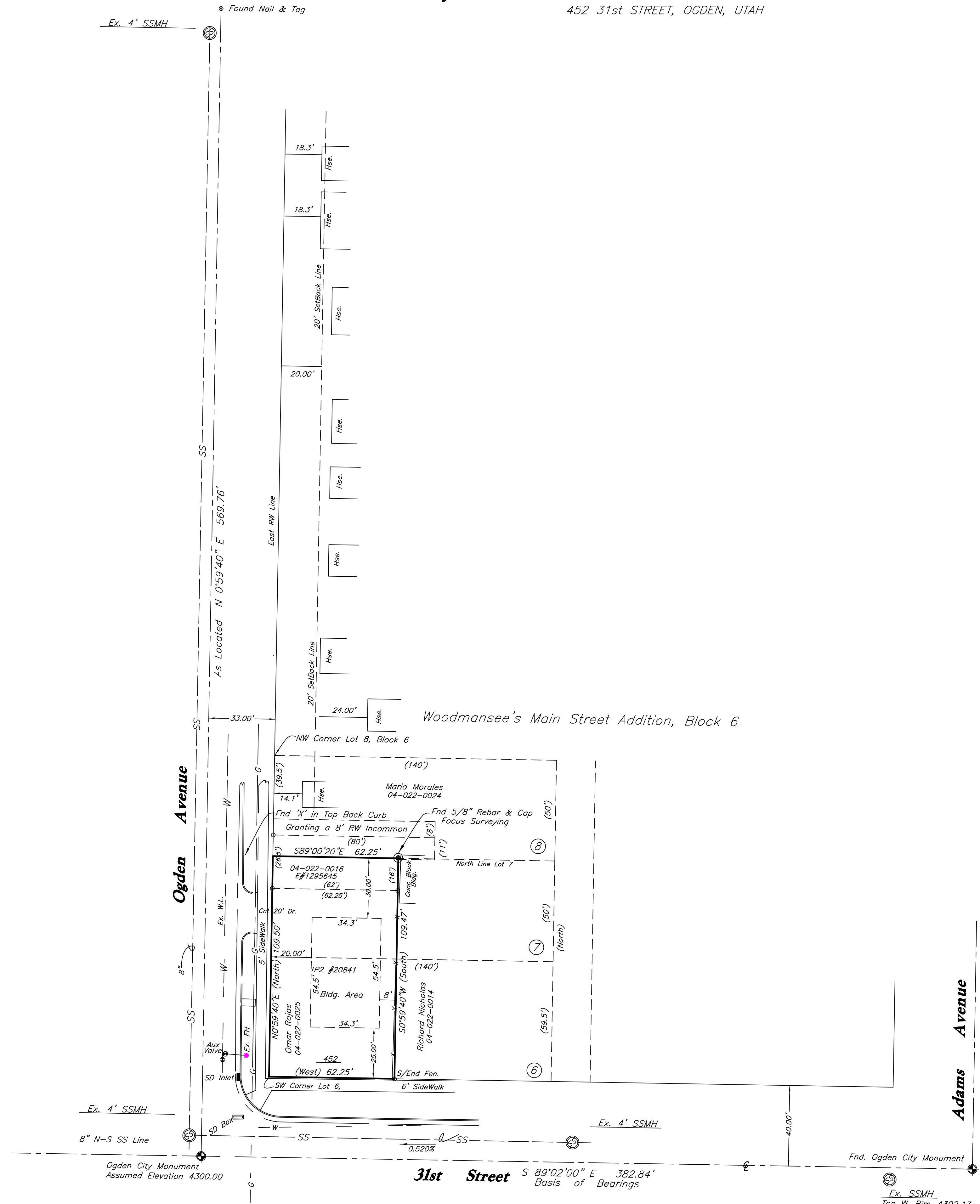
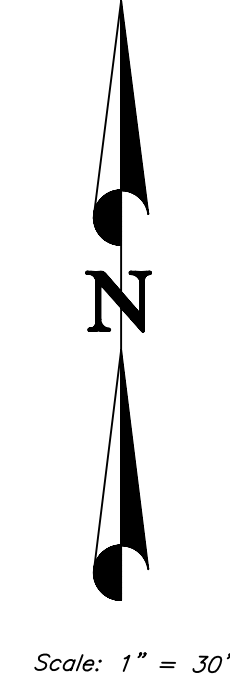
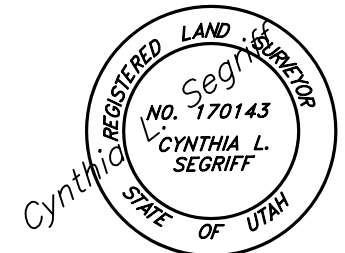


ROJAS PROPERTY SURVEY / EXISTING SITE CONDITIONS
452 31st STREET, OGDEN, UTAH



LEGAL DESCRIPTION

PART OF LOTS 6 AND 7, WOODMANSEE'S MAIN STREET ADDITION; BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 6 OF SAID ADDITION; AND RUNNING THENCE N0°59'40"E (NORTH) 109.50 FEET, MORE OR LESS TO THE NORTH LINE OF LOT 7, THENCE S89°00'20"E (EAST) 62.25 FEET ALONG SAID LOT LINE, THENCE S0°59'40"W (SOUTH) 109.47 FEET, MORE OR LESS TO THE NORTH LINE OF 31ST STREET, THENCE N89°02'00"W (WEST) 62.25 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.
CONTAINING 6,815 Sq. Ft./0.156 Acres, more or less.



SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE No. 170143-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, AND, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED, AND THAT THIS PLAT WAS PREPARED FROM COUNTY RECORDS AND FROM A FIELD SURVEY ON THE GROUND.

CYNTHIA L. SEGRUFF P.L.S. 170143

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THE ROJAS PROPERTY ON THE GROUND AND TO CREATE AN EXISTING SITE FOR THE PURPOSE OF OBTAINING AN OGDEN CITY BUILDING PERMIT. BASIS OF BEARINGS IS ALONG THE MONUMENTED CENTERLINE OF 31ST STREET, OF S89°02'00"E, AS SHOWN. WE HAD ASSUMED AN ELEVATION OF 4300.00 ON THE MONUMENT LOCATED AT OGDEN AVE. AND 31ST STREET. THE 8 FOOT RW GRANTED WITHIN TAX DEED E#1295645 HAS BEEN DISPOSED AND IS NO LONGER PHYSICALLY AVAILABLE.

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- X-X-X EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- EXISTING POWER POLE
- |— EXISTING POWER LINE
- |—|— EDGE OF EXISTING PAVEMENT
- ⊙ EXISTING SANITARY SEWER MANHOLE
- SS— EXISTING SEWER LINE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING WATER METER
- W— EXISTING WATER LINE
- T— EXISTING TELEPHONE LINE
- 99.XX ADD 4200.00
- 00.00 ADD 4300.00

RECEIVED
JAN 06 2025
FILE # 7961

CONSTRUCTION & LAND SURVEYORS 810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935
CLIENT: OMAR ROJAS
SURVEY LOCATION: NW 1/4 SEC. 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
SURVEY DATE: 6/14/24
JOB No. PS24-02