

VICINITY MAP
N.T.S

BOUNDARY SURVEY

LOCATION: THE NORTHEAST QUARTER OF SECTION 21, T6N, R1W, SLB&M
1038 GRAMERCY, THE CITY OF OGDEN, WEBER COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES

- The purpose of this Survey is to provide a Boundary Survey for the parcels shown hereon.
- No Title Report was provided to the surveyor by the client, and no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership, title evidence or any other facts which an accurate and current title search may disclose.
- Documents of record in the offices of the Weber County Recorder and 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 noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N01°08'53"E along the Section line between the Southeast Corner and the Northeast Corner of Section 21, Township 6 South, Range 1 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.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design and invention thereof, either electronic or hard copy, 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 signed and sealed copies authorized by the Surveyor and sent from Focus Engineering & Surveying, LLC, 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 or 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:
 - The following filed Surveys per Salt Lake County Surveyor:
 - Canyon Park Subdivision Entry No. 634627
 - Warranty Deed Entry No. 2856456
 - Warranty Deed Entry No. 2664129
 - Warranty Deed Entry No. 2755509
 - 6786 prepared by Gardner Engineering, on 02/12/21
 - 5378 prepared by Gardner Engineering, on 12/17/2015
 - Ogden City Survey No. PL6470 & PL6477 & PL6471
- This Survey was prepared for RH Van Komen for the purpose of re-establishing the boundary of the above-described parcel of land. The record deeds of the surveyed and adjoining parcels do not match lines of occupation on the ground, therefore long-established fence lines were used for the alignment of the north and south property lines. The West property line was established along the measured center of the Gramercy Public Right of Way. Boundary line agreements along the North and South property lines are Recommended in order to clear up any ambiguity created by the difference between the record deeds and the existing lines of occupation as shown here on.

LEGAL DESCRIPTION
(WARRANTY DEED 2856456)

PARCEL 1 (13-006-004)
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 14.535 CHAINS SOUTH AND 2.5 RODS EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 191.235 FEET, THENCE SOUTH 52 FEET, THENCE WEST 191.235 FEET, THENCE NORTH 52 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PORTION IN GRAMERCY AVENUE.

PARCEL 2 (13-006-0003)
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1011.31 FEET SOUTH AND 41.25 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; (BEING ON THE EAST LINE OF GRAMERCY AVENUE) AND RUNNING THENCE EAST 191.235 FEET; THENCE SOUTH 65.00 FEET; THENCE WEST 191.235 FEET TO STREET, THENCE NORTH ALONG STREET 65.00 FEET TO THE PLACE OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

AS SURVEYED DESCRIPTION

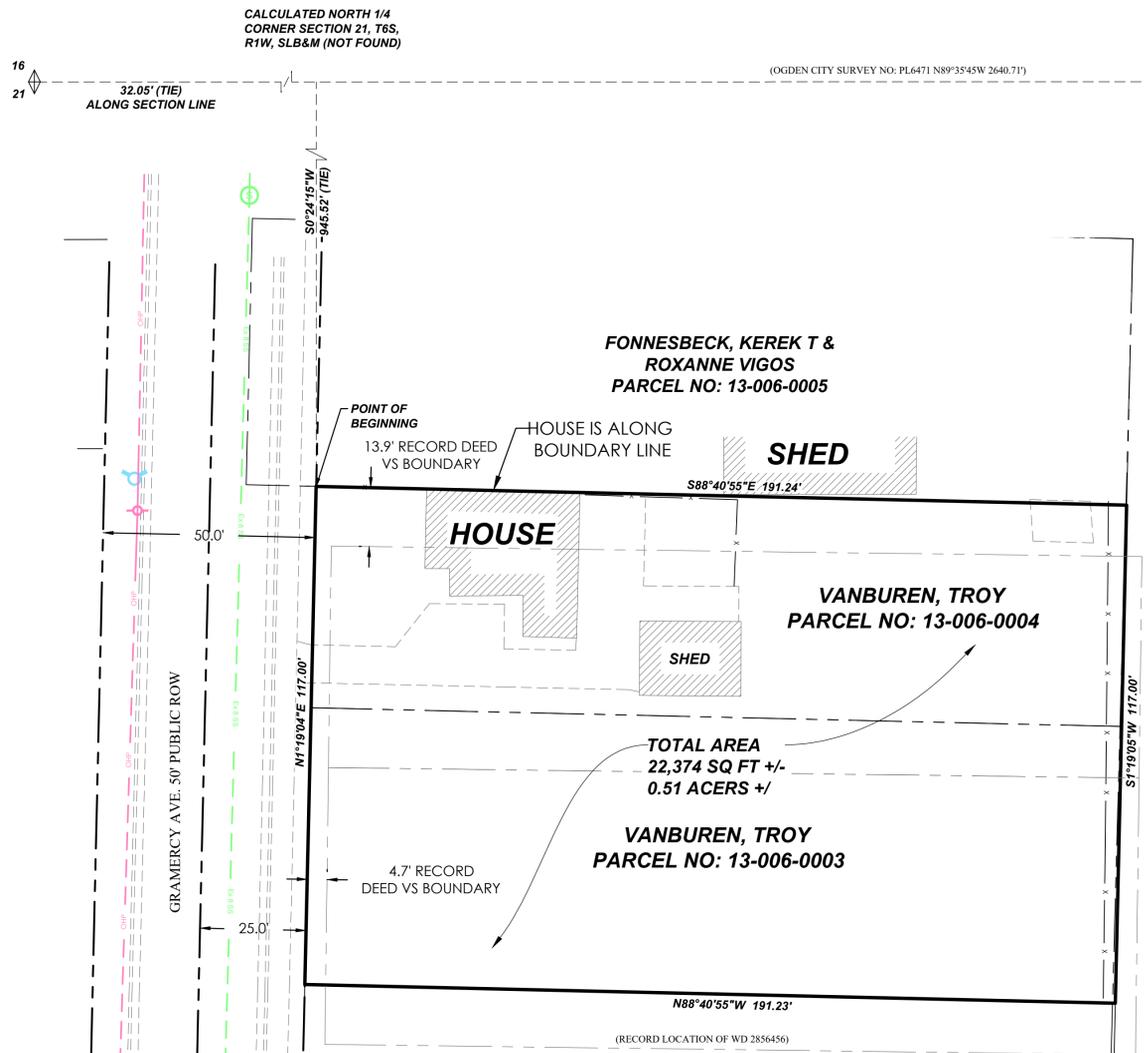
A part of the Northeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, being located in Ogden City, Weber County, Utah, being more particularly described as follows:

Beginning at a point located S89°35'45"E 32.05 feet along the Section Line and S0°24'15"W 945.62 feet from the calculated North Quarter Corner of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: N01°08'53"E from the Southeast Corner to the Northeast Corner of said Section 21), said point also being the Northwest Corner of that Warranty Deed Entry No. 286456 recorded in the office of the Weber County Recorder, on May 9, 2017; thence along said deed the following four (4) courses: thence (1) S 88°40'55" E 191.24 feet; thence (2) S 01°19'05" W 117.00 feet; thence (3) N 88°40'55" W 191.23 feet; thence (4) N 01°19'04" E 117.00 feet to the point of beginning.

Area Containing 22,374 square feet or 0.51 acres +/-



BOUNDARY SURVEY
LOCATION: THE NORTHEAST QUARTER OF SECTION 21, T6N, R1W, SLB&M
1038 GRAMERCY, THE CITY OF OGDEN, WEBER COUNTY, UTAH
PROPERTY OF: TROY R. VANBUREN
PREPARED FOR: RH VAN KOMEN



LEGEND

---	BOUNDARY
---	SECTION LINE
---	EASEMENT
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	EXISTING PROPERTY LINE
---	EXIST, OVERHEAD POWER
---	XX" SANITARY SEWER
---	EXIST. FIRE HYDRANT
---	EXIST. SEWER MH
---	BOUNDARY MARKERS
---	SECTION MONUMENT (FOUND)
---	SECTION MONUMENT (NOT FOUND)

CANYON PARK SUBDIVISION
PARCEL NO: 13-150-0023
ENTRY NO: 634627

BASIS OF BEARING: N01°08'53"E 5263.81'
(WEBER COUNTY ROS # 6286.5263.81)



SURVEYOR'S CERTIFICATE
"I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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."

Justin Lundberg
Justin Lundberg
Professional Land Surveyor
License No. 12554439
10/06/23 Date

REVISION BLOCK	
#	DESCRIPTION

Drawn: JDL Checked: AS
Scale: 1"=20' Job #: 23-0296
Date: 10/04/23
Sheet: 1 OF 1