

**NARRATIVE**

THIS SURVEY WAS PREPARED FOR TREVOR BERRETT TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE DESCRIBED MONUMENTS FROM WEBER COUNTY SURVEYOR'S MONUMENT REFERENCE SHEET. A 3" BRASS MONUMENT AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST WITH MON NO. 6N2W32NE AND A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 WEST STREET WHICH BEARS SOUTH 01°06'18" WEST AND A DISTANCE OF 1525.91 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE LEGAL DESCRIPTION OF QUIT CLAIM DEED WITH ENTRY NO. 2679631 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

THREE REBARS, A LATH, AND A REBAR AND CAP MARKED "GARDNER ENGINEERING" NEARBY TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE FOUND STREET MONUMENT AND SECTION CORNERS MONUMENTS MATCHED WITH THE CALCULATED LOCATION AT "ELIAS ESTATES SUBDIVISION" ENTRY NO. 1274302 BOOK 37, PAGE 40; "ELIAS ESTATES PHASE 3" ENTRY NO. 3014445 BOOK 86, PAGE 60 AND "TRACEY SUBDIVISION" ENTRY NO. 1892668 BOOK 57, PAGE 12 AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

**NOTES**

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, WHENCE A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 WEST STREET BEARS SOUTH 01°06'18" WEST A DISTANCE OF 1,525.91 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 01°06'18" WEST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 1,329.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY LINE OF SECTION 33 SOUTH 89°10'01" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 462.54 FEET TO THE CENTER OF THE CANAL;

THENCE LEAVING SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33 THE FOLLOWING COURSE ALONG THE CENTER OF CANAL NORTH 46°26'59" EAST A DISTANCE OF 234.94 FEET;

THENCE LEAVING THE CENTERLINE OF CANAL ALONG THE FOLLOWING THREE (3) COURSES:

- SOUTH 89°06'12" EAST A DISTANCE OF 31.00 FEET;
- THENCE SOUTH 00°53'48" WEST A DISTANCE OF 169.00 FEET;
- THENCE SOUTH 87°01'47" WEST A DISTANCE OF 222.36 FEET TO THE CENTER OF CANAL;

THENCE FOLLOWING FIVE (5) COURSES ALONG THE CENTER OF CANAL:

- SOUTH 50°47'40" WEST A DISTANCE OF 116.19 FEET;
- THENCE SOUTH 50°51'21" WEST A DISTANCE OF 198.49 FEET;
- THENCE SOUTH 50°54'20" WEST A DISTANCE OF 107.23 FEET;
- THENCE SOUTH 49°51'17" WEST A DISTANCE OF 52.02 FEET;
- THENCE SOUTH 49°44'12" WEST A DISTANCE OF 104.42 FEET TO THE SAID WESTERLY LINE OF SECTION 33;

THENCE LEAVING SAID CENTER OF CANAL NORTH 01°06'18" EAST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 393.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 111,662 SQ. FT. OR 2.563 ACRES.

**LEGEND:**

- PROPERTY BOUNDARY
- EASEMENT AS NOTED
- NEIGHBOR BOUNDARY LINE
- FENCE
- OVERHEAD POWER LINE
- PANORAMIC PHOTO LOCATION
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- POWER POLE
- SIGN
- FIRE HYDRANT
- IRRIGATION CONTROL BOX
- WATER VAULT
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND IRRIGATION LINE
- AREA DEDICATED FOR PUBLIC ROW 15,039 SQ FT OR 0.345 ACRES
- AREA DEDICATED FOR ACCESS AND MAINTENANCE 20,670 SQ FT OR 0.475 ACRES

**SURVEYOR'S CERTIFICATE**

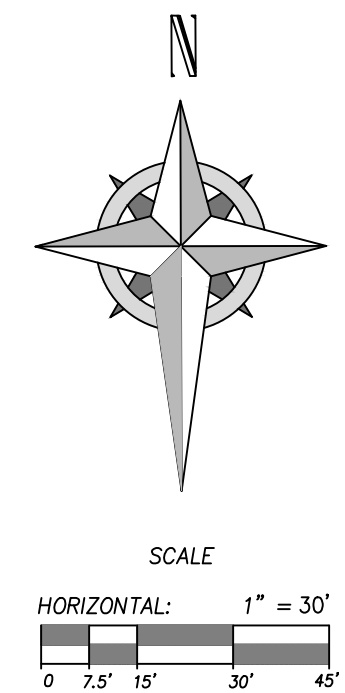
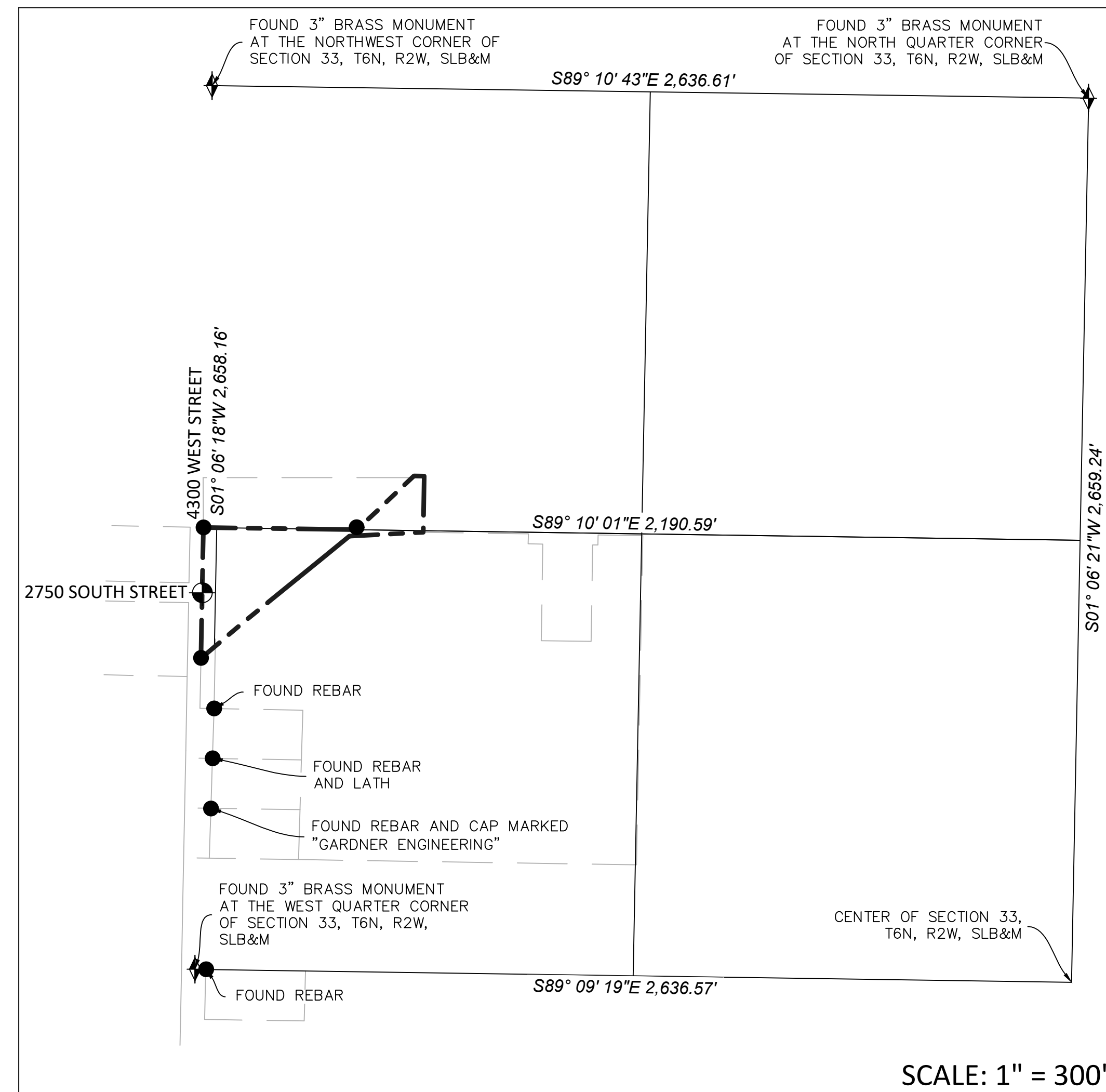
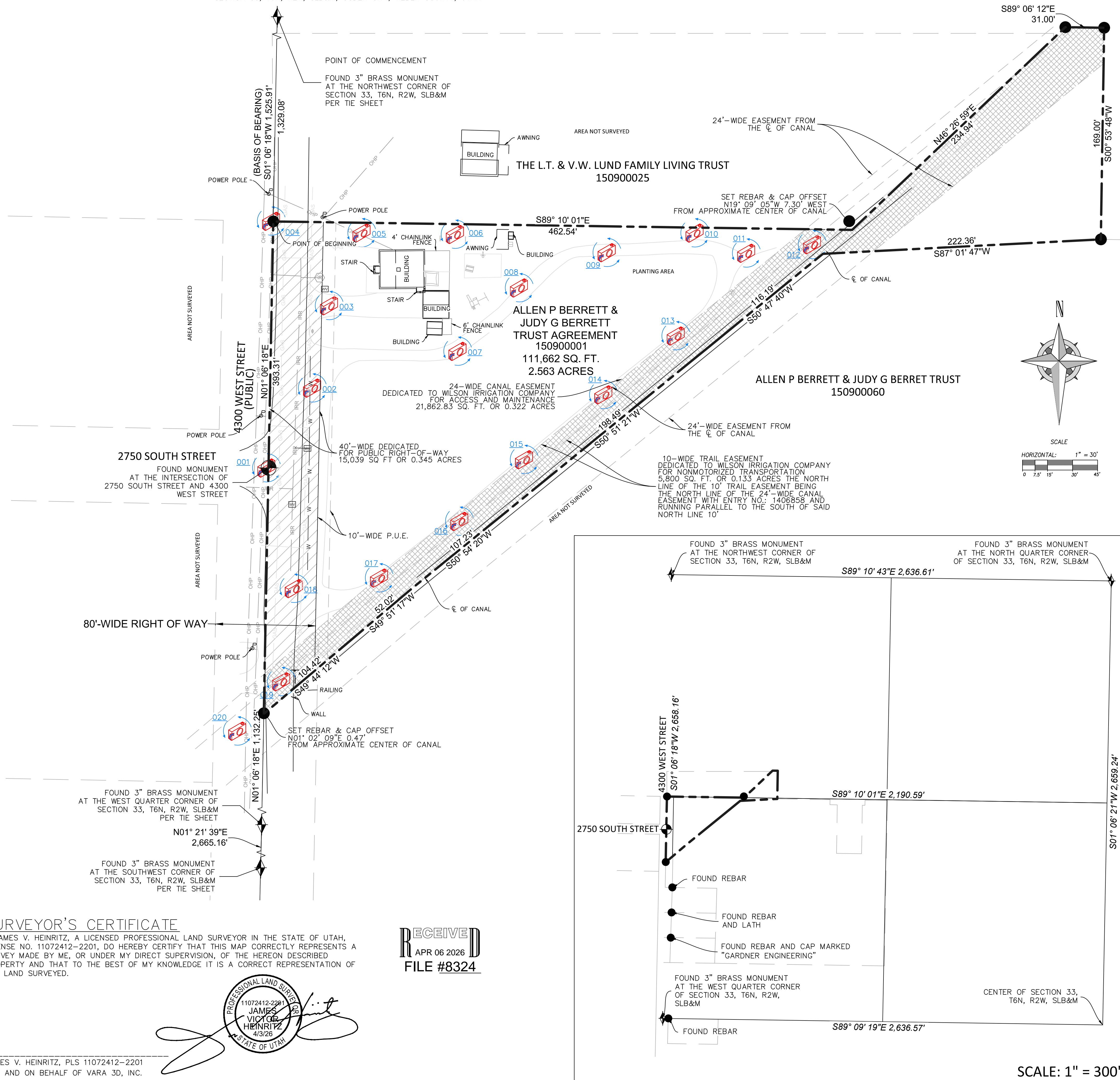
I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PROFESSIONAL LAND SURVEYOR  
 JAMES V. HEINRITZ  
 11072412-2201  
 4/3/26  
 STATE OF UTAH

JAMES V. HEINRITZ, PLS 11072412-2201  
 FOR AND ON BEHALF OF VARA 3D, INC.

**RECORD OF SURVEY**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER COUNTY, UTAH



**PROJECT INFORMATION**

**TREVOR BERRETT**  
**2750 S 4300 W OGDEN CITY, UT 84401**  
**BOUNDARY SURVEY**

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. <b>23-RE-083</b>	Sheet <b>1</b>
DATE <b>October 2024</b>	<b>1</b>
HORIZONTAL SCALE <b>1" = 40'</b>	

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS  
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

SCALE: 1" = 300'