

DRAWING NUMBER
001438

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INTERSTATE 15

SLATENVILLE CANAL

R = 143.00'
L = 78.01'
LC = (S. 87°42'30" W.), 77.04'

5.67 ACRES

GLEN D. CHATELAIN

HERBERT F. SHADE
8 W. BESS E.

G.A.G.
SUBDIVISION

LAVERN EVANS

400 NORTH STREET

PROPERTY SURVEY

SCALE: 1" = 400'

3964. I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 3964, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND BY ME, OR UNDER MY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



NARRATIVE OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO DEFINE THE LIMITS OF THE PROPERTY TO BE USED FOR TRANSACTIONS, THE SOUTH QUARTER CORNER OF THE SECTION APPEARS TO BE IN PROPER POSITION, AND IS USED AS A POINT OF COMMENCEMENT. THE SECTION IS EVIDENTLY UNMOUNTED, AND HAS NO CONTROL OVER LOCATION OF ORIGINAL DEED LINES. A REBANKMENT OF 400 NORTH STREET WAS DONE FROM HIGHWAY LANS, AND SETBACK FROM THIS REBANKMENT TO THE SOUTH QUARTER CORNER OF THE SECTION IS 3.0 FEET PARTNER SOUTH, THAN THE SOUTH LINE OF THE OLD PORTION THAT FRONTS THE PROPERTY BEING SURVEYED. IT IS APPARENT THAT SOME PART OF THE SECTION WAS REBANKED SOUTH, THAN THE SOUTH LINE OF THIS SURVEY, BY RETRACING A MORE PRECISE LOCATION FOR THE SOUTH LINE OF 400 NORTH STREET. HARMONIZES WITH OLD EXISTING OCCUPATION OF 1 GAP IN RECORD TITLE, AS SHOWN.

PROPERTY DESCRIPTION
BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MERIDIAN AND DESCRIBED BEGINNING AT A POINT ON THE SOUTH LINE OF 400 NORTH STREET, SAID POINT BEING SITUATED AS FOLLOWS: SAID MONUMENTED THENCE NORTH 13°40'00" W. 296.72 FEET TO A POINT ON THE EAST LINE OF HERBERT F. SHADE 8 W. BESS E. PROPERTY, 179.43 FEET TO THE SOUTHWEST CORNER OF THE SAID SHADE PROPERTY, 150.00 FEET TO AN OLD FENCE CORNER MAINTAINING THE SOUTH LINE OF THE SAID SHADE PROPERTY, 150.00 FEET TO AN OLD FENCE CORNER MAINTAINING THE SOUTHWEST CORNER OF THE SAID SHADE PROPERTY; THENCE N. 01°47'19" E. 14.72 FEET TO THE SOUTHWEST CORNER OF THE G.A.G. SUBDIVISION AT 13.27 FEET; AND THE SOUTHWEST CORNER OF THE G.A.G. SUBDIVISION, PASSING THE NORTHEAST CORNER OF THE SAID G.A.G. SUBDIVISION, 274.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.67 ACRES.
ALONG SAID CURVE HAVING A RADIUS OF 143.00 FEET, A DISTANCE OF 78.01 FEET ALONG CHORD BEARS S. 87°42'30" W., 77.04 FEET.
5. N. 76°39'53" W., 137.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF 400 NORTH STREET, 159.45 FEET TO THE FOLLOWING 2 COURSES: 1. N. 05°58'00" W., 74.40 FEET TO A HIGHWAY RIGHT-OF-WAY MONUMENT; 2. N. 13°40'00" W., 296.72 FEET. A FENCE LINE MAINTAINING THE SOUTHWEST CORNER OF THE SