

VICINITY MAP  
N.T.S

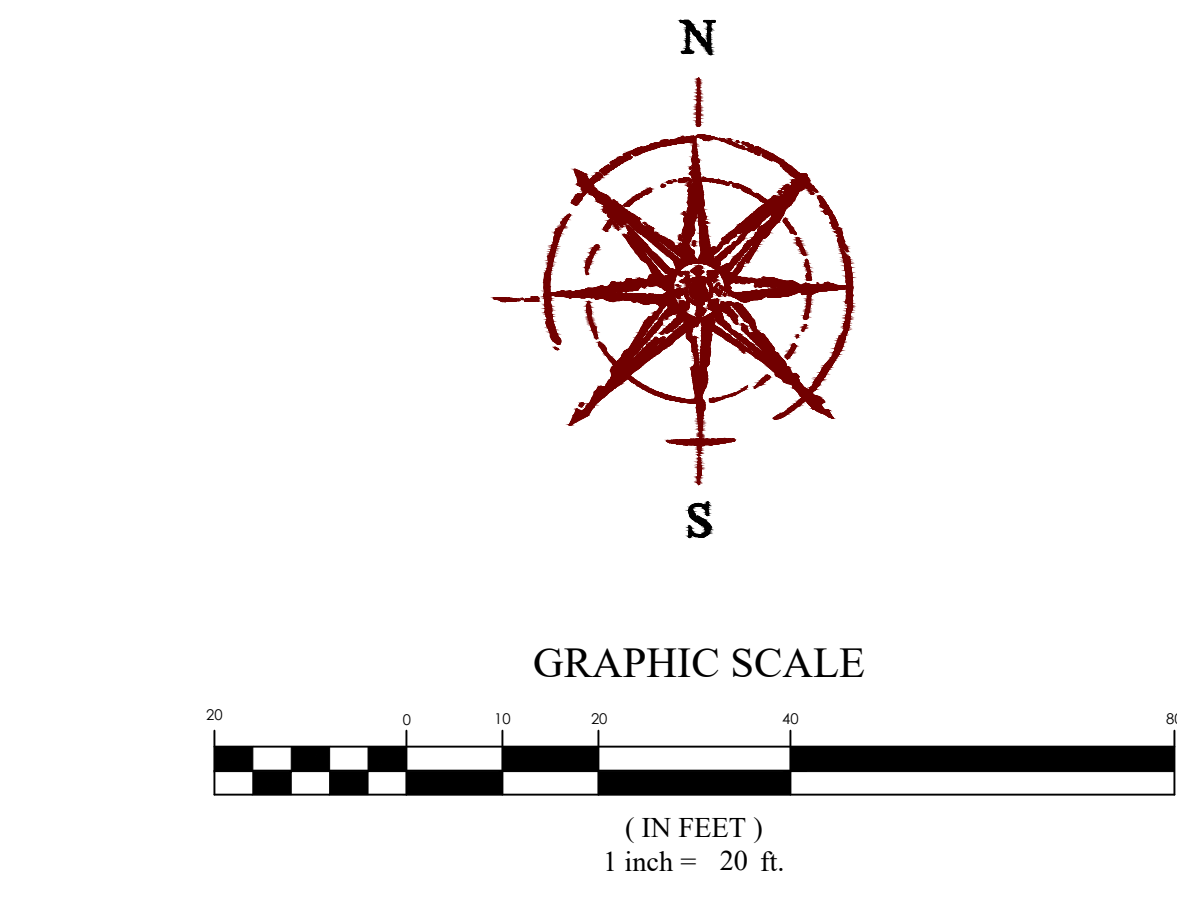
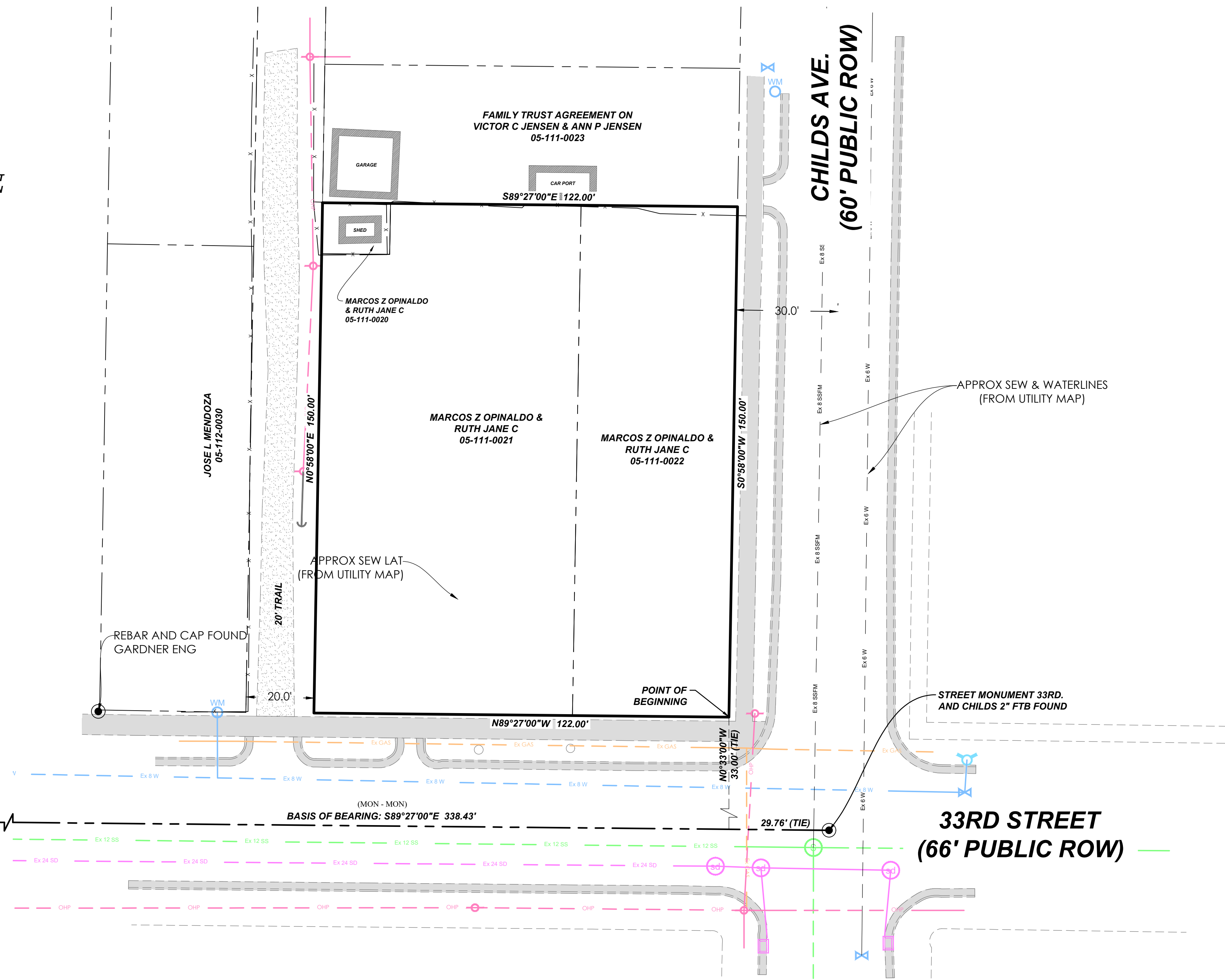
STREET MONUMENT  
32ND. AND LINCOLN  
2.5' FTB

(MON - MON)  
MEASURED: N0°59'45"E 984.50'  
(RECORD S0°58'00"W)

STREET MONUMENT  
33RD. AND LINCOLN 2' FTB  
(SITE BENCHMARK)

**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. FENCE
	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
	EXIST. EDGE OF ASPHALT
	STREET MONUMENT (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



- NOTES**
- The purpose of this Survey is to provide a Boundary & Topographic Survey for the parcel(s) described and shown hereon.
  - The Basis of Bearing for this Survey is S89°27'00"E along the Monument Line in 33rd Street. 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 based on the NAVD 88 elevation published by the Ogden City Surveyor on the Centerline Monument located at Lincoln Ave. & 33rd Street, with an elevation of 4325.80 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 parties listed in the Surveyor's Certificate shown hereon. 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, 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.
  - With regard to locations of utilities on or serving the surveyed property, information from sources will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
  - Any digital aerial photography shown hereon was obtained by Focus Engineering & Surveying, LLC during the process of conducting the field work for this Survey. The orthomosaic map shown hereon has been georeferenced to control points on the ground.
  - The following documents were reviewed and/or utilized in the preparation of this Survey:
    - Bowers Addition Plat, recorded as Entry #07-064 in Book 8 Page 58 September 10, 1925
    - Block 2 Emersons Main Street Addition
    - Ogden City Survey Drawing No. 2701
    - Special Warranty Deed recorded as Entry #375111 in Book 1047 Page 897-898 December 29, 2011
    - Quit Claim Deed recorded as Entry #3277115 in Book March 21, 2023

**LEGAL DESCRIPTION(S)**

Parcel 1: 05-111-0020  
Part of the Northeast Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at the Southwest corner of Lot 2, BOWERS ADDITION, Ogden City, Weber County, Utah said point being South 89°02' East 538.41 feet and South 0°58' West 413.29 feet from the Northeast corner of the Northeast Quarter of said Section 5, and running thence South 89°27' East 20 feet; thence South 0°58' West 15 feet; thence North 89°27' West 20 feet; thence North 0°58' East 15 feet to the point of beginning.

