



1. DATE: 4-13-24
2. SHEET NO.: 1
3. TOTAL SHEETS: 1

4. PRODUCT NO.:
5. DATE: 4-13-24
6. SCALE: 1" = 200'

REVEE & REVEE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SURVEYING
1100 S. 2000 E. SUITE 100
SALT LAKE CITY, UTAH 84119

RECORD OF SURVEY

TROY SYLVESTER
PROPERTY

SURVEYORS CERTIFICATE

I, JOHN P. REVEE, UTAH REGISTERED LAND SURVEYOR NO. 3492, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE SURVEY UNDER MY SUPERVISION, AND ON BEHALF OF REVEE & REVEE, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SIGNED THIS 5 DAY OF APRIL, 2024.

3492
UTAH LICENSE NUMBER
SIGNATURE
REGISTERED LAND SURVEYOR
JOHN P. REVEE

BOUNDARY DESCRIPTION

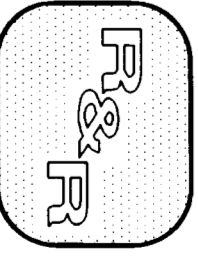
PARCEL 1
PART OF THE NW 1/4 OF SEC. 8, T. 6N., R. 2W., S.1.B. & M. U.S.
SURVEY; BEGINNING AT THE INTERSECTION OF THE WARREN SOUTH BRANCH CANAL'S SOUTH BANK RIGHT OF WAY AND THE WEST LINE OF SAID SEC. 8, WHICH POINT BEARS S20°00'54"W 283.72 FEET TO THE POINT OF BEGINNING; THENCE S87°09'06"E 47.15 FEET TO THE POINT OF BEGINNING; THENCE S27°00'54"W 235.98 FEET ALONG SAID SECTION LINE; THENCE S87°59'06"E 334.65 FEET; THENCE N2°00'54"E 283.72 FEET; THENCE S84°03'54"W 337.90 FEET TO THE POINT OF BEGINNING, CONTAINS 2.0 ACRES MORE OR LESS.

TOGETHER WITH A 32 FOOT WIDE RIGHT OF WAY (R/W) IN SEC. 7, T. 6N., R. 2W., S.1.B. & M. U.S. SURVEY; BEGINNING AT THE INTERSECTION OF SAID R/W AND THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1 AND RUNNING THENCE S67°09'38"W 847.33 FEET TO THE WEST LINE OF PLAT'S PROPERTY; THENCE S2°01'26"W 35.27 FEET ALONG SAID WEST LINE; THENCE N67°09'38"E 847.34 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE N2°00'54"E ALONG SAID WEST LINE 35.27 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A RIGHT OF WAY PROVIDING ACCESS ACROSS THE WARREN SOUTH BRANCH CANAL BRIDGE AND TO THE INTERSECTION OF 5200 WEST STREET WITH 950 NORTH STREET (LIVING IN SEC. 7, T. 6N., R. 2W., S.1.B. & M. U.S. AND PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW COR. OF ABOVE DESCRIBED 32 FOOT RIGHT OF WAY AND RUNNING THENCE N2°01'26"E 52.49 FEET TO THE SOUTH R/W OF 950 NORTH STREET; THENCE S84°28'05"E ALONG SAID R/W 56.24 FEET TO THE INTERSECTION OF SAID SOUTH R/W AND THE WEST LINE OF PARCEL 2; THENCE N87°09'38"E 847.34 FEET TO THE WEST LINE OF SAID 32 FOOT WIDE R/W EASEMENT; THENCE S67°09'38"W 61.87 FEET ALONG SAID NORTH R/W TO THE POINT OF BEGINNING.

PARCEL 2
PART OF THE NW 1/4 OF SEC. 8, T. 6N., R. 2W., S.1.B. & M. U.S. SURVEY; BEGINNING AT THE SW COR. OF SAID PARCEL 1 DESCRIBED ABOVE, WHICH POINT BEARS S20°00'54"W 1118.87 FEET TO THE POINT OF BEGINNING; THENCE S27°00'54"W 1118.87 FEET ALONG SAID WEST LINE OF SEC. 8 TO A POINT ACCEPTED AS THE SW COR. OF NW 1/4 SEC. 8; THENCE S87°59'06"E 342.11 FEET TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N21°08'03"E 102.49 FEET, (2) N27°29'57"E 151.85 FEET, (3) N54°06'54"E 136.03 FEET, (4) N68°43'55"E 67.28 FEET, (5) N74°22'55"E 201.40 FEET, (6) N81°48'11"E 101.28 FEET, (7) S81°15'17"E 79.05 FEET, (8) S81°48'10"E 146.01 FEET, (9) N54°06'54"E 136.03 FEET, (10) N54°06'54"E 136.03 FEET, (11) N11°26'44"E 163.06 FEET, (12) N92°20'58"W 104.62 FEET, (13) N63°33'8"E 198.03 FEET; THENCE ALONG THE CENTERLINE OF THE OLD WEBER RIVER THE FOLLOWING TWELVE (12) COURSES: (1) N8°07'31"W 115.30 FEET, (2) N6°52'06"W 89.90 FEET, (3) N69°48'20"W 68.95 FEET, (4) N79°43'16"W 62.76 FEET, (5) N85°37'58"W 137.93 FEET, (6) S89°27'02"W 192.70 FEET, (7) S79°17'48"W 197.88 FEET, (8) S87°09'41"W 109.84 FEET, (9) N102°24'51"W 148.62 FEET, (10) N21°14'15"E 67.81 FEET; THENCE N82°20'06"W 47.15 FEET TO THE NE COR. OF ABOVE DESCRIBED PARCEL 1; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING TWO (2) COURSES: (1) S2°00'54"W 283.72 FEET, (2) N87°59'06"W 334.65 FEET TO THE POINT OF BEGINNING, CONTAINS 27.57 ACRES MORE OR LESS.

RECORD OF SURVEY



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NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO VERIFY THE BOUNDARIES OF THE PROPERTY. THE TAX PLATS SHOWED QUESTIONABLE AREAS OF THE DESCRIBED PROPERTY DUE TO OVERLAPPING PORTIONS ON THE EAST AND SOUTH SIDES OF THE WEBER RIVER. UPON FURTHER RESEARCH OF THE COUNTY RECORDS, AND A THOROUGH FIELD SURVEY IT WAS FOUND THAT THE PROPERTY BEING SURVEYED IS A PART OF THE WARREN SOUTH BRANCH CANAL'S SOUTH BANK RIGHT OF WAY, AND TO A FENCE CORNER 788.9 FT. WEST ALONG A FENCE FROM THE SW CORNER OF THE WARREN SOUTH BRANCH CANAL'S SOUTH BANK RIGHT OF WAY, AND TO A FENCE CORNER 788.9 FT. WEST ALONG A FENCE FROM THE SW CORNER OF A TRACT OF LAND 1 1/2 ACRES IN SIZE, MORE OR LESS, BEING THE INTERSECTION BETWEEN A 1 1/2 INCH IRON PIPE UNDER AN EXISTING FENCE AND A 3 INCH WEBER CO. BRASS CAP SET IN CONCRETE DATED 1963 WAS THE CONTROLLING WEST LINE OF SECTION 8 FOR THIS PROPERTY. THESE MONUMENTS INDICATE THE LOCATION OF THE W 1/4 CORNER (POINT # (6)) AND NW CORNER (POINT # (1)) OF SECTION 8 RESPECTIVELY. ONCE THESE CONTROLS WERE SET IN PLACE THE REST OF THE DEED CALLS FELL INTO PLACE ALONG THE WEBER RIVER AND IT WAS EVIDENT THAT THE EAST AND WEST BOUNDARIES OF THE SURVEYED PROPERTY WERE THE SAME AS THE OLD ALIGNMENTS OF THE WEBER RIVER. THIS SURVEY SHOWS TWO MONUMENTS FOR THE NW CORNER OF SECTION 8, AND THREE POINTS FOR THE W 1/4 CORNER OF SECTION 8. POINT # (6) IS THE WEST 1/4 CORNER OF SECTION 8 WHEN A LINE IS RUN THROUGH THE WITNESS CORNER (POINT # (3)) FROM THE NW CORNER OF SECTION 8 MARKED BY A 3 INCH WEBER CO. BRASS CAP DATED 1963 (POINT # (2)). THE LINE RUNNING FROM THE SW CORNER OF SECTION 8 TO POINT # (6) IS THE WEST 1/4 CORNER OF SECTION 8. POINT # (3) IS THE WEST 1/4 CORNER OF SECTION 8 WHEN A LINE IS RUN THROUGH THE WITNESS CORNER (POINT # (1)) FROM THE NW CORNER OF SECTION 8. POINT # (1) IS THE WEST 1/4 CORNER OF SECTION 8 WHEN A LINE IS RUN THROUGH THE WITNESS CORNER (POINT # (2)) MARKED WITH A 3 INCH WEBER CO. BRASS CAP SET IN CONCRETE. TO POINT # (4) ALONG THE SAME BEARING 139.50 FEET FROM SAID WITNESS CORNER, THENCE S 1°18'55" E 2656.46 FEET TO THE SW CORNER OF SECTION 8 (POINT # (7)) IS NOT ACCEPTED AS A SECTION LINE BUT IS MERELY SHOWN HERE AS A BASIS OF BEARINGS BETWEEN EXISTING SECTION CORNERS WHICH THE COUNTY SURVEYOR HAS PROVIDED WITH STATE PLANE COORDINATES.

