



BENCHMARK
 CENTERLINE MONUMENT FOUND AT INTERSECTION OF 9TH STREET AND GRANT AVENUE
 ELEV = 4291.61'



LAYTON
 919 North 400 West
 Layton, UT 84041
 Phone: 801.547.1100

SANDY
 Phone: 801.255.0529

TOOLE
 Phone: 435.843.3590

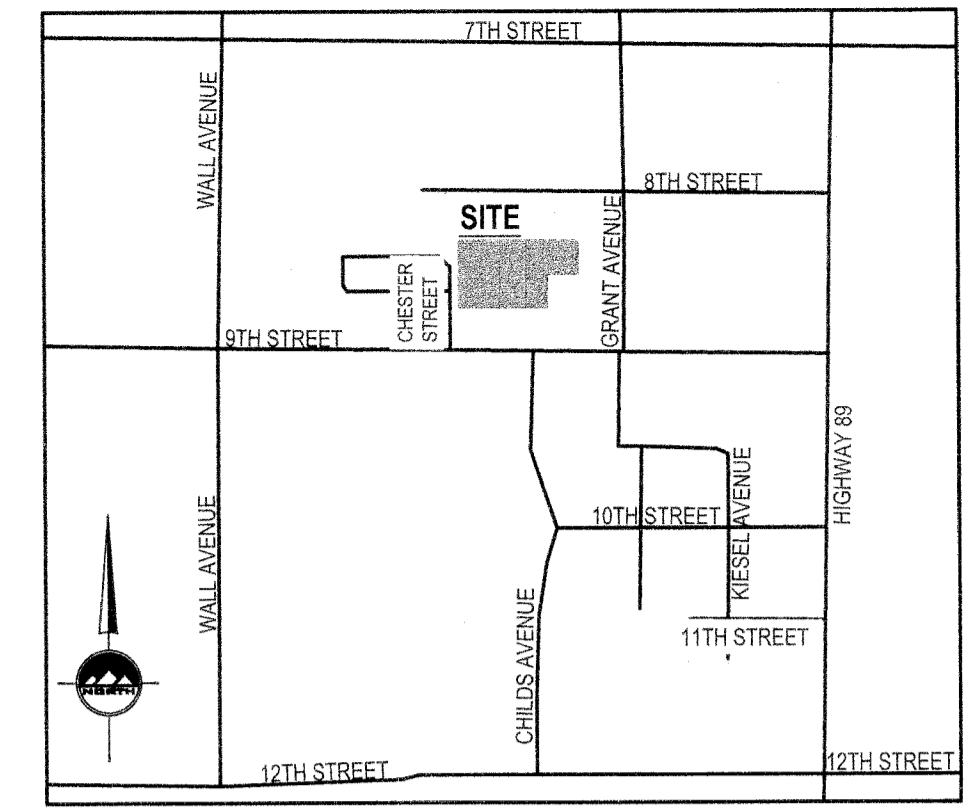
CEDAR CITY
 Phone: 435.885.1453

RICHFIELD
 Phone: 435.896.2983

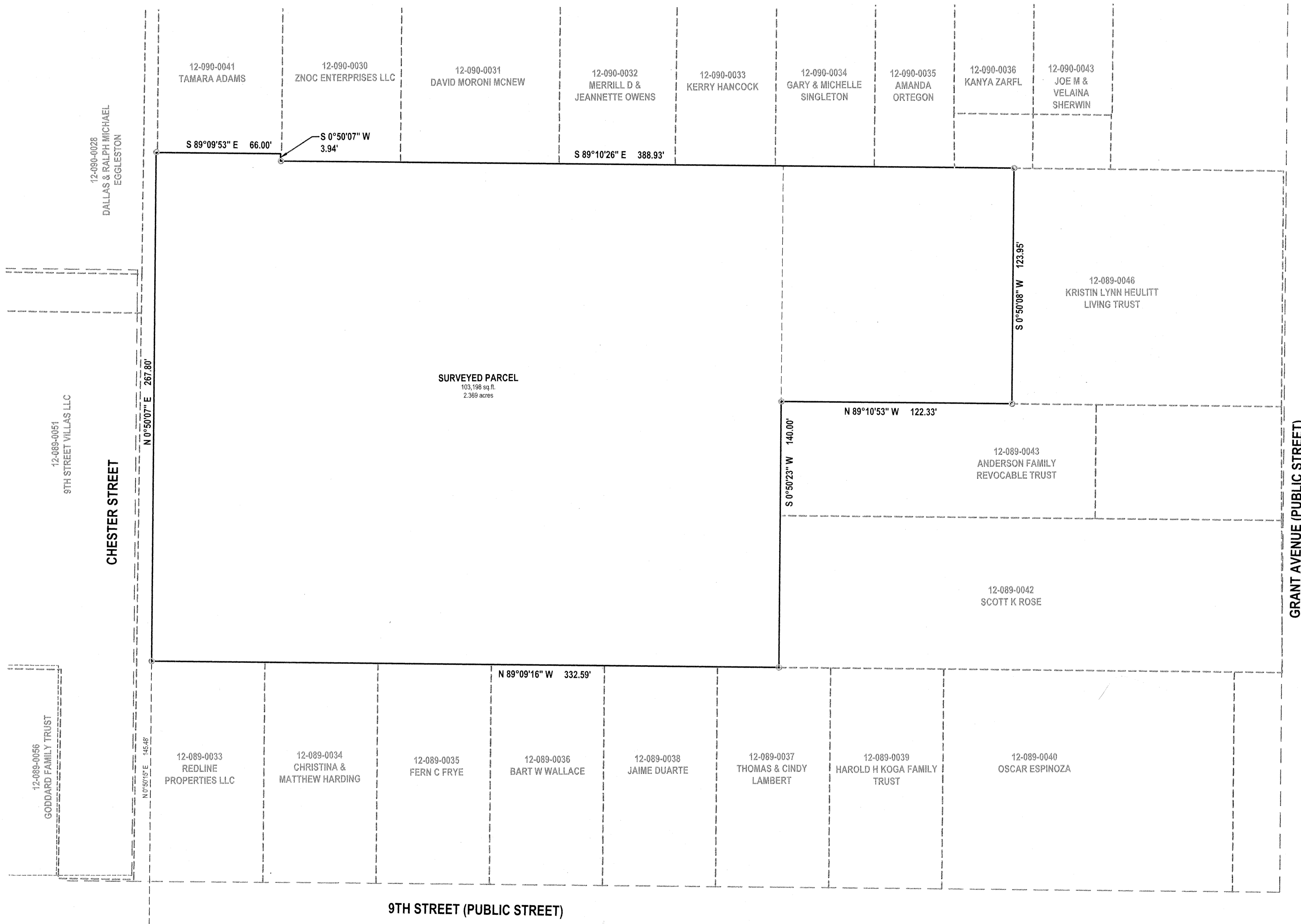
WWW.ENSIGNENG.COM

FOR:
 HIGH DESERT DESIGNS, GARY CANNON
 5067 S 1300 W SUITE 203