Parcel 2: 15-111-0021  
Part of the Northeast Quarter of Section 5, Township 5 North Range 1 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at the Southwest corner of Lot 1, BOWERS ADDITION, Ogden City, Weber County, Utah, and running thence West 76 feet to alley; thence North along alley 135 feet to Mountain Fuel Supply Company property; thence South 89°27' East along said line 20 feet; thence North 0°58' East along said line 15 feet to the South line of Lot 2 in said Bowers Addition; thence South 89°27' East along said Lot line 56 feet to the West line of said Lot 4; thence South 0°58' West along said line 150 feet to the place of beginning.

Parcel 3: 05-111-0022  
All of Lot 1, BOWERS ADDITION, Ogden City, Weber County, Utah, according to the official plat thereof.

Situated In Weber County, State of Utah

**AS SURVEYED DESCRIPTION**

A part of the NW 1/4 of the NE 1/4 OF Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, located in Ogden City, Weber County, Utah, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1 of the BOWERS ADDITION on file and recorded as Entry No. 07-064 in the Weber County Recorder's Office recorded on September 10, 1925, said point also being located N89°27'00"W 29.76 feet along the Monument line in 33rd Street and N0°33'00"W 33.00 feet from the street monument located at 33rd Street & Childs Ave; thence continue along said Plat the following four (4) courses: (1) N 89°27'00" W 122.00 feet;(2) thence N 00°58'00" E 150.00 feet; (3) thence S 89°27'00" E 122.00 feet; (4) thence S 00°58'00" W 150.00 feet to the point of beginning.

Containing 18,300 square feet or 0.42 acres +/-

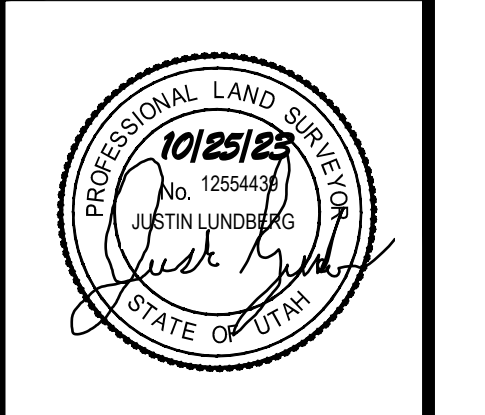
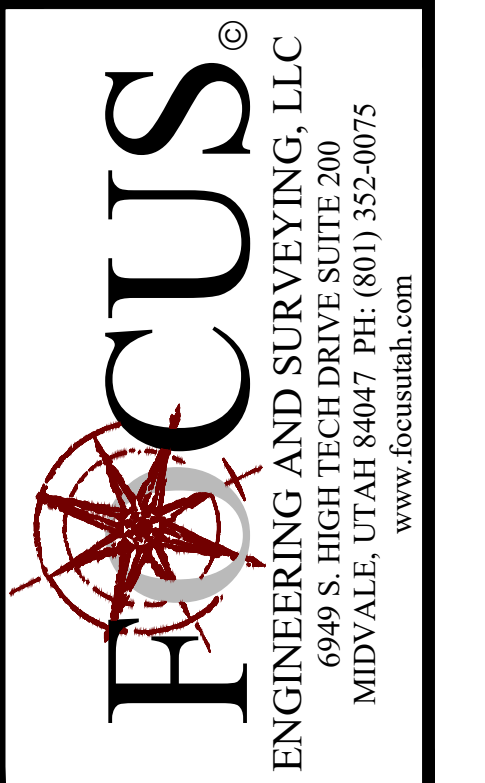
RECEIVED  
DEC 30 2024  
FILE # 7955

**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

10/25/23 Date



**BOUNDARY & TOPOGRAPHIC SURVEY**  
LOCATION: NW 1/4 OF THE NE 1/4 OF SECTION 5, T5N, R1W SLB&M  
33RD STREET & CHILDS AVE. OGDEN CITY, WEBER COUNTY, UTAH  
PROPERTY OF: MARCOS & RUTH OPINALDO  
PREPARED FOR: WHITESTAR DEVELOPMENT

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: JDL Checked: AS  
Scale: 1"=20' Job #: 23-0325  
Date: 10/11/23  
Sheet:

1 OF 1