

THIS SURVEY WAS PREPARED FOR TREVOR BERRETT 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 PROPERTY LINES WERE ESTABLISHED BASED ON THE LEGAL DESCRIPTION OF QUIT CLAIM DEED WITH ENTRY NO. 2679631 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

THREE REBARS, A LATH, AND A REBAR AND CAP MARKED "GARDNER ENGINEERING" NEARBY TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE FOUND STREET MONUMENT AND SECTION CORNERS MONUMENTS MATCHED WITH THE CALCULATED LOCATION AT "ELIAS ESTATES SUBDIVISION" ENTRY NO. 1274302 BOOK 37, PAGE 40; "ELIAS ESTATES PHASE 3" ENTRY NO. 3014445 BOOK 86, PAGE 60 AND "TRACEY SUBDIVISION" ENTRY NO. 1892668 BOOK 57, PAGE 12 AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

NOTES

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.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, WHENCE A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 WEST STREET BEARS SOUTH 01°06'18" WEST A DISTANCE OF 1,525.91 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 01°06'18" WEST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 1,329.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY LINE OF SECTION 33 SOUTH 89°10'01" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 462.54 FEET TO THE CENTER OF THE CANAL;

SECTION 33 THE FOLLOWING FIVE (5) COURSES ALONG CENTER OF CANAL:

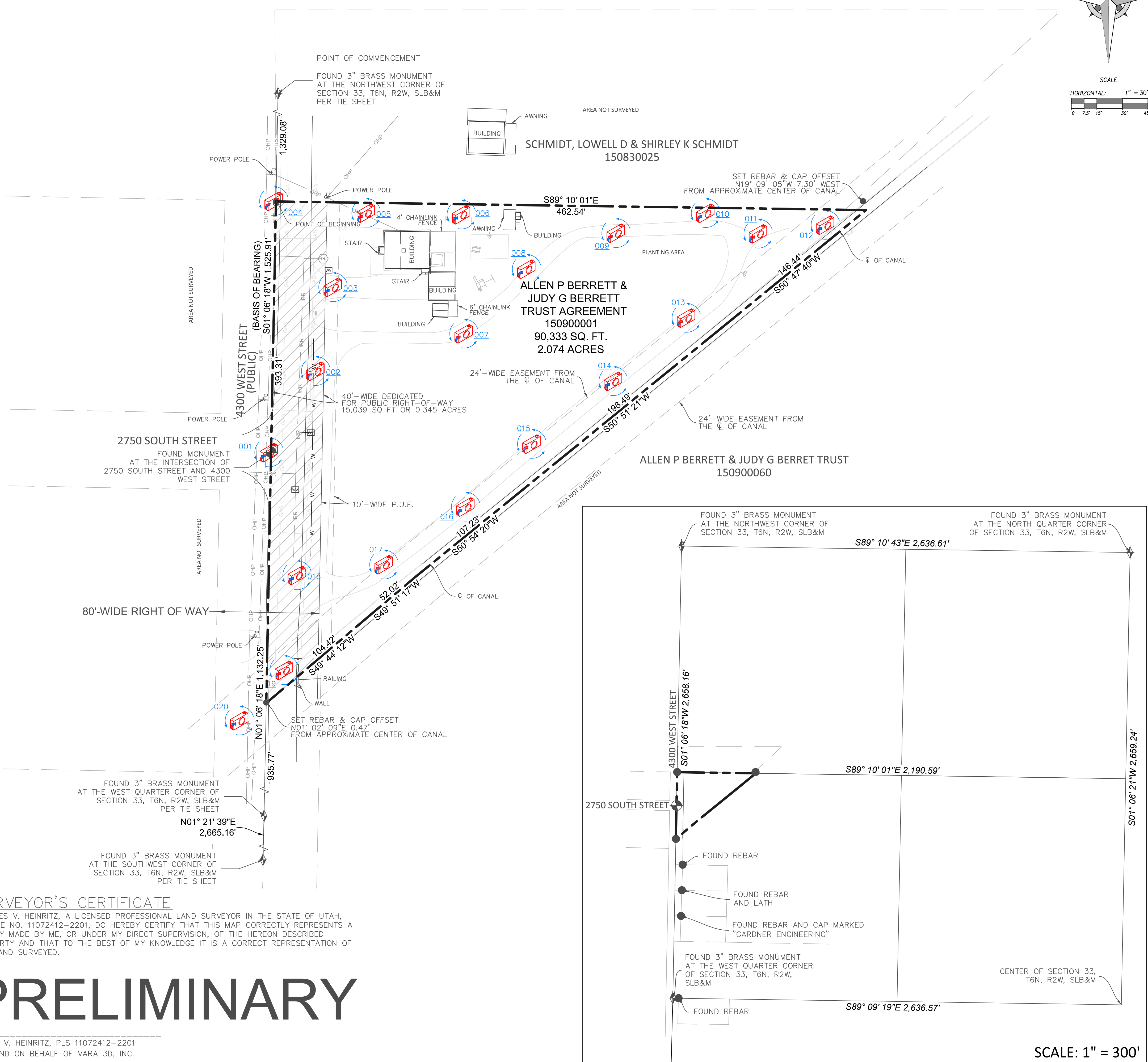
1. SOUTH 50°47'40" WEST A DISTANCE OF 146.44 FEET;
2. THENCE SOUTH 50°51'21" WEST A DISTANCE OF 146.44 FEET;
3. THENCE SOUTH 50°54'20" WEST A DISTANCE OF 107.23 FEET;
4. THENCE SOUTH 49°51'17" WEST A DISTANCE OF 52.02 FEET;
5. THENCE SOUTH 49°44'12" WEST A DISTANCE OF 104.42 FEET TO THE SAID WESTERLY LINE OF SECTION 33;

THENCE LEAVING SAID CENTER OF CANAL NORTH 01°06'18" EAST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 393.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 90,333 SQ. FT. OR 2.074 ACRES.

	PROPERTY BOUNDARY
	EASEMENT AS NOTED
	NEIGHBOR BOUNDARY LINE
	FENCE
	OVERHEAD POWER LINE
	PANORAMIC PHOTO LOCATION
	SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
	FOUND MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	POWER POLE
	SIGN
	FIRE HYDRANT
	IRRIGATION CONTROL BOX
	WATER VAULT
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND IRRIGATION LINE
	AREA DEDICATED FOR PUBLIC ROAD 15,039 SQ. FT OR 0.345 ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER COUNTY, UTAH



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.

PRELIMINARY

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

PROJECT INFORMATION

TREVOR BERRETT

2750 S 4300 W OGDEN CITY, UT 84401

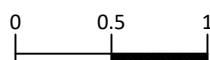
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-083	Sheet 1
DATE October 2024	
HORIZONTAL SCALE 1" = 40'	1



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

SCALE: 1" = 300'