 WEST JORDAN, UTAH 84088

CONTACT:
 GARY CANNON
 PHONE: 801-573-8282



VICINITY MAP
 NOT TO SCALE
 OGDEN, WEBER COUNTY, UTAH

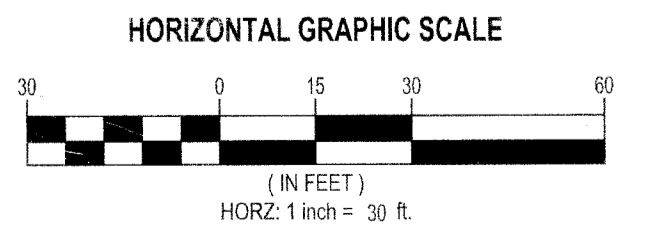
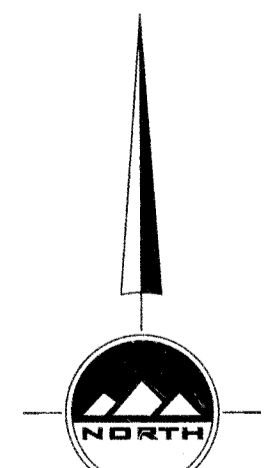


LEGEND

	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

RECEIVED
 JAN 25 2025
 BY: [Signature]



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17
 TOWNSHIP 6 NORTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 OGDEN CITY, WEBER COUNTY, UTAH

