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WEST QUARTER CORNER
SECTION 23
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

07-574-0003
WEBER COUNTY

BASIS OF BEARINGS: NORTH 88°58'34" WEST 2669.30' (RECORD) 2669.35' (MEASURED)

3358.47'

174.84'

259.70'

SOUTH

CENTER QUARTER CORNER
SECTION 23
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

3358.47'

174.84'

259.70'

SOUTH

SURVEYORS CERTIFICATE

I, Trent R. Williams, do hereby represent that I am a Registered Surveyor and that I hold Certificate No. 8034679 as prescribed by the laws of the State of Utah and I have made a survey of the following described property, and that it is true and correct based on record information obtained from research and comparing it with survey data collected in the field.

Trent R. Williams
License No. 8034679

JULY 30, 2025
Date

SURVEY NARRATIVE

The purpose of this survey is to adjust the existing Lot Line at the request of the property owner.

The Basis of Bearings was established between the West Quarter Corner and the Center Quarter Corner of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, as shown hereon.

The Babilis II Subdivision plat was used as reference for this survey.

RECORD BOUNDARY DESCRIPTIONS

LOT 1:
ALL OF LOT 1, BABILIS II SUBDIVISION.

LOT 2:
ALL OF LOT 2, BABILIS II SUBDIVISION.

TRANSFER AREA DESCRIPTION

A parcel of land, being a part of Lot 2, Babilis II Subdivision, located in the Southwest Quarter of Section 24, Township 5 North, Range 1 West, Salt Lake Base and Meridian, also being located in Ogden City, Weber County. Being more particularly described as follows:

Beginning at a point on the easterly line of said Lot 2, said point being South 368.11 feet, thence East 3533.31 feet, thence South 259.70 feet from the Center Quarter Corner of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence:

South 60°44'12" West 159.86 feet to a point on the westerly line of said Lot 2;

thence North 29°15'47" West 63.80 feet along said westerly line, to the northwesterly corner of said Lot 2;

thence North 60°44'12" East 159.86 feet along the northerly line of said Lot 2 to its northeasterly corner;

thence South 29°15'47" East 63.80 feet along the easterly line of said Lot 2 to the Point of Beginning.

Contains: 10,199 square feet or 0.234 acres.

ADJUSTED BOUNDARY DESCRIPTIONS

LOT 1:

A parcel of land, being all of Lot 1 and a part of Lot 2, Babilis II Subdivision, located in the Southwest Quarter of Section 24, Township 5 North, Range 1 West, Salt Lake Base and Meridian, also being located in Ogden City, Weber County. Being more particularly described as follows:

Beginning at the northeasterly corner of Lot 1, Babilis II Subdivision, said point being South 368.11 feet, thence East 3533.31 feet, thence South 259.70 feet from the Center Quarter Corner of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence:

South 29°15'47" East 247.25 feet along the easterly line of Babilis II Subdivision;

thence South 60°44'12" West 159.86 feet to a point on the westerly line of said Subdivision;

thence along the boundary of said subdivision the following three (3) courses and distances:

- 1) North 29°15'47" West 237.20 feet;
- 2) North 26°13'13" East 41.09 feet;
- 3) North 66°43'51" East 126.69 feet to the Point of Beginning.

Contains: 40,412 square feet or 0.928 acres.

LOT 2:

A parcel of land, being a part of Lot 2, Babilis II Subdivision, located in the Southwest Quarter of Section 24, Township 5 North, Range 1 West, Salt Lake Base and Meridian, also being located in Ogden City, Weber County. Being more particularly described as follows:

Beginning at a point on the easterly line of said Lot 2, said point being South 368.11 feet, thence East 3533.31 feet, thence South 259.70 feet from the Center Quarter Corner of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running along the boundary of said subdivision the following three (3) courses and distances:

- 1) South 29°15'47" East 130.75 feet;
- 2) South 64°42'02" West 160.24 feet;
- 3) North 29°15'47" West 119.67 feet;

thence North 60°44'12" East 159.86 feet to the Point of Beginning.

Contains: 20,015 square feet or 0.459 acres.

LOCATED IN THE SOUTHWEST CORNER
OF SECTION 24
TOWNSHIP 5 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY

RECEIVED
JUL 30 2025
FILE # 8121

SECTION CORNER

MONUMENT

EXIST REBAR AND CAP

SET ENSIGN REBAR AND CAP

WATER METER

WATER MANHOLE

WATER VALVE

FIRE HYDRANT

SECONDARY WATER VALVE

IRRIGATION VALVE

SANITARY SEWER MANHOLE

STORM DRAIN CLEAN OUT

STORM DRAIN CATCH BASIN

STORM DRAIN COMBO BOX

STORM DRAIN CULVERT

SIGN

ELECTRICAL BOX

UTILITY MANHOLE

UTILITY POLE

LIGHT

CABLE BOX

TELEPHONE BOX

GAS METER

TREE

SHRUB

ADJACENT RIGHT OF WAY

RIGHT OF WAY

CENTERLINE

PROPERTY LINE

ADJACENT PROPERTY LINE

DEED LINE

TANGENT LINE

EXIST DITCH FLOW LINE

FENCE

EDGE OF ASPHALT

SANITARY SEWER LINE

STORM DRAIN LINE

LAND DRAIN LINE

CULINARY WATER LINE

SECONDARY WATER LINE

IRRIGATION LINE

OVERHEAD POWER LINE

ELECTRICAL LINE

GAS LINE

EXISTING CONTOURS

CONCRETE

BUILDING

PUBLIC DRAINAGE EASEMENT

DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

ENSIGN

THE STANDARD IN ENGINEERING

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FOR:
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334 NORTH MARSHALL WAY, STE. E
LAYTON, UTAH 84041

CONTACT:
JEREMY KRAUSE
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BABILIS II SUBDIVISION

2015 EAST BABILIS LANE

OGDEN, UTAH

LOT LINE ADJUSTMENT
SURVEY

PROJECT NUMBER
14013

PRINT DATE
2025-07-30

PROJECT MANAGER
T. WILLIAMS

DESIGNED BY
A. CASPER

1 OF 1