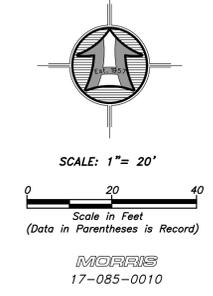
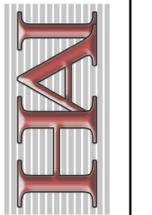


Drawn By: RS	Date: 12/05/2022
Designed By: MF	
Checked By: MF	
Approved By: MF	
Scale: 1" = 20'	
Drawing File: 22-3-272x19.dwg	
JOB NUMBER: 22-3-219	

Drawn By: RS	Date: 12/05/2022
Designed By: MF	
Checked By: MF	
Approved By: MF	
Scale: 1" = 20'	
Drawing File: 22-3-272x19.dwg	
JOB NUMBER: 22-3-219	

PROPERTY SURVEY FOR
DANNY ROGERS
 1226 EAST 2600 NORTH
 NORTH OGDEN, WEBER COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

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- LEGEND**
- SUBJECT PROPERTY LINE
 - - - SUBDIVISION BOUNDARY
 - - - ADJOINING PROPERTY LINE
 - - - DEED LINE
 - - - CENTERLINE
 - - - EXISTING CONCRETE
 - - - EXISTING BUILDING
 - - - FENCE LINE
 - - - STREET MONUMENT
 - FOUND SURVEY MARKER SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 22ND DAY OF DECEMBER, 2022.

ROGER C. SLADE, PLS
 UTAH LAND SURVEYOR LICENSE NO. 11386802



RECEIVED
 FEB 14 2023
 FILE # 7483

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICK MEYERS OF REMODEL WEST CUSTOM FOR DANNY ROGERS. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF COLD WATER COVE SUBDIVISION, ENTRY NO. 2344081, EXISTING FENCE AND OCCUPATION LINES ALONG WITH THE WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 34, T7N, R1W, SLB&M.

THE DEED LOCATIONS OF PROPERTY TAX ID NO.'S 17-085-0006, 0008, 0009 & 0010 DO NOT FIT EXISTING FENCE LINES AND OCCUPATION BY APPROXIMATELY 10.5 FEET. THIS SURVEY HELD THE EXISTING FENCE AND OCCUPATION LINES AS BEST EVIDENCE OF THE ACCEPTED PROPERTY LINES. THERE IS AN EXISTING FENCE LINE ALONG THE EAST LINE OF THE SUBJECT PROPERTY THAT WAS NOT HELD BECAUSE THE SUBJECT PROPERTY DEED DISTANCE WAS (MORE OR LESS). TO THE EAST, THE ADJOINERS' DEED DISTANCE OF 80' WAS HELD. IT IS SUGGESTED THAT BOUNDARY ADJUSTMENTS BE DONE TO CORRECT THE DEEDS OF THE ABOVE MENTIONED PROPERTIES.

THE RIGHT-OF-WAY OF 2600 NORTH, AS SHOWN ON THIS SURVEY IS ASSUMED TO BE 60', WHICH FALLS IN HARMONY WITH EXISTING CURB, SIDEWALK AND DEED DISTANCES. OTHER SURVEYS IN THE IMMEDIATE AREA DO NOT SHOW ANY RIGHT-OF-WAY WIDTH FOR 2600 NORTH STREET.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°07'30" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF AN EXISTING CEMENT WALL AND THE SOUTH BOUNDARY OF COLD WATER COVE SUBDIVISION, RECORDED AS ENTRY NO. 2344081 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 1618.40 FEET SOUTH 89°07'30" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FROM THE NORTHWEST CORNER OF SAID SECTION 34;

RUNNING THENCE SOUTH 89°07'30" EAST 74.93 FEET (EAST 88 FEET MORE OR LESS BY RECORD) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, ALSO BEING THE SOUTH BOUNDARY OF SAID COLD WATER COVE SUBDIVISION TO A POINT DESCRIBED OF RECORD AS 944 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00°51'28" WEST 126.56 FEET (SOUTH 128 FEET MORE OR LESS BY RECORD) TO THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE NORTH 84°37'39" WEST 86.46 FEET (WEST 98 FEET MORE OR LESS BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO AN EXISTING CEMENT WALL; THENCE NORTH 06°13'45" EAST 120.31 FEET (NORTH 4°16'40" EAST 121 FEET MORE OR LESS BY RECORD) ALONG SAID CEMENT WALL TO THE POINT OF BEGINNING. CONTAINING 0.23 ACRES.