CHESTER STREET
218 CHESTER STREET
OGDEN, UTAH 84404

ALTA/NSPS
LAND TITLE
SURVEY

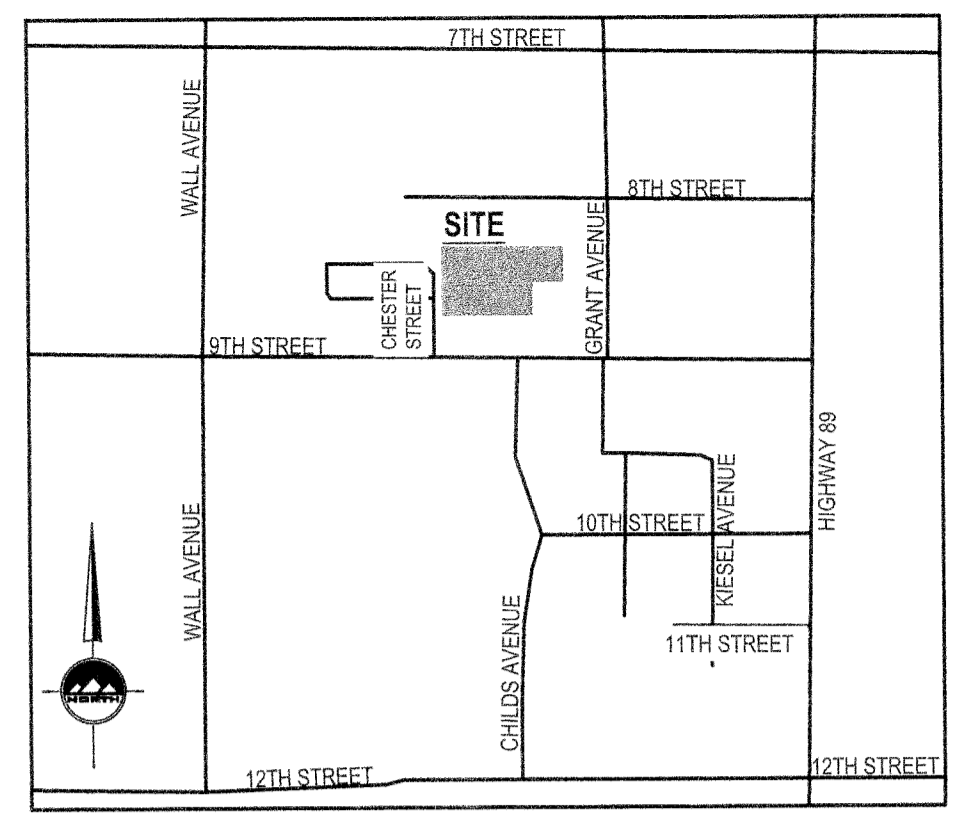
PROJECT NUMBER: 12755
 PROJECT MANAGER: T. WILLIAMS

PRINT DATE: 2024-12-30
 DESIGNED BY: J. DAVIS

1 of 3



BENCHMARK
 CENTERLINE MONUMENT FOUND AT INTERSECTION OF 9TH STREET AND GRANT AVENUE
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 NOT TO SCALE
 OGDEN, WEBER COUNTY, UTAH

