

VICINITY MAP
N.T.S.

NOTES

- The purpose of this Survey is to correctly represent the boundary lines and property corners of the surveyed parcels described and shown hereon, identified by the Weber County Recorder's Office as Parcel Nos.: 10-046-0003, 15-081-0014 and 15-081-0012.
- 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 related 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 #3151745 on May 10, 2021.
 - Warranty Deed recorded as Entry #2612624 on December 27, 2012.
 - Warranty Deed recorded as Entry #3308406 on December 14, 2023.
 - Warranty Deed recorded as Entry #1058935 on September 27, 2011.
 - Warranty Deed recorded as Entry #2612625 on December 27, 2012.
 - Quit-Claim Deed recorded as Entry #1312157 on September 16, 1994.
 - The following filed Surveys per Salt Lake County Surveyor:
 - 7764 prepared by FOCUS Engineering and Surveying on January 11, 2024.

LEGEND

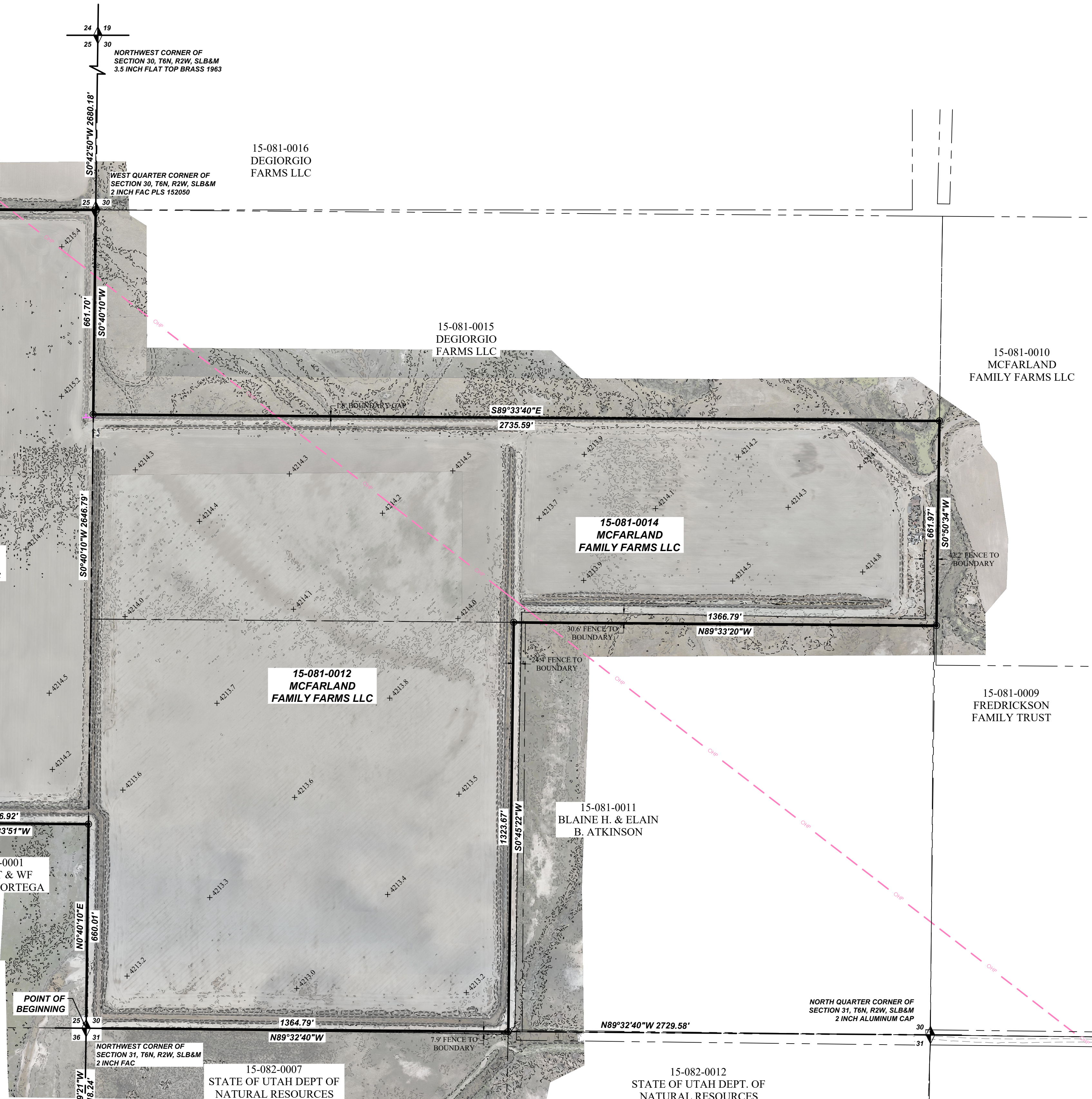
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. SECONDARY WATER
	EXIST. IRRIGATION
	EXIST. NATURAL GAS
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND 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 COUNTY RECORDS
	COUNTY PARCEL NO.

LEGAL DESCRIPTION

Located in the Southwest Quarter of Section 30, Township 6 North, Range 2 West, Salt Lake Base & Meridian, and the Southeast Quarter of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian, located in Ogden City, Weber County, Utah, being more particularly described as follows:

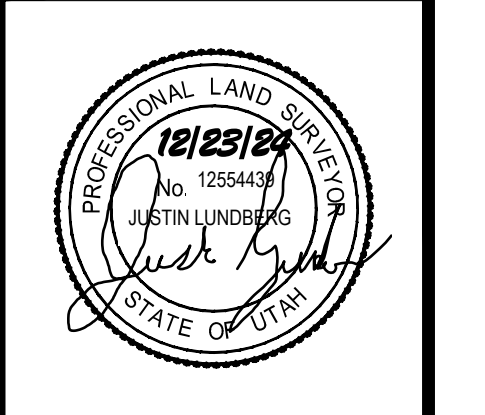
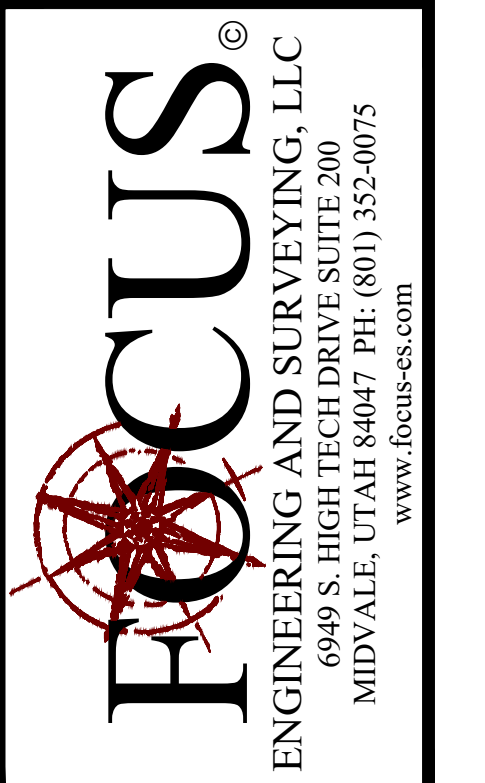
Beginning at the Southeast Corner of Section 25, Township 6 North, Range 3 West, Salt Lake Base & Meridian; running thence along the Section line thence N00°40'10"E 660.01 feet to and along the easterly line of a Warranty Deed recorded as Entry #1544990 on May 15, 1998 on file with the Weber County Recorder's Office; thence along said deed line N89°33'51"W 546.92 feet to the easterly edge of Weber River; thence along said edge of Weber River the following seven (7) courses: (1) Northwestly along the arc of a non-tangent curve to the left having a radius of 169.76 feet (radius bears: S78°53'26"W) a distance of 167.94 feet through a central angle of 56°40'44" Chord: N39°26'56"W 161.17 feet; thence (2) Northwestly along the arc of a non-tangent curve to the right having a radius of 331.77 feet (radius bears: N26°10'44"E) a distance of 336.61 feet through a central angle of 58°07'54" Chord: N34°45'19"W 322.36 feet; thence (3) Northwestly along the arc of a non-tangent curve to the left having a radius of 270.30 feet (radius bears: S75°15'13"W) a distance of 404.74 feet through a central angle of 85°47'40" Chord: N57°38'37"W 367.97 feet; thence (4) Northwestly along the arc of a non-tangent curve to the right having a radius of 154.47 feet (radius bears: N00°42'47"E) a distance of 141.84 feet through a central angle of 52°36'35" Chord: N62°58'56"W 136.91 feet; thence (5) Northerly along the arc of a non-tangent curve to the right having a radius of 1,437.60 feet (radius bears: N59°58'43"E) a distance of 570.92 feet through a central angle of 22°45'15" Chord: N18°38'39"W 567.18 feet; thence (6) Northerly along the arc of a non-tangent curve to the right having a radius of 2,682.97 feet (radius bears: N73°34'59"E) a distance of 493.89 feet through a central angle of 10°32'50" Chord: N11°08'36"W 493.19 feet to a point of compound curvature; thence (7) along the arc of a curve to the right with a radius of 905.99 feet a distance of 315.14 feet through a central angle of 19°55'47" Chord: N04°05'42"E 313.55 feet to the southerly line of a Warranty Deed recorded as Entry #3308406 on December 14, 2023 of official records; thence along said deed line East 1,543.34 feet to the westerly line of said Section 25; thence along said Section line S00°40'10"W 661.70 feet; thence S89°33'40"E 2,735.59 feet to the westerly line of parcel 4 as described in a Warranty Deed recorded as Entry #3151745 on May 10, 2021 of official records; thence along said parcel line S00°50'34"W 661.97 feet; thence N89°33'20"W 1,366.79 feet; thence S00°45'22"W 1,323.67 feet to the southerly line of said Section 25; thence along said Section line N89°32'40"W 1,364.79 feet to the point of beginning.

Contains: 140.51 acres=



RECEIVED
DEC 30 2024
FILE # 7957

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
12/23/24
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: 12/20/2024
Sheet: 1 OF 1