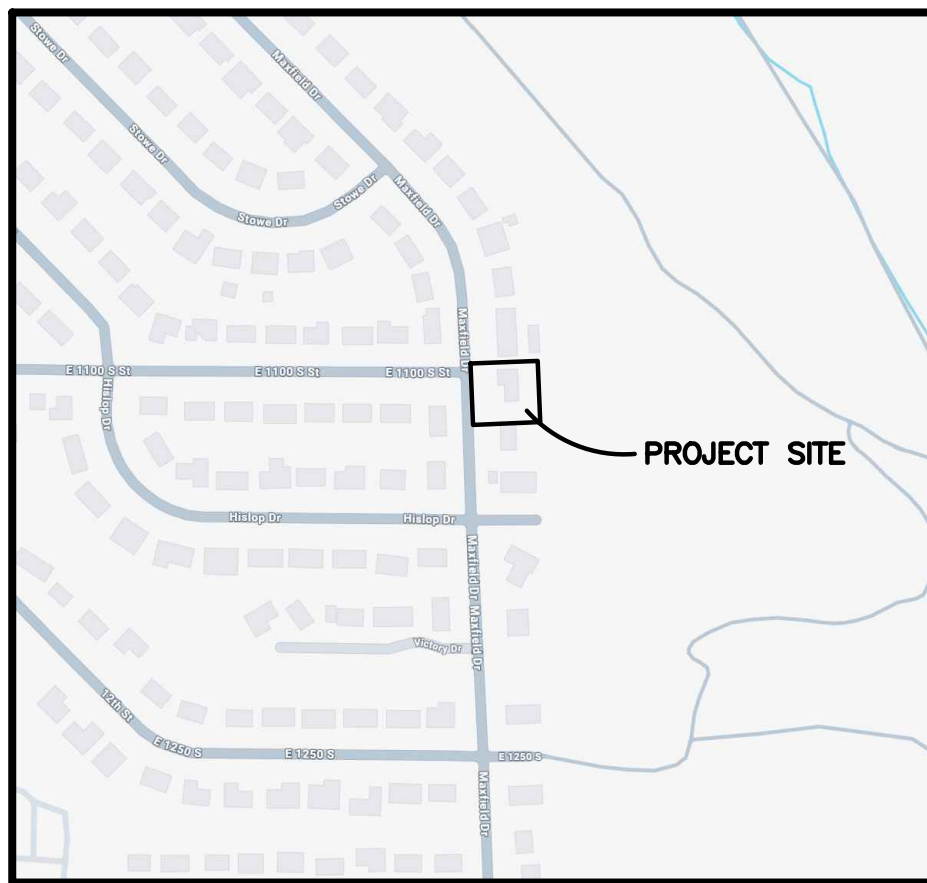
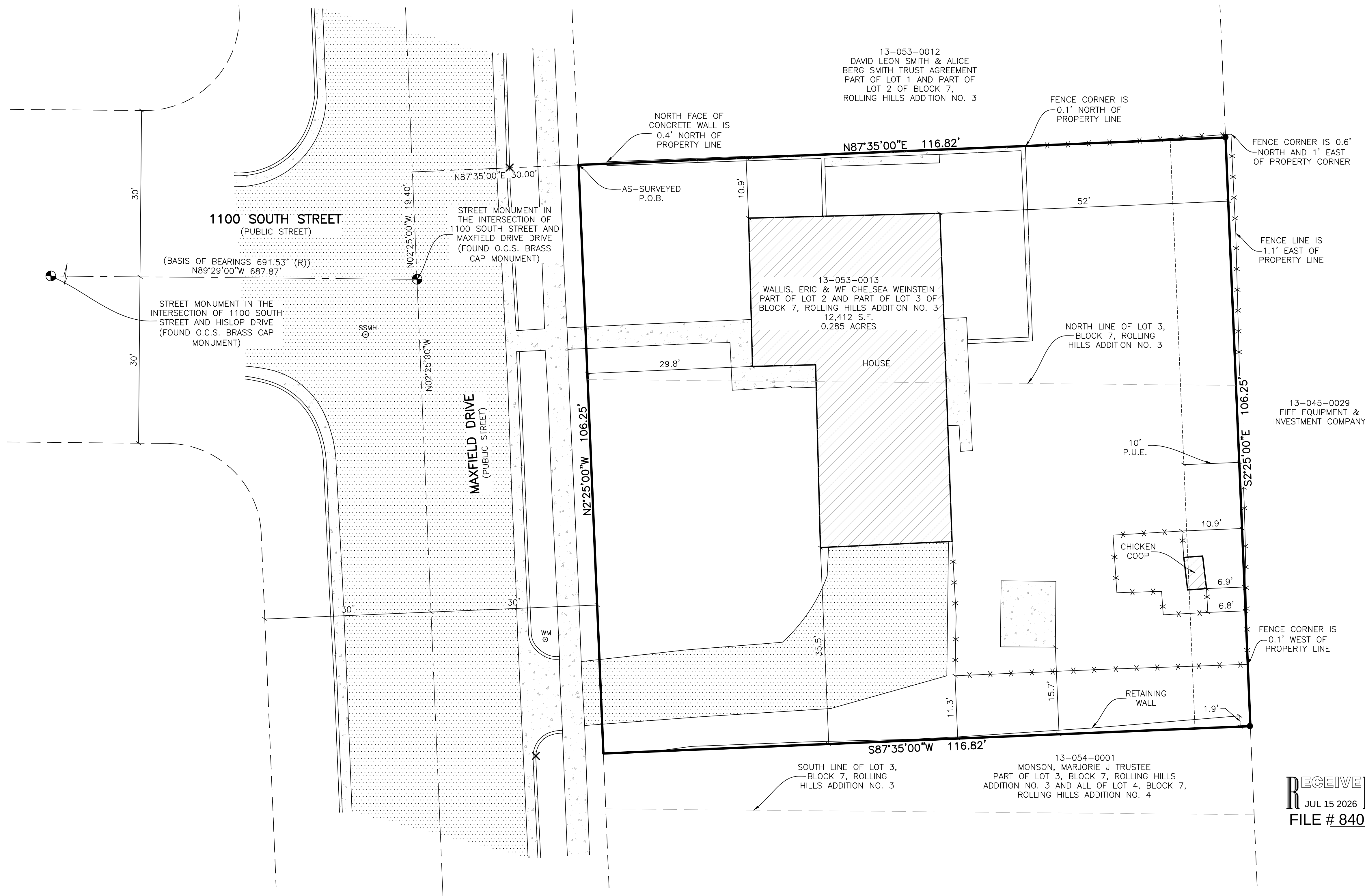
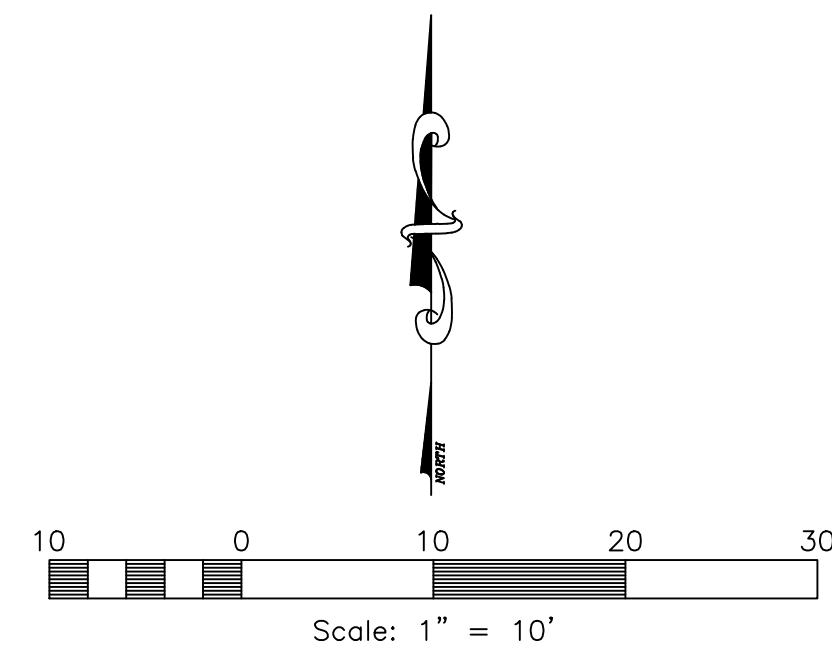




VICINITY MAP
NOT TO SCALE

RECORD OF SURVEY
1104 MAXFIELD DRIVE, OGDEN, UT 84404
PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
AUGUST, 2025

LEGEND			
	= STREET MONUMENT		= PUBLIC UTILITY EASEMENT
	= SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"		= OGDEN CITY SURVEY
	= SET NAIL AND WASHER		= EXISTING BUILDING
	= BOUNDARY LINE		= EXISTING CONCRETE
	= LOT LINE		= EXISTING PAVEMENT
	= ADJOINING PROPERTY		= SANITARY SEWER MANHOLE
	= EASEMENTS		= WATER METER
	= TIE LINE		
	= FENCE LINE		



NARRATIVE

THIS SURVEY WAS REQUESTED BY CHARLIE PENTECOST OF WASATCH LEGACY REMODELING AND DESIGN LLC FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY OF THE HERON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND IN THE INTERSECTION OF 1100 SOUTH STREET AND HISLOP DRIVE AND 1100 SOUTH STREET AND MAXFIELD DRIVE.

A LINE BEARING NORTH 89°29'00" WEST BETWEEN SAID STREET MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ROLLING HILLS ADDITION NO. 3 PREPARED BY WILLIAM STOWE, DATED JUNE 18, 1957, AND RECORDED AUGUST 5, 1957 IN BOOK 11 OF PLATS, PAGE 46; AND ROLLING HILLS ADDITION NO. 4 PREPARED BY WILLIAM STOWE, DATED FEBRUARY 3, 1959, AND RECORDED MARCH 5, 1959 IN BOOK 12 OF PLATS, PAGE 4 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE DEED DESCRIBES PORTIONS OF LOTS DEFINED BY SUBDIVISION WHICH LOT LINES ARE NOT PERPENDICULAR TO THE ADJACENT STREET, HOWEVER WHEN SURVEYED ON THE GROUND, THE SUBJECT PROPERTY LINES, DEFINED BY FENCE AND OTHER IMPROVEMENTS, ARE NOT CONSISTENT WITH THE PLAT LINE BEARING, BUT ARE PERPENDICULAR TO ADJACENT STREET. THE SURVEYOR IS NOT AWARE OF ANY DISPUTE REGARDING THESE LINES.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DEED DESCRIPTION

THE SOUTH HALF OF LOT 2 AND THE NORTH 67.5 FEET OF LOT 3, BLOCK 7, ROLLING HILLS ADDITION NO. 3, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

AS-SURVEYED DESCRIPTION

THE SOUTH HALF OF LOT 2 AND THE NORTH 67.5 FEET OF LOT 3, BLOCK 7, ROLLING HILLS ADDITION NO. 3, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAXFIELD DRIVE BEING 19.40 FEET NORTH 02°25'00" WEST ALONG THE THE CENTERLINE OF SAID STREET AND 30.00 FEET NORTH 87°35'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF 1100 SOUTH STREET AND MAXFIELD DRIVE (SAID MONUMENT BEING 687.87 FEET SOUTH 89°29'00" EAST FROM A STREET MONUMENT IN THE INTERSECTION OF 1100 SOUTH AND HISLOP DRIVE); THENCE NORTH 87°35'00" EAST 116.82 FEET TO THE EASTERLY LINE OF ROLLING HILLS ADDITION NO. 3; THENCE SOUTH 02°25'00" EAST 106.25 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 87°35'00" WEST 116.82 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF MAXFIELD DRIVE; THENCE NORTH 02°25'00" WEST 106.25 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

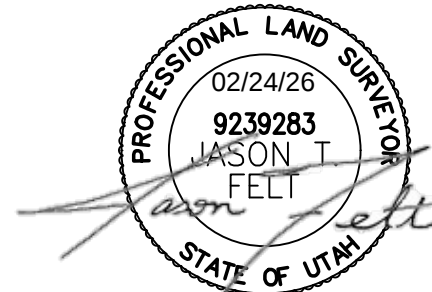
CONTAINING 12,412 SQUARE FEET OR 0.285 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 24th DAY OF FEBRUARY, 2026.

9239283
UTAH LICENSE NUMBER



REVISIONS	DESCRIPTION	DATE

RECORD OF SURVEY	U.S. SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 20, T.6N., R.1W., S.11B.&M., OGDEN CITY, WEBER COUNTY, UTAH	
WALLIS PROPERTY	1104 MAXFIELD DRIVE, OGDEN, UT 84404

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 8-18-2025
Name: WALLIS
ROS
Scale: 1"=10'
Checked:
Number: 8597-01

Sheet	1
1	Sheets