ENSIGN
 THE STANDARD IN ENGINEERING

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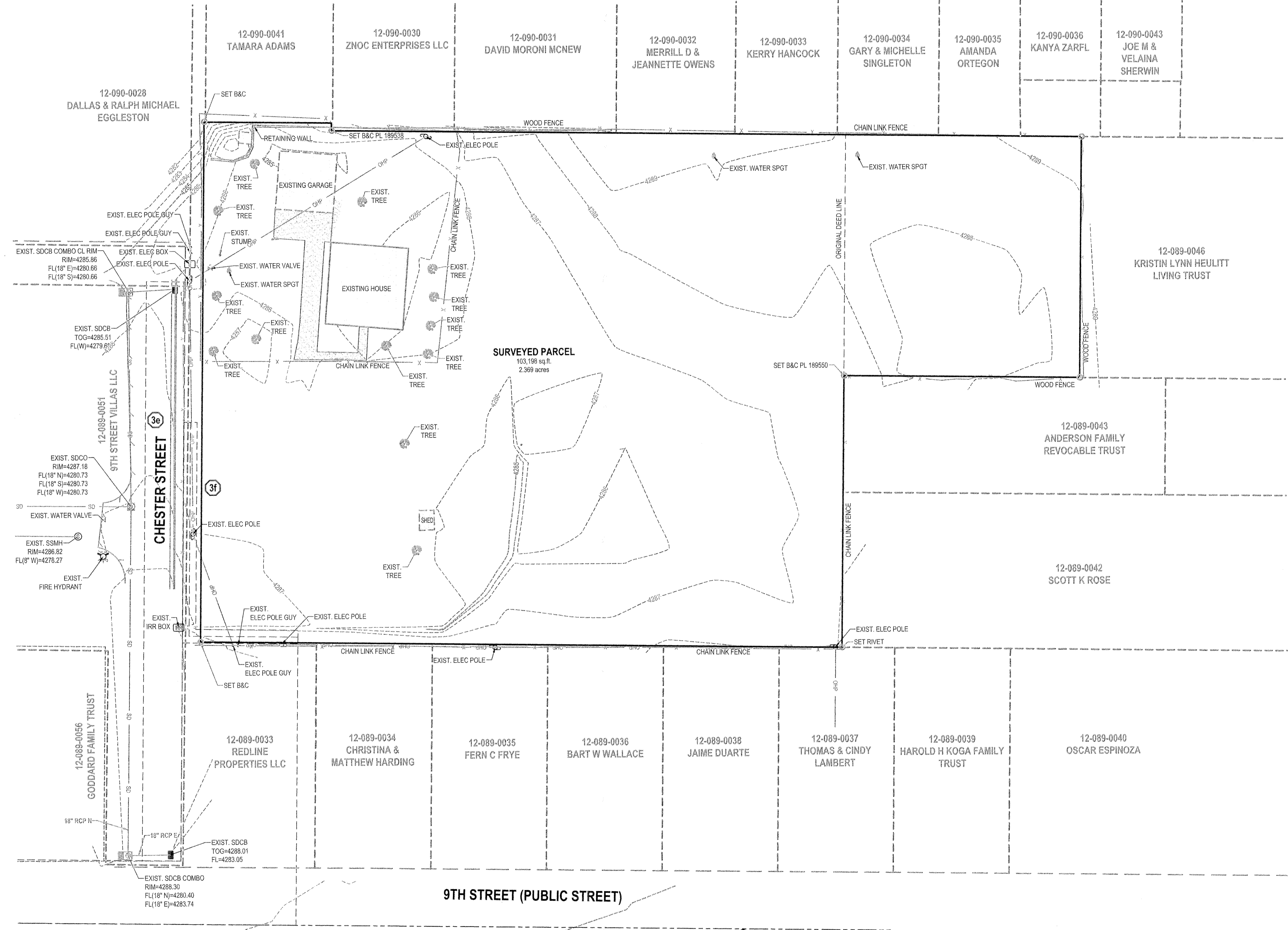
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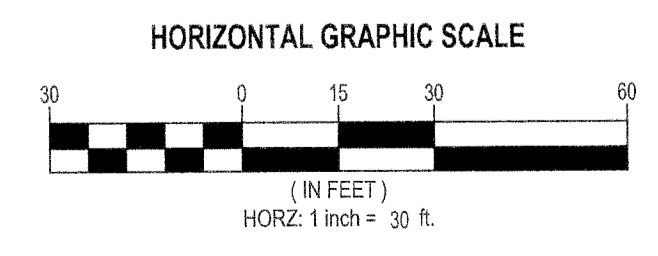
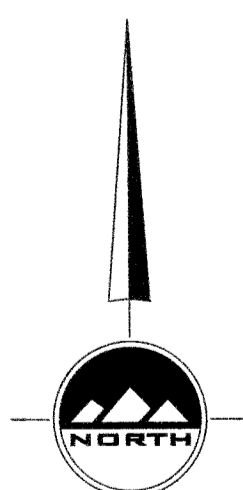


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RECEIVED
 JAN 2 5 2023
 BY: JJJ



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ALTA/NSPS
LAND TITLE
SURVEY

PROJECT NUMBER: 12755
 PRINT DATE: 2024-12-30

PROJECT MANAGER: T. WILLIAMS
 DESIGNED BY: J. DAVIS

2 of 3



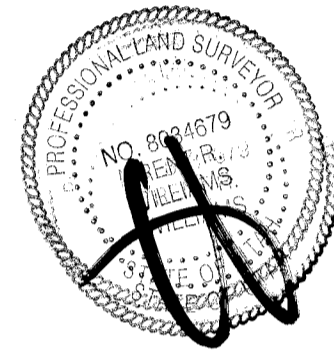
SURVEYOR'S CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered land Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

*To: Gary Cannon, US Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2032 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 6(a)(b), 7(a)(b1)(b2)(c), 8, 9, 11(a)(b), 12, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on 04/10/24.

