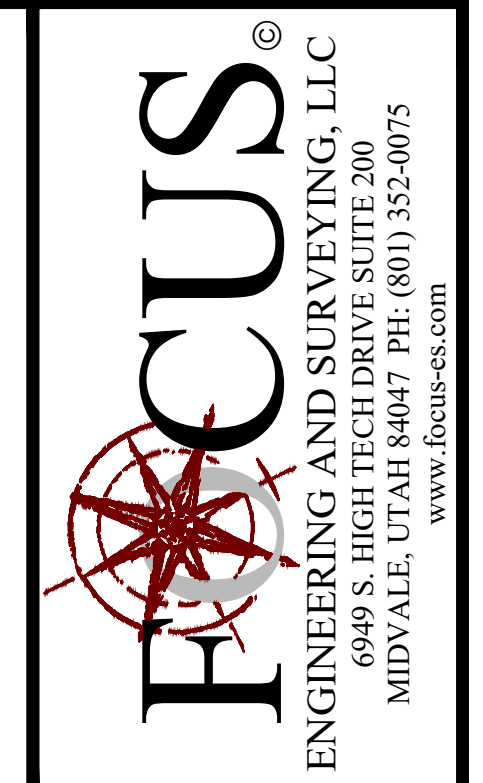
RECEIVED
DEC 30 2024
FILE # 7953

SURVEYOR'S CERTIFICATE

"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Justin Lundberg
Professional Land Surveyor
License No. 12554439

10/02/24
Date



BOUNDARY & TOPOGRAPHICAL SURVEY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
OGDEN, WEBER COUNTY, UTAH
PREPARED FOR: JEFF MEADS

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: ARS
Scale: 1"=100'
Date: 10/2/2024
Sheet:

Checked: JL
Job #: 24-0105
Date: 10/2/2024

1 OF 1