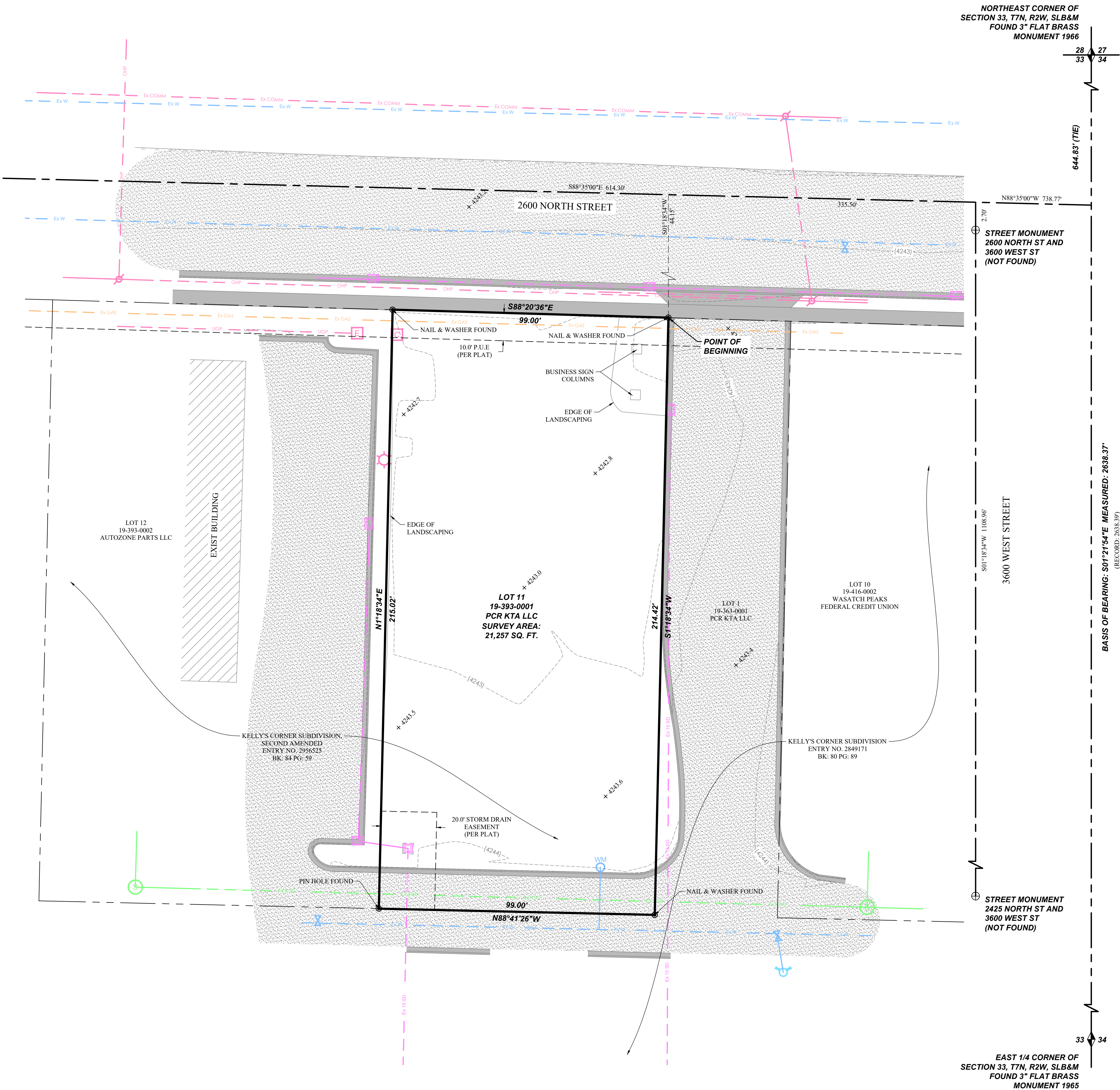


VICINITY MAP
N.T.S



LEGEND

	BOUNDARY LINE
	SECTION LINE
	STREET CENTER LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. NATURAL GAS
	EXIST. OVERHEAD POWER
	EXIST. UNDERGROUND POWER
	EXIST. FENCE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
	EXIST. SEWER MANHOLE
	EXIST. WATER VALVE & WATER METER
	EXIST. FIRE HYDRANT
	EXIST. STREET LIGHT
	EXIST. POWER POLE
	EXIST. ELECTRICAL BOX
	EXIST. COMMUNICATIONS BOX
	EXIST. SPOT ELEVATION
	WEBER COUNTY PARCEL No.
	LIMITS OF ASPHALT PAVEMENT
	LIMITS OF CONCRETE

- NOTES**
- The purpose of this Survey is to provide a Boundary & Topographic Survey for Lot 11, Kelly's Corner Subdivision Second Amended identified by Weber County as Parcel No. 19-393-0001 as described and shown hereon.
 - Documents of record in offices of the Weber County Recorder and the Weber County 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 and title exceptions noted on this Survey are referenced from said documents.
 - The Basis of Bearing for this Survey is S01°21'54"E along the Section line between Northeast Corner and the East 1/4 Corner of Section 33, Township 7 North, Range 2 West, Salt Lake Base & Meridian. All deeds and plats of record have been rotated 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 based on the NAVD 88 elevation published by the Weber County Surveyor on the Northeast Corner of said Section 33 of 4,240.50 feet.
 - #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
 - This drawing, its design, and invention thereof, 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 copies authorized in writing and individually signed and sealed by the Surveyor, 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 of 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:
 - Kelly's Corner Subdivision Plat recorded March 27, 2017 as Entry No. 2849171 in Book 80 at Page 89.
 - Kelly's Corner Subdivision, Second Amended Plat recorded December 11, 2018 as Entry No. 2956525 in Book 84 at Page 59.

LEGAL DESCRIPTION

All of Lot 11, KELLY'S CORNER SUBDIVISION, SECOND AMENDED, according to the official plat thereof recorded December 11, 2018 in the office of the Weber County Recorder as Entry No. 2956525 in Book 84 at Page 59.

SURVEYOR'S CERTIFICATE

"I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 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."

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

02/25/2021
Date

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: THE NE 1/4 OF SECTION 33, T7N, R2W, SLB&M

PLAIN CITY, UTAH

PROPERTY OF: PCR KTA LLC

PREPARED FOR: WRIGHT DEVELOPMENT GROUP

REVISION BLOCK	DATE	DESCRIPTION
1	02/22/21	Initial Survey
2	02/22/21	Final Survey
3	02/22/21	Final Survey
4	02/22/21	Final Survey
5	02/22/21	Final Survey
6	02/22/21	Final Survey

Drawn: JKEH	Checked: BCD
Scale: 1"=20'	Job #: 21-0033
Date: 02/22/21	
Sheet:	