Date of Plat or Map: JAN 9 2025



Trent R. Williams, PLS
License no. 8034679

RECORD DESCRIPTION

Parcel 1: 12-089-0048

Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point North 89°10'45" West 1780.06 feet and North 0°50'15" East 145.20 feet from the Southeast corner of said Quarter Section, and running thence North 0°50'15" East 264 feet; thence North 89°10'45" West 266.60 feet; thence North 0°50'15" East 4.08 feet; thence North 89°10'45" West 66 feet; thence South 0°50'15" West 268.08 feet; thence South 89°10'45" East 332.6 feet to the place of beginning.

Together with an easement for the purpose of laying and maintaining an underground sewer line from Ninth Street North a distance of 298.32 feet, as created by instrument recorded June 10, 1957 as Entry No. 276365 in Book 549 at Page 409 of Official Records.

Parcel 2: 12-089-0047

Part of the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point North 89°10'45" West 142.90 feet from a point on the West line of Grant Avenue, which is North 89°10'45" West 1513.16 feet and North 0°50' East 285.20 feet from the Southeast corner of said Section 17, and running thence North parallel with Grant Avenue 124 feet; thence North 89°10'45" West 124 feet; thence South 0°50'15" West parallel to Grant Avenue 124 feet; thence South 89°10'45" East 124 feet to the place of beginning.

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 17, Township 6 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Ogden City, Weber County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°09'45" West 612.71 feet along the center line of 9th Street and North 00°50'27" East 145.48 feet from the found Ogden City Survey Monument at the intersection of 9th Street and Grant Ave and running thence:

North 00°50'07" East 267.80 feet;

thence South 89°09'53" East 66.00 feet;

thence South 0°50'07" West 3.94 feet;

thence South 89°10'26" East 388.93 feet along and beyond said southerly line to a point on an existing wood fence line and the westerly line of that parcel described in Entry No. 2958763;

thence South 00°50'08" West 123.95 feet along said westerly line to a point on an existing wood fence line and the northerly line of that parcel described in Entry No. 1605801;

thence North 89°10'53" West 122.33 feet along said northerly line;

thence South 00°50'23" West 140.00 feet along the westerly line of said parcel and beyond to a point on an existing chain link fence and the northerly line of that parcel described in Entry No. 3083815;

thence North 89°09'16" West 332.59 feet along said northerly line and beyond to the point of beginning.

Contains: 103,198 square feet or 2.369 acres.

NOTES:

1. For conditions of record not shown hereon as well as specific references to items in the title reports, please refer to a title report supplied by US Title Insurance Agency:

Commitment Date: July 10, 2023

File Number: 068616

2. Table A Items:

Item 1: Monuments have or will be places at each property corners.

Item 2: Address for the land described is Approx.:

218 Chester Street

Ogden, Utah 84404

Item 3: Flood Zone is designated as "X" per FEMA Map number 49057C0426F dated November 30, 2023.

Item 4: Gross land area is: 103,198 square feet or 2.369 acres.

Item 8: Substantial Features: At the time of the survey there was ongoing construction on the site to the West. Some utilities were inaccessible at the time.

Item 11(a)(b): Existing Utilities shown are taken from standard survey observation of the site. Utilities taken from other sources have been specifically noted hereon.

Item 13: Adjoining owners: Noted hereon.

Item 14: The nearest major street intersection is Wall and 9th Street approximately 3074 feet to the West. The intersection is in Ogden City.

Item 16: Based on a site visit dated 04/10/24 there was no visible evidence of earthwork onsite.

Item 17: There are no known changes to road rights-of-way adjacent to the subject parcel.

Item 18: Easements: Noted hereon as provided by the title report.

3. Schedule B: Exceptions from Coverage

a. Items 1-7 are general exceptions and cannot be plotted.

b. Item 8 refers to taxes and cannot be plotted.

c. Item 9 refers to special service districts.

d. Item 10 refers to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights-of-way and easements thereof.

e. Item 11 refers a sewer easement in favor of Ralph L. Schlutter and Marble M. Schlutter dated June 10, 1957 as Entry No. 276365, Book 549, Page 921 and is noted hereon.

f. Item 12 refers to an easement in favor of The Mountain States Telephone and Telegraph Company dated July 15, 1969 as Entry No. 523104, Book 921, Page 245 and is not plotted hereon.

g. Item 13 states that no Deed of Trust appears of record.

h. Item 14 refers to Well and Water Rights.

RECEIVED
JAN 25 2025
BY: 7975



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