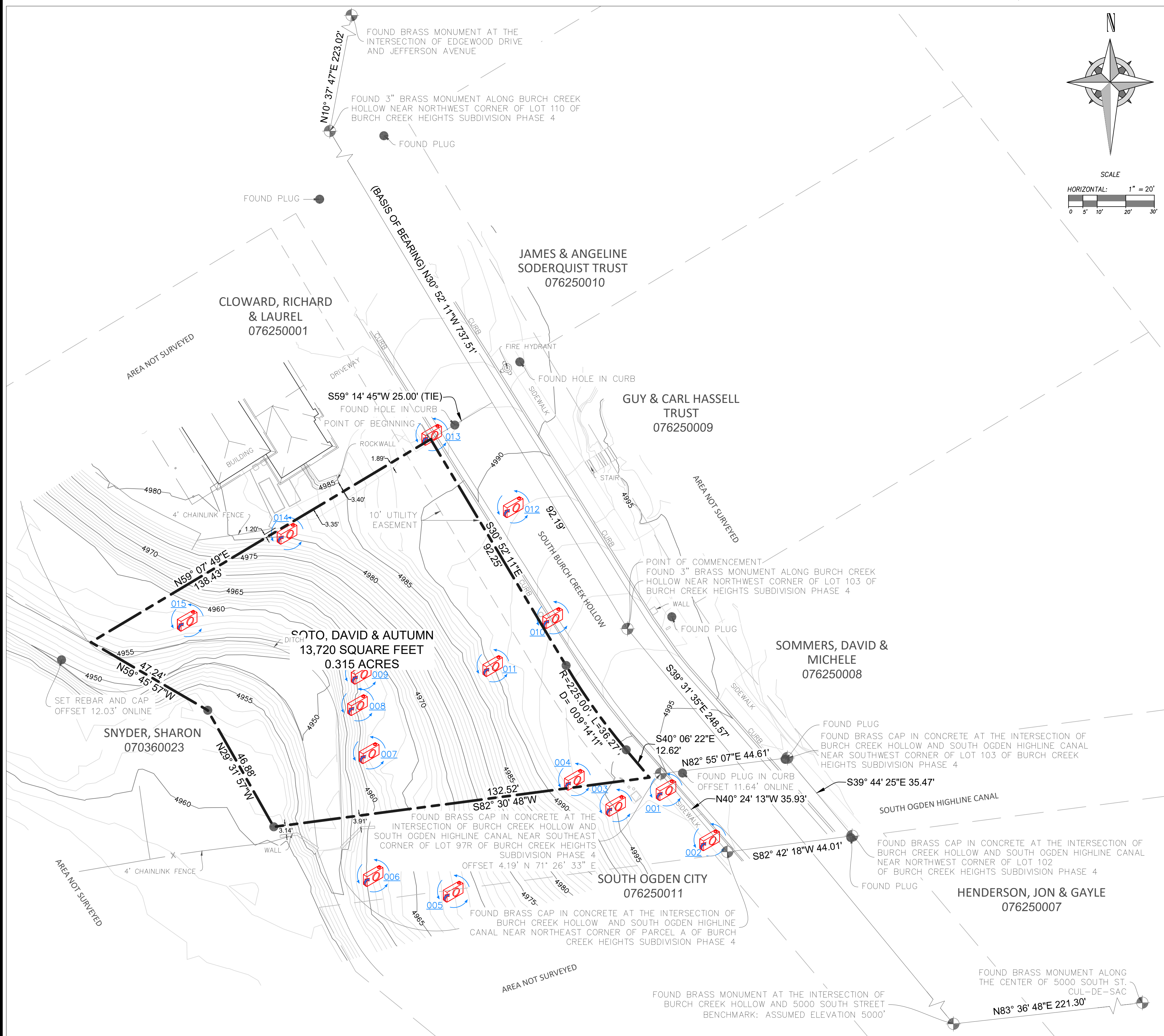


RECORD OF SURVEY

LOT 97R IN BURCH CREEK HEIGHTS SUBDIVISION PHASE 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, T5N, R1W, SLB&M, WEBER COUNTY, UTAH



NARRATIVE

THIS SURVEY WAS PREPARED FOR AUTUMN SOTO TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE ROAD CENTER LINE OF BURCH CREEK HOLLOW FORMED BETWEEN FOUND 3" BRASS MONUMENTS ALONG THE SAID STREET NEAR LOT 103 AND LOT 110 OF BURCH CREEK HEIGHTS SUBDIVISION PHASE 4 SAID LINE BEARING NORTH 30°52'11" WEST A DISTANCE OF 737.51 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE BURCH CREEK HEIGHTS SUBDIVISION PHASE 4 SUBDIVISION PLAT RECORDED IN WEBER COUNTY RECORDER OFFICE WITH ENTRY NO. 1949738.

NINE MONUMENTS AND ELEVEN OFFSETS TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE MONUMENTS FIT WITH THE RECORDED LOCATION OF THE PROPERTY AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
3. DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
4. BENCHMARK IS A FOUND STREET MONUMENT AT THE INTERSECTION OF BURCH CREEK HOLLOW AND 5000 SOUTH ST WITH ASSUMED ELEVATION OF 5000.00'.

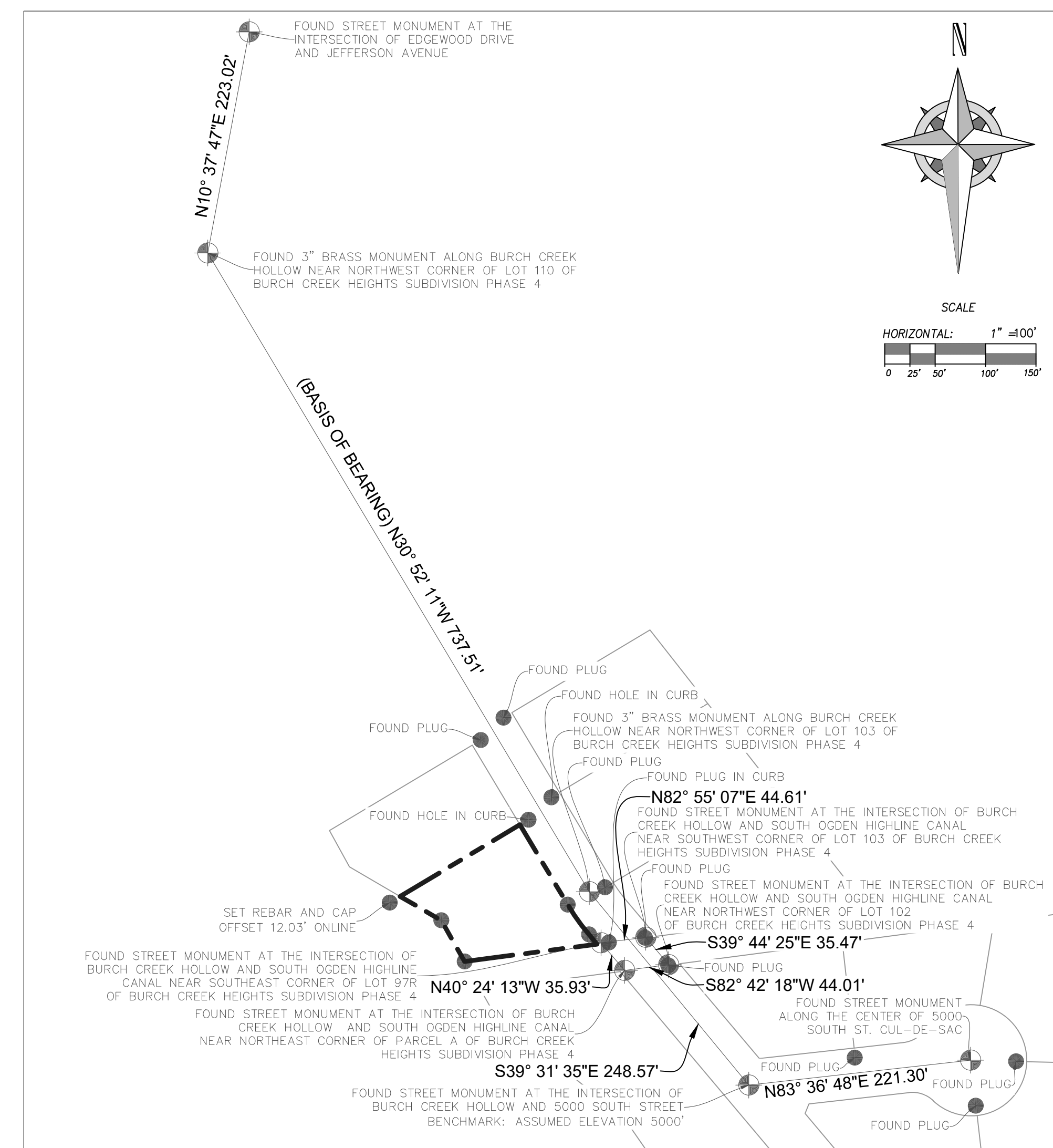
LEGAL DESCRIPTION:

LOT 97R IN BURCH CREEK HEIGHTS SUBDIVISION PHASE 4 LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS MONUMENT ALONG BURCH CREEK HOLLOW NEAR NORTHWEST CORNER OF LOT 103 OF BURCH CREEK HEIGHTS SUBDIVISION PHASE 4 WHENCE A 3" BRASS MONUMENT ALONG BURCH CREEK HOLLOW NEAR NORTHWEST CORNER OF LOT 110 OF BURCH CREEK HEIGHTS SUBDIVISION PHASE 4, BEARS NORTH 30°52'11" WEST A DISTANCE OF 737.51 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION:

THENCE NORTH 30°52'11" WEST ALONG SAID LINE A DISTANCE OF 92.19 FEET;
 THENCE SOUTH 59°14'45" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 30°52'11" EAST A DISTANCE OF 92.25 FEET TO THE POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 009°14'11", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 36.27 FEET AND A CHORD BEARING SOUTH 35°29'16" EAST A DISTANCE OF 36.23 FEET TO THE POINT OF TANGENT;
 THENCE SOUTH 40°06'22" EAST A DISTANCE OF 12.62 FEET;
 THENCE SOUTH 82°30'48" WEST A DISTANCE OF 132.52 FEET
 THENCE NORTH 29°31'57" WEST A DISTANCE OF 46.88 FEET
 THENCE NORTH 59°45'57" WEST A DISTANCE OF 47.24 FEET
 THENCE NORTH 59°07'49" EAST A DISTANCE OF 138.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13,720 SQ. FT. OR 0.315 ACRES.



LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- SET LOT WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- PANORAMIC PHOTO LOCATION
- FIRE HYDRANT

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

James V. Heinrich
 JAMES V. HEINRITZ, PLS 11072412-2201
 FOR AND ON BEHALF OF VARA 3D, INC.

RECEIVED
 JAN 03 2025
 FILE # 7958

PROJECT INFORMATION

AUTUMN SOTO
 4957 E BURCH CREEK HOLLOW OGDEN CITY, UT 84403.
 BOUNDARY SURVEY WITH TOPOGRAPHY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-090	Sheet 1
DATE OCTOBER 2023	1
HORIZONTAL SCALE 1" = 20'	

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS