

VICINITY MAP
N.T.S

LEGAL DESCRIPTION

Located in the Southwest Quarter of Section 29, the Southeast Quarter of Section 30, the Northwest and Northeast Quarters of Section 31 and the Northwest Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, located in Ogden City, Weber County, Utah, being more particularly described as follows:

Beginning at a point on the southerly deed line of a Quit Claim Deed recorded as Entry #3215021 on February 2, 2022, said point also being located on the South Quarter Corner of Section 30, Township 6 North, Range 2 West, Salt Lake Base & Meridian, thence along said deed line S89°18'57"E 1,318.70 feet to and along the southerly deed line of Quit Claim Deed recorded as Entry #3028677 on January 15, 2020 and to and along the southerly deed line of a Quit Claim Deed recorded as Entry #2018383 on March 4, 2018; thence along said deed line N00°44'14"E 1,472.61 feet to the southerly deed line of a Special Warranty Deed recorded as Entry #3127678 on February 19, 2021; thence along said deed line S89°15'46"E 1,320.00 feet to the westerly deed line of a Quit Claim Deed recorded as Entry #3184185 on September 16, 2021; thence along said Quit Claim Deed S00°44'14"W 151.39 feet; thence S89°14'25"E 1,831.69 feet; thence S00°40'38"W 1,324.67 feet to and along the westerly deed line of a Special Warranty Deed recorded as Entry #2874890 on August 23, 2017, the westerly deed line of a Warranty Deed recorded as Entry #2253910 on April 04, 2007, the westerly deed line of a Quit Claim Deed recorded as Entry #3021684 on December 10, 2019, the westerly deed line of a Special Warranty Deed recorded as Entry #2608811 on December 04, 2012, and the westerly deed line of a Warranty Deed recorded as Entry #2874322 on August 21, 2017 to the Section Line; thence said Section Line N89°05'39"W 1,641.26 feet to the northerly deed line of a Warranty Deed recorded as Entry #2691799 on June 24, 2014; thence along said deed line the following three (3) courses: (1) S00°43'56"W 169.05 feet; thence (2) N89°46'20"E 5.86 feet; thence (3) S00°43'56"W 160.32 feet; thence S88°58'21"E 144.14 feet; thence S00°43'56"W 127.08 feet; thence East 324.06 feet; thence South 878.03 feet; thence S88°58'31"E 636.14 feet; thence S01°01'29"W 1,320.00 feet; thence N88°58'31"W 1,320.00 feet to the easterly deed line of a Warranty Deed recorded as Entry #2501599 on November 10, 2010; thence along said deed line N01°01'29"E 662.00 feet to and along the easterly deed line of a Quit Claim Deed recorded as Entry #2509428 on December 30, 2010 and to and along the easterly deed line of a Warranty Deed recorded as Entry #2270900 on June 13, 2007; thence along the northerly side of said Warranty Deed the following two (2) courses: (1) N89°09'51"W 1,334.63 feet; thence (2) S01°27'59"W 660.88 feet to and along the westerly deed line of the aforementioned Quit Claim Deed recorded as Entry #2509428 on December 30, 2010 and to and along the westerly deed line of the aforementioned Warranty Deed recorded as Entry #2501599 on November 10, 2010 to the northerly subdivision line of Rawson Ranch Agricultural Subdivision recorded as Entry #2609195 on December 5, 2012; thence along said subdivision line N89°06'52"W 4,019.16 feet to and along the northerly deed line of a Warranty Deed recorded as Entry #3151745 on May 10, 2021 to a point marked the West Quarter Corner Section 31, Township 6 North, Range 2 West, Salt Lake Base & Meridian; thence along the Section Line N00°49'21"E 1,309.12 feet to the southerly deed line of a Warranty Deed recorded as Entry # 1058936 on September 21, 1988; thence along said deed line the following two (2) courses: (1) S89°19'53"E 2,704.49 feet; thence (2) N01°54'36"E 1,319.58 feet to the point of beginning.

Contains: 16,489,159 square feet or 378.54 acres:

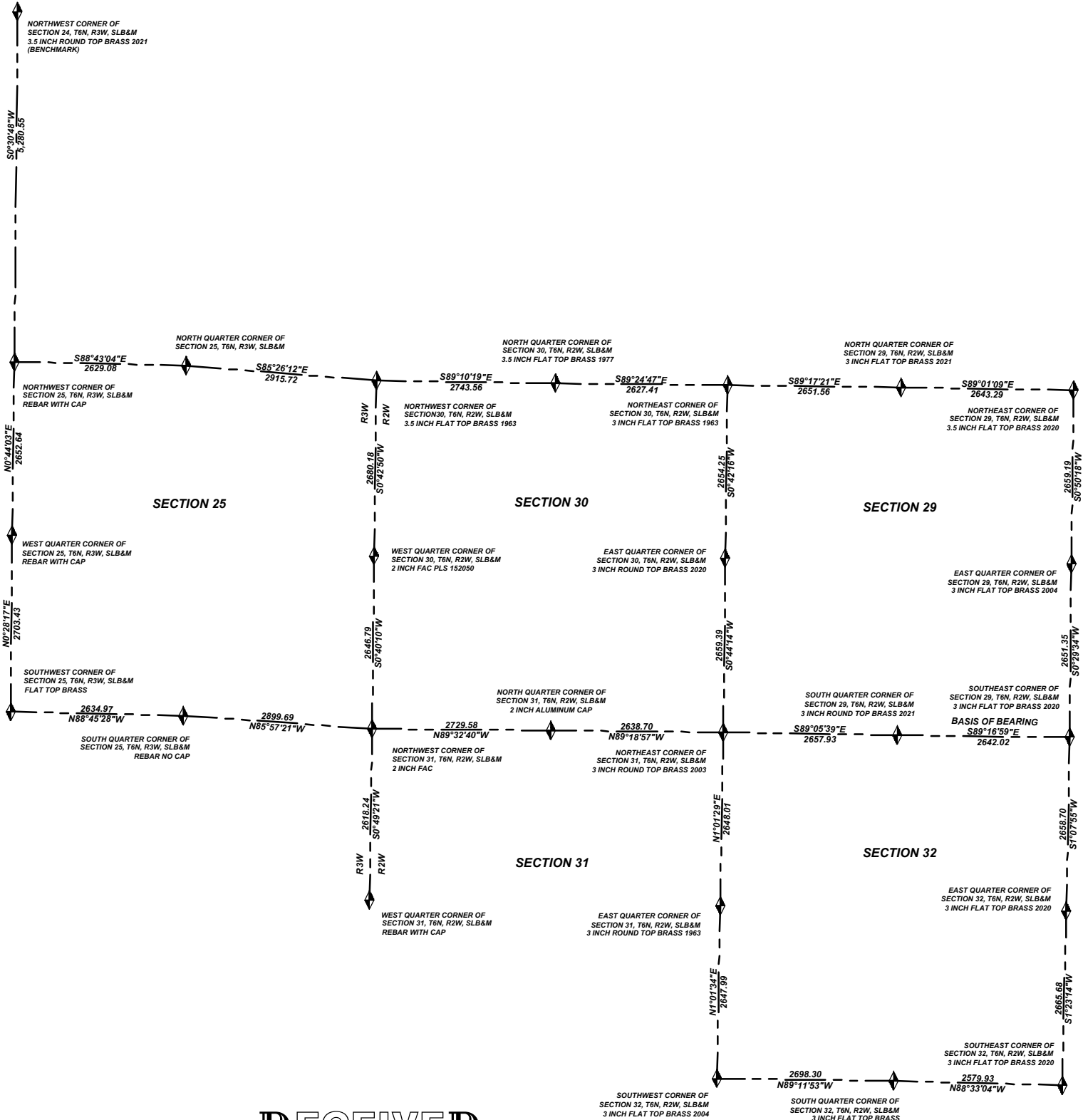
LEGEND

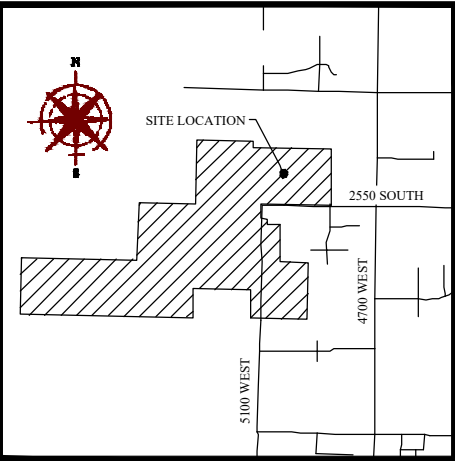
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
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	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	BOUNDARY MARKER
	EXIST. SD INLET, MANHOLE & COMBO BOX
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	EXIST. SPOT ELEVATION
	DEED BOOK/PAGE PER xxxxx COUNTY RECORDS
	xxxxx COUNTY PARCEL NO.

NOTES

- The purpose of this Survey is to correctly represent the boundary lines and property corners of the surveyed parcels described and shown hereon, identified by the Weber County Recorder's Office as Parcel Nos.: 15-082-0006, 15-082-0016, 15-082-0017, 15-082-0002, 15-082-0018, 15-082-0001, 15-086-0012, 15-086-0010, 15-086-0011, 15-086-0014, 15-081-0025, 15-081-0024, 15-079-0070, 15-079-0074, 15-079-0075, 15-079-0076, 15-079-0023, 15-079-0022 and 15-079-0069.
- 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 S89°16'59"E along the Section line between the South Quarter Corner and the Southeast Corner of Section 29, Township 6 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 published by the Weber County Surveyor on the Northwest Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base & Meridian with an elevation of 4224.1 feet.
- #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:
 - Quit Claim Deed recorded as Entry #1346962 in Book 1758 on Page 204 on May 25, 1995.
 - Quit Claim Deed recorded as Entry #1312157 on September 16, 1994.
 - Quit Claim Deed recorded as Entry #3215021 on February 02, 2022.
 - Quit Claim Deed recorded as Entry #3184185 on September 16, 2021.
 - Quit Claim Deed recorded as Entry #3028677 on January 15, 2020.
 - Quit Claim Deed recorded as Entry #3021684 on December 10, 2019.
 - Quit Claim Deed recorded as Entry #2961150 on January 14, 2019.
 - Quit Claim Deed recorded as Entry #2768057 on December 03, 2015.
 - Quit Claim Deed recorded as Entry #2731407 on April 17, 2015.
 - Quit Claim Deed recorded as Entry #2610489 on December 13, 2012.
 - Quit Claim Deed recorded as Entry #2509428 on December 30, 2010.
 - Quit Claim Deed recorded as Entry #2495663 on October 06, 2010.
 - Quit Claim Deed recorded as Entry #2085011 on February 10, 2005.
 - Quit Claim Deed recorded as Entry #2048102 on August 04, 2004.
 - Quit Claim Deed recorded as Entry #2018383 on March 18, 2004.
 - Quit Claim Deed recorded as Entry #1685625 on January 21, 2000.
 - Warranty Deed recorded as Entry #1058936 on September 21, 1988.
 - Warranty Deed recorded as Entry #843789 on September 16, 1981.
 - Warranty Deed recorded as Entry #3319851 on March 29, 2024.
 - Warranty Deed recorded as Entry #3311513 on January 17, 2024.
 - Warranty Deed recorded as Entry #3209510 on January 10, 2022.
 - Warranty Deed recorded as Entry #3192676 on October 25, 2021.
 - Warranty Deed recorded as Entry #3151745 on May 10, 2021.
 - Warranty Deed recorded as Entry #3139837 on March 31, 2021.
 - Warranty Deed recorded as Entry #3100452 on November 10, 2020.
 - Warranty Deed recorded as Entry #2964979 on February 11, 2019.
 - Warranty Deed recorded as Entry #2936521 on August 16, 2018.
 - Warranty Deed recorded as Entry #2936520 on August 16, 2018.
 - Warranty Deed recorded as Entry #2936519 on August 16, 2018.
 - Warranty Deed recorded as Entry #2874322 on August 21, 2017.
 - Warranty Deed recorded as Entry #2691799 on June 24, 2014.
 - Warranty Deed recorded as Entry #2691214 on June 19, 2014.
 - Warranty Deed recorded as Entry #2501599 on November 10, 2010.
 - Warranty Deed recorded as Entry #2439695 on October 16, 2009.
 - Warranty Deed recorded as Entry #2270900 on June 13, 2007.
 - Warranty Deed recorded as Entry #2253910 on April 04, 2007.
 - Warranty Deed recorded as Entry #2050693 on August 17, 2004.
 - Special Warranty Deed recorded as Entry #3127678 on February 19, 2021.
 - Special Warranty Deed recorded as Entry #2874890 on August 23, 2017.
 - Special Warranty Deed recorded as Entry #2608811 on December 04, 2012.
 - Warranty Deed recorded as Entry #842726 in Book 1388 on Page 952 on August 28, 1981.
 - Warranty Deed recorded as Entry #1005892 in Book 1513 on Page 2510 on May 13, 1988.
 - Rawson Ranch Agricultural Subdivision recorded as Entry #2609195 in Book 73 on Page 60 on December 5, 2012.
 - Suncrest Meadows Subdivision Phase 1 recorded as Entry #2954195 in Book 84 on Page 50 on November 28, 2018.
 - Suncrest Meadows Subdivision Phase 2 recorded as Entry #3020879 in Book 86 on Page 79 on December 5, 2019.
 - Suncrest Meadows Subdivision Phase 3 recorded as Entry #3239446 in Book 93 on Page 21 on June 3, 2022.





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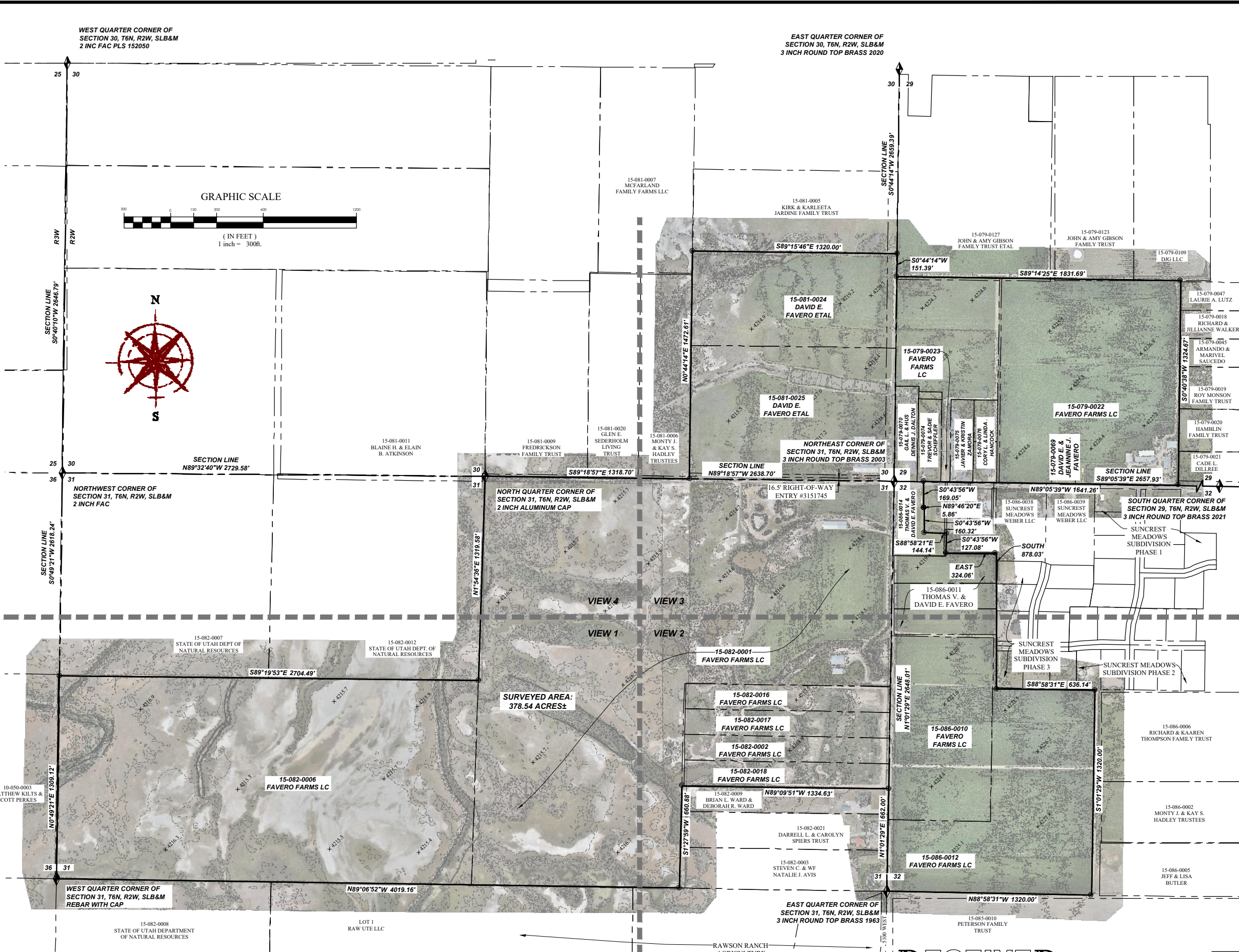
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---	DEED BOOK/PAGE PER XXXX COUNTY RECORDS
---	XXXXX COUNTY PARCEL NO.



ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

12/23/24
No. 1255443
JUSTIN LUNDBERG
STATE OF UTAH

BOUNDARY & TOPOGRAPHICAL SURVEY

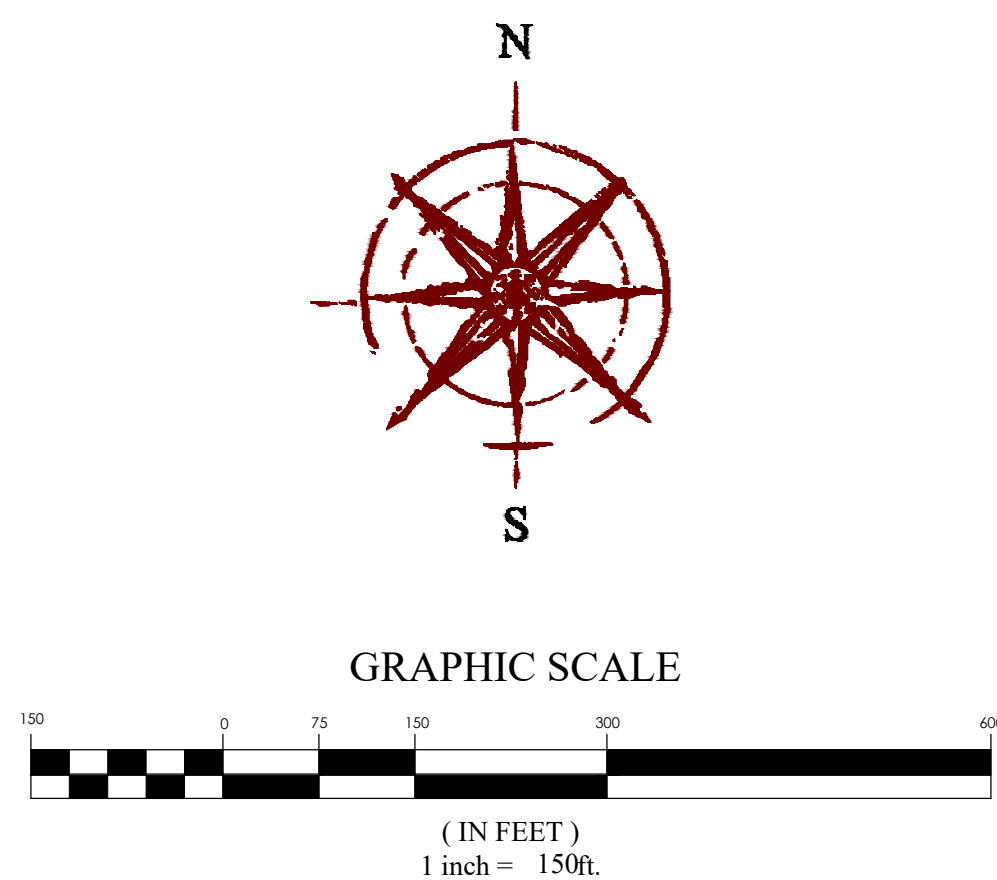
LOCATED: THE SW 1/4 OF SECTION 29; THE SE 1/4 OF SECTION 30, THE NW 1/4 AND THE NE 1/4 OF SECTION 31, THE NW 1/4 OF SECTION 32 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN OGDEN, WEBER COUNTY, UTAH
PREPARED FOR: JEFF MEADS

REVISION BLOCK	
#	DESCRIPTION
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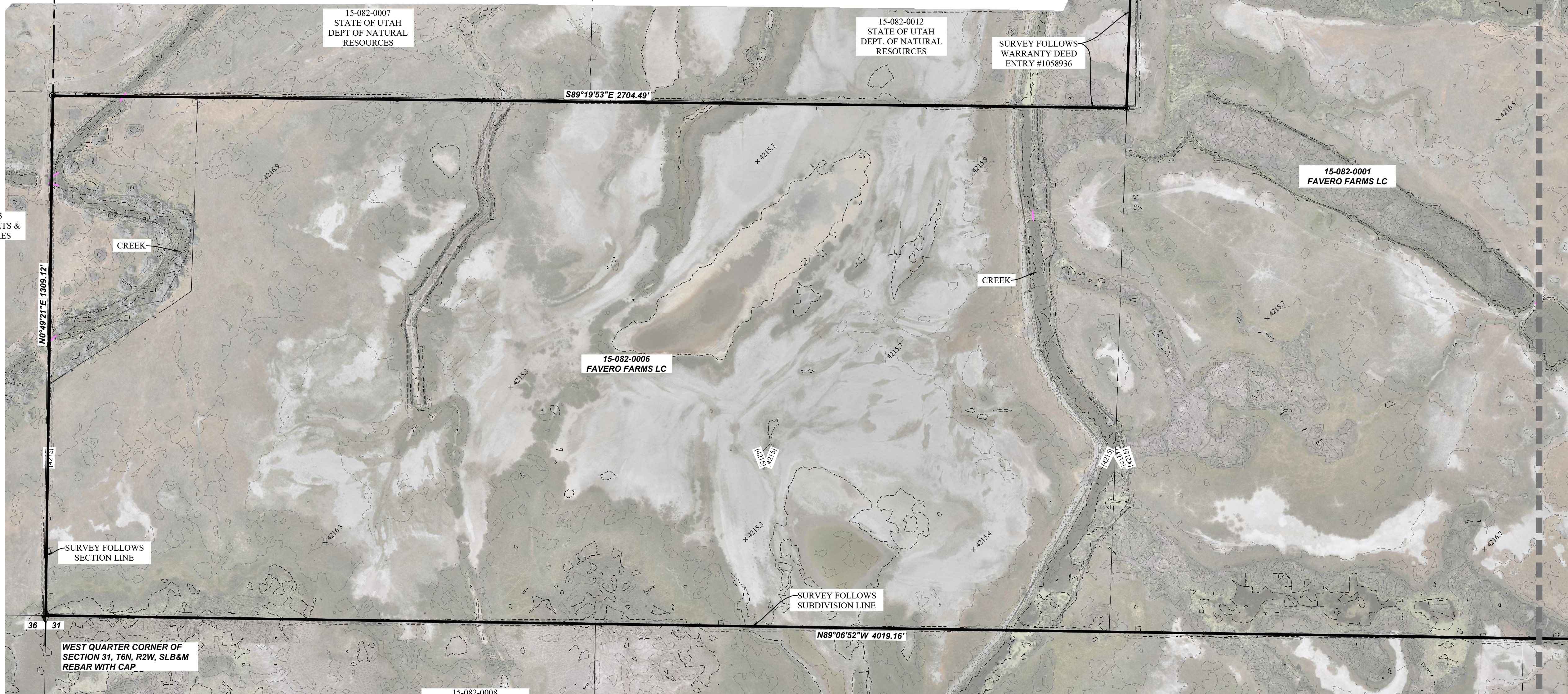
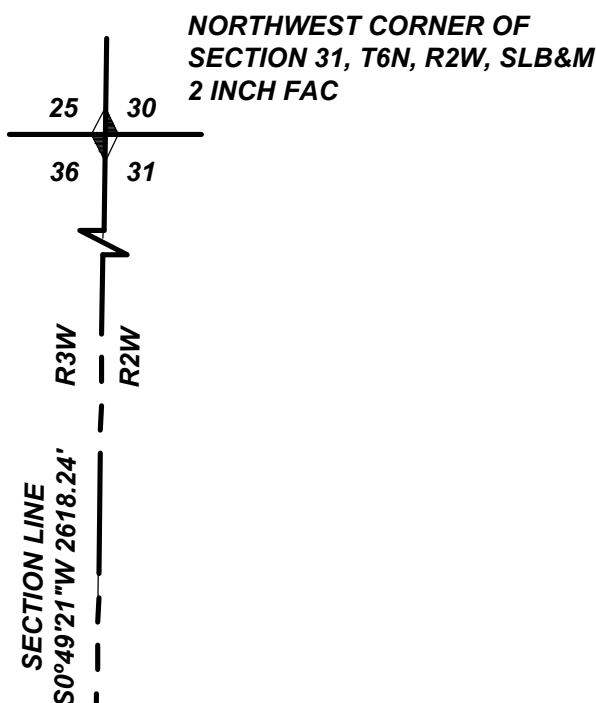
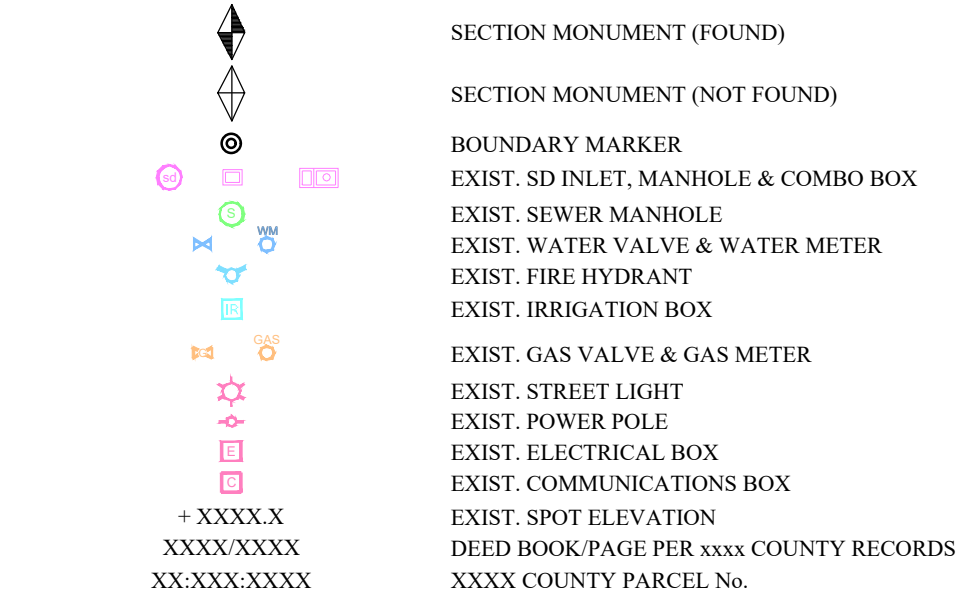
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Checked: JL
Job #: 24-0105
Sheet: 2 OF 6

RECEIVED
DEC 30 2024
FILE # 7956



	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
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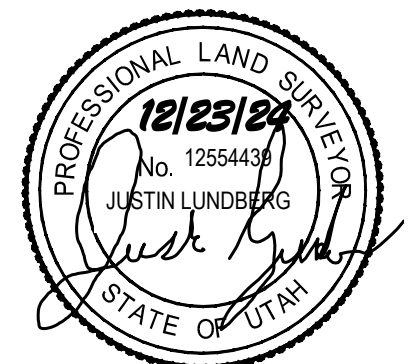


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DEC 30 2024
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REVISION BLOCK		DESCRIPTION
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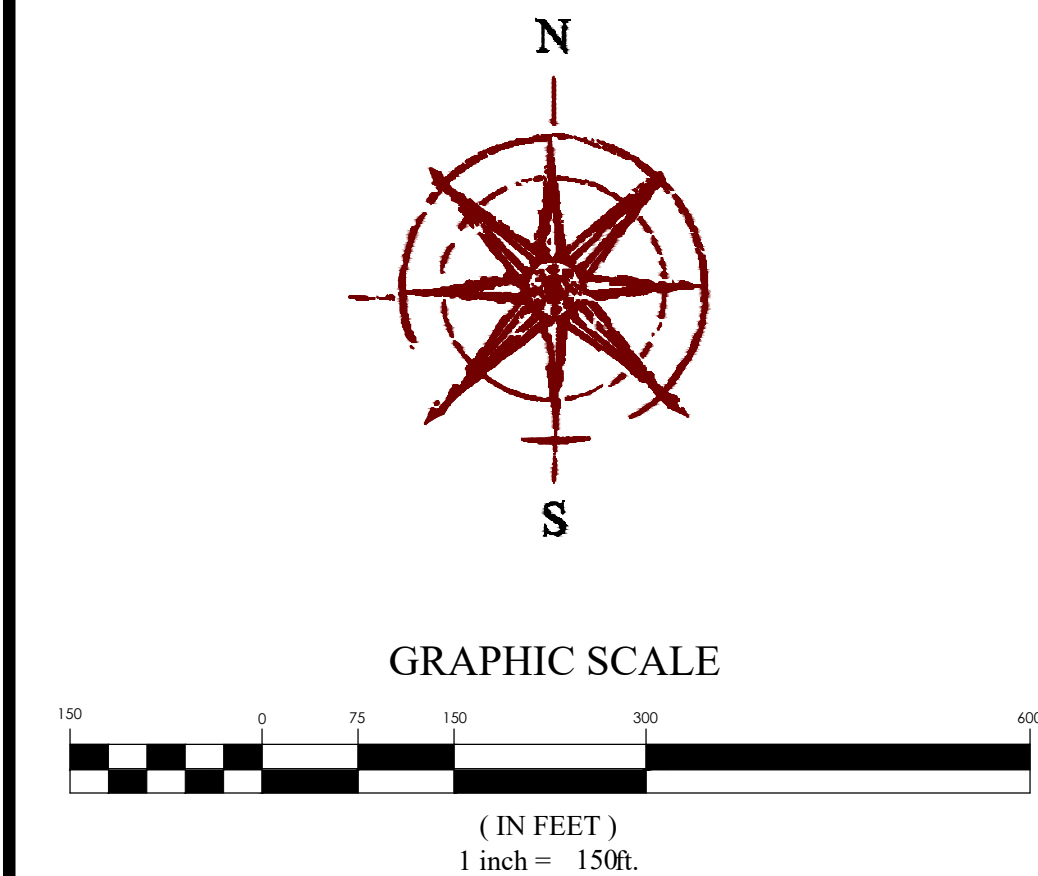
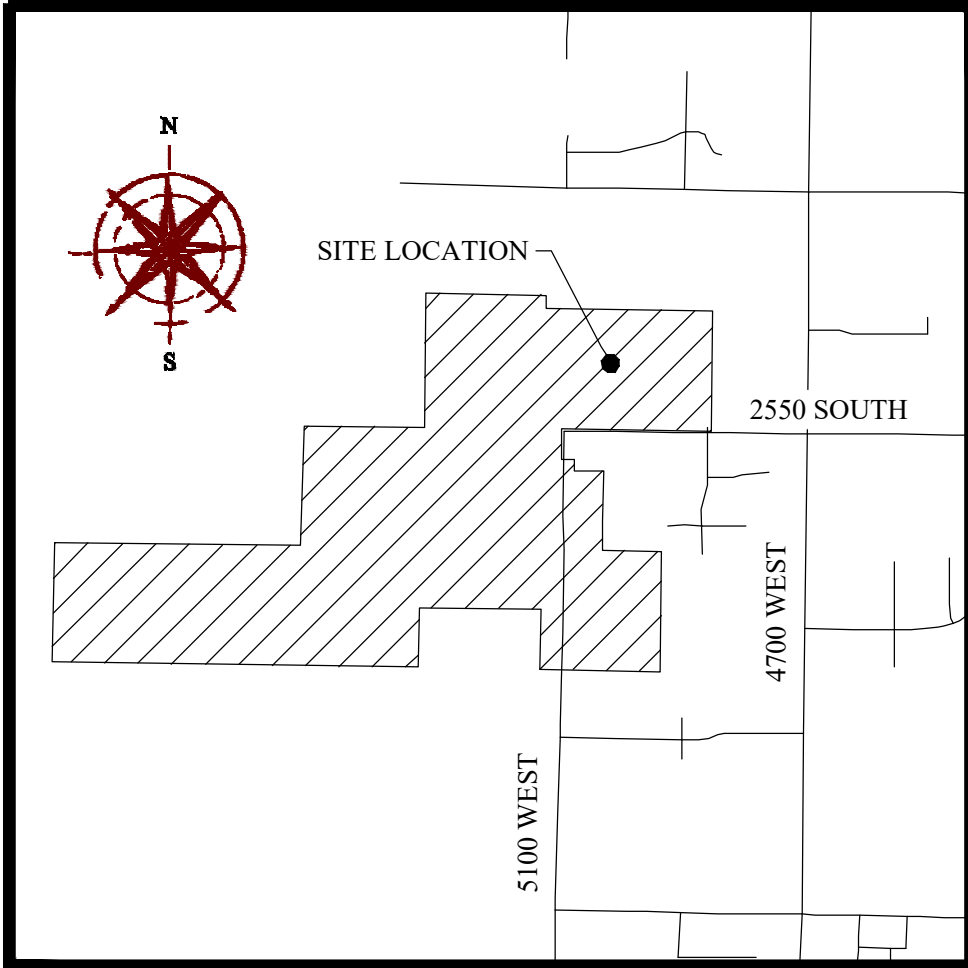
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Sheet:	

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com



BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATED: THE SW1/4 OF SECTION 29, THE SE1/4 OF SECTION 30,
THE NW1/4 AND THE NE1/4 OF SECTION 31, THE NW1/4 OF SECTION 32
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OGDEN, WEBER COUNTY, UTAH
PREPARED FOR: JEFF MEADS



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PROFESSIONAL LAND SURVEYOR
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

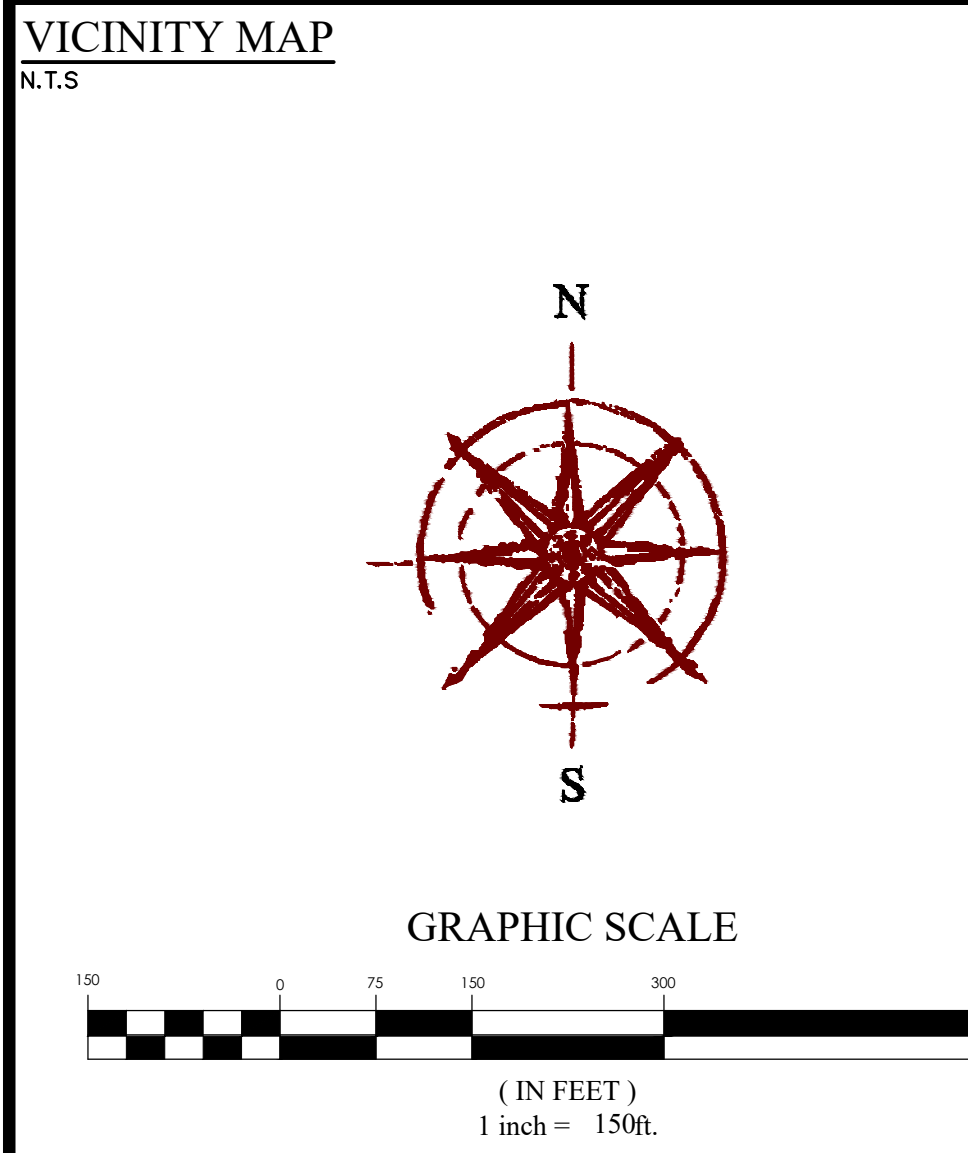
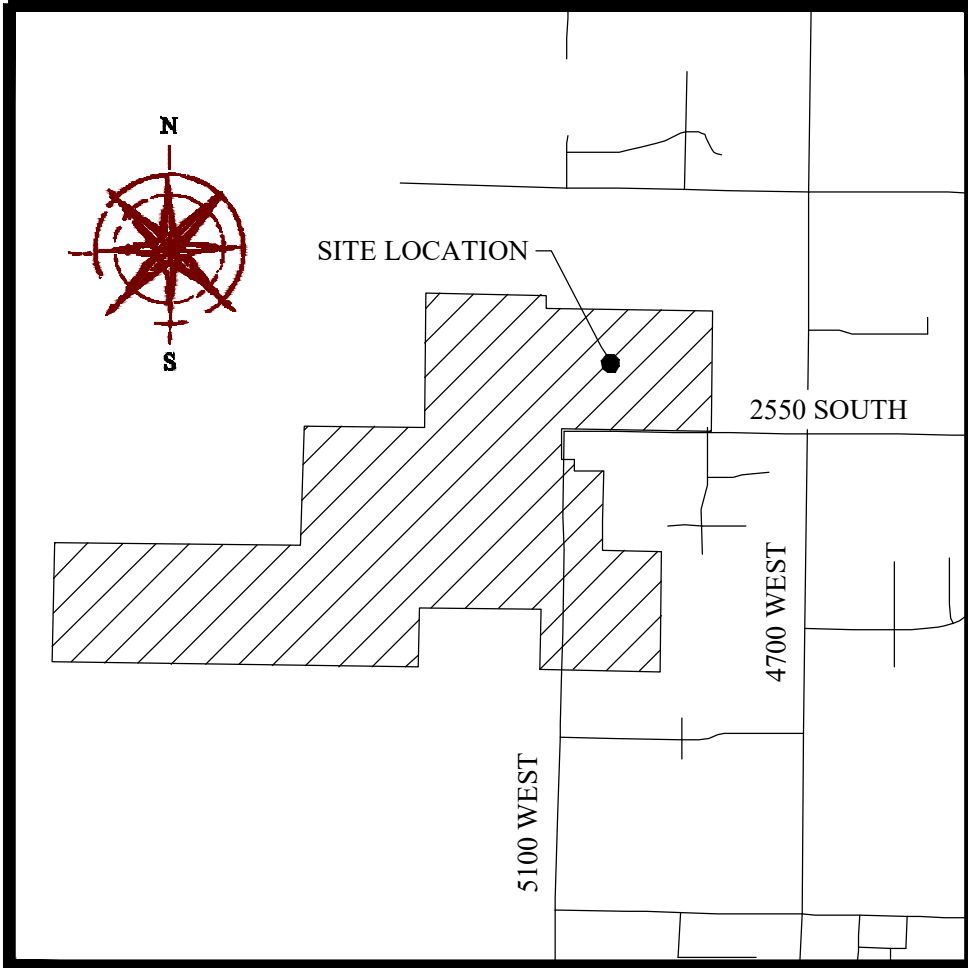
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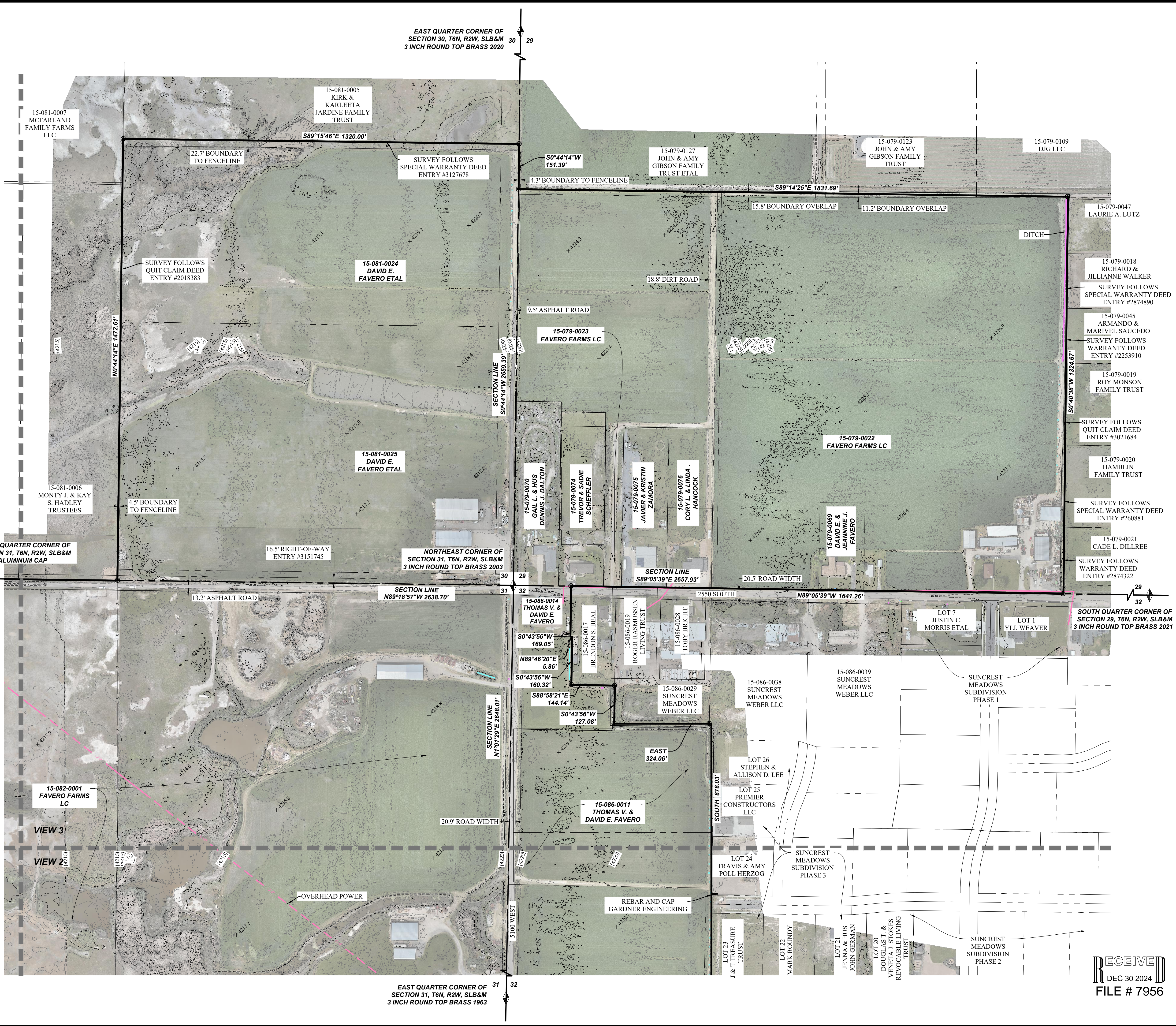
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4 OF 6



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JUSTIN LUNDBERG
STATE OF UTAH

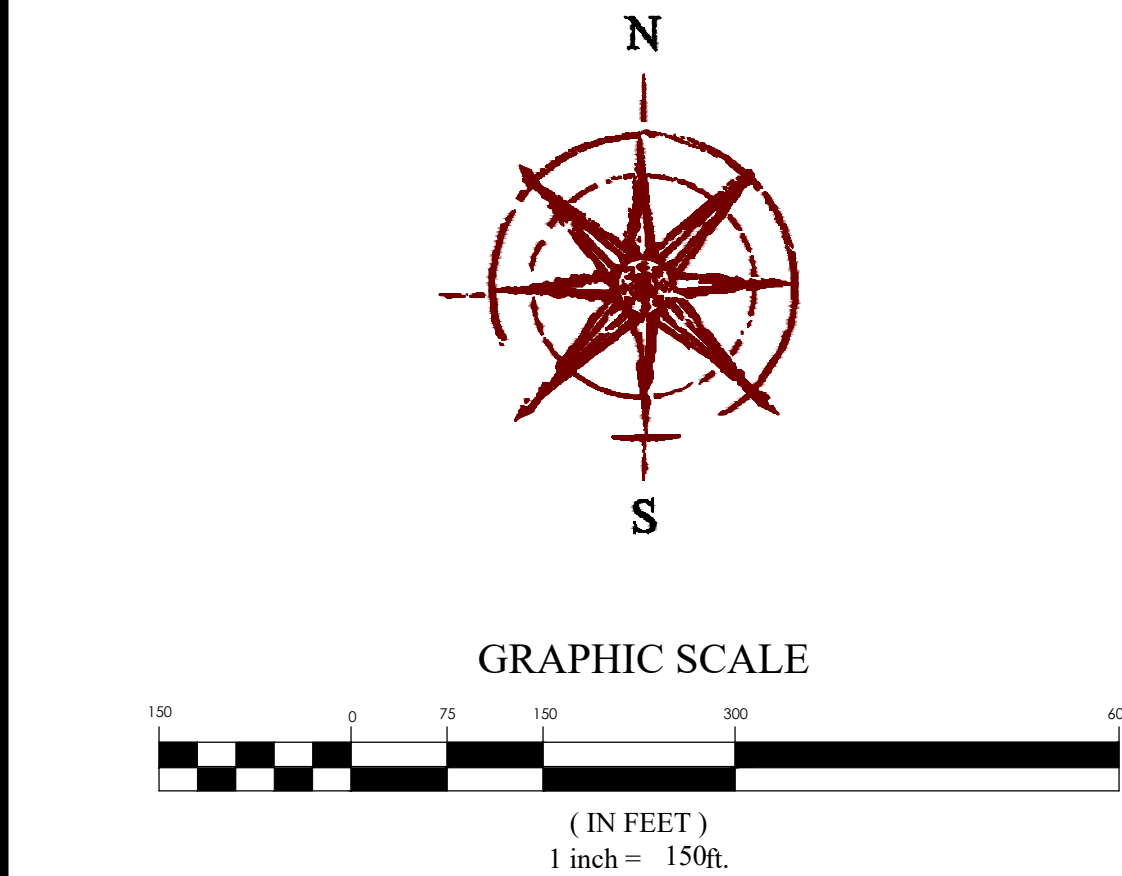
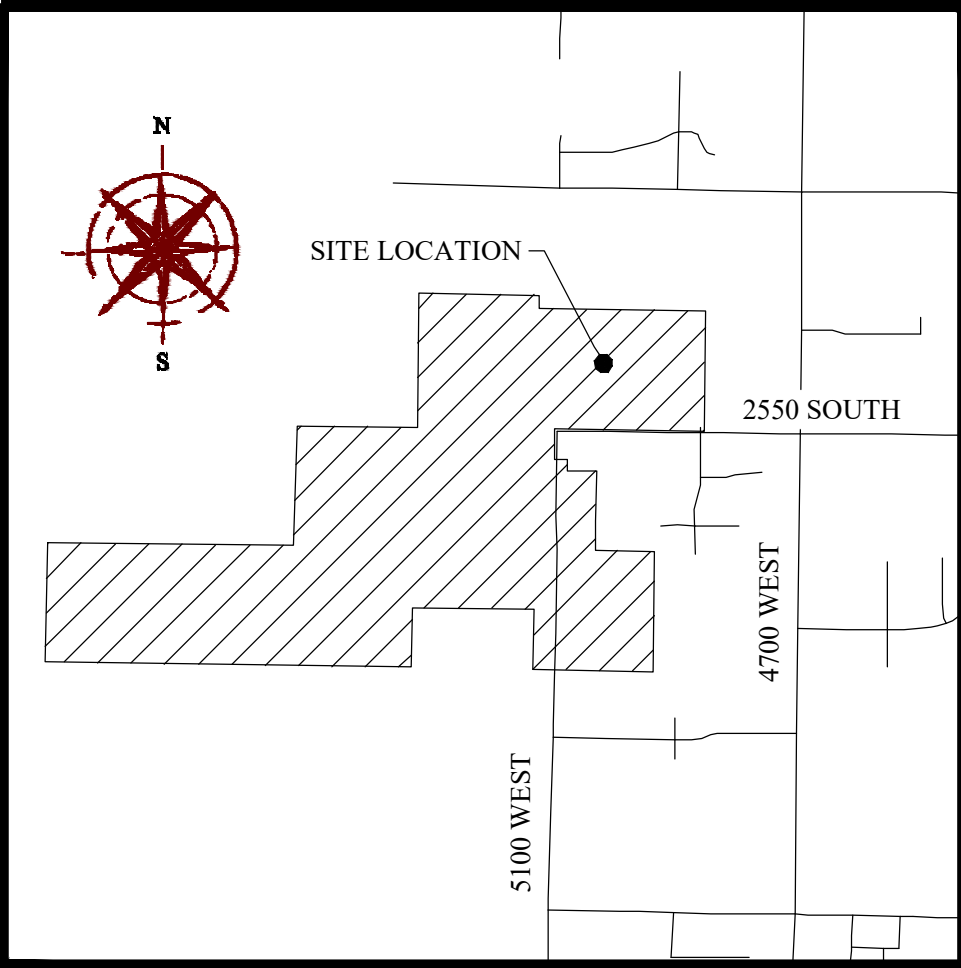
BOUNDARY & TOPOGRAPHICAL SURVEY
LOCATED: THE SW 1/4 OF SECTION 29, THE SE 1/4 OF SECTION 30,
THE NW 1/4 AND THE NE 1/4 OF SECTION 31, THE NW 1/4 OF SECTION 32
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
OGDEN, WEBER COUNTY, UTAH
PREPARED FOR: JEFF MEADS

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Drawn: ARS Checked: JL
Scale: 1"=150' Job #: 24-0105
Date: 10/24/2024
Sheet:

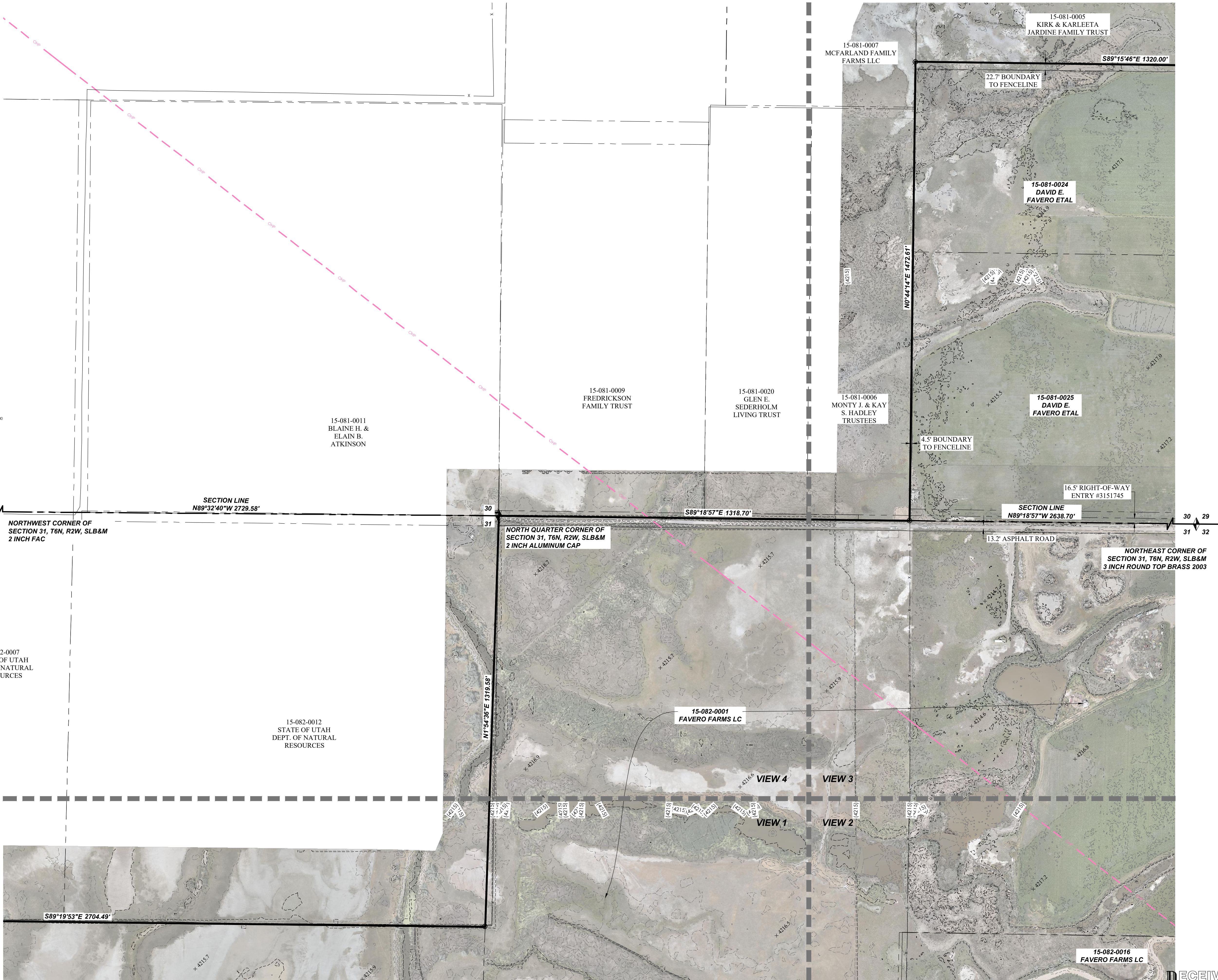
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5 OF 6



LEGEND

BOUNDARY LINE	SECTION LINE
EXIST. EASEMENT LINE	EXIST. PROPERTY LINE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. SECONDARY WATER
EXIST. IRRIGATION	EXIST. NATURAL GAS
EXIST. COMMUNICATIONS	EXIST. OVERHEAD POWER
EXIST. UNDERGROUND POWER	EXIST. FENCE
EXIST. IRRIGATION DITCH FLOWLINE	EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
EXIST. EDGE OF ASPHALT	EXIST. WALL
SECTION MONUMENT (FOUND)	SECTION MONUMENT (NOT FOUND)
BOUNDARY MARKER	EXIST. SD INLET, MANHOLE & COMBO BOX
EXIST. SEWER MANHOLE	EXIST. WATER VALVE & WATER METER
EXIST. FIRE HYDRANT	EXIST. IRRIGATION BOX
EXIST. GAS VALVE & GAS METER	EXIST. STREET LIGHT
EXIST. POWER POLE	EXIST. ELECTRICAL BOX
EXIST. COMMUNICATIONS BOX	EXIST. SPOT ELEVATION
DEED BOOK/PAGE PER XXXX COUNTY RECORDS	XXXX COUNTY PARCEL No.



BOUNDARY & TOPOGRAPHICAL SURVEY
LOCATED: THE SW 1/4 OF SECTION 29, THE SE 1/4 OF SECTION 30,
THE NW 1/4 AND THE NE 1/4 OF SECTION 31, THE NW 1/4 OF SECTION 32
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
OGDEN, WEBER COUNTY, UTAH
PREPARED FOR: JEFF MEADS

#	DATE	DESCRIPTION
1	11/23/24	11/23/24
2	11/23/24	11/23/24
3	11/23/24	11/23/24
4	11/23/24	11/23/24
5	11/23/24	11/23/24
6	11/23/24	11/23/24

Drawn: ARS	Checked: JL
Scale: 1"=150'	Job #: 24-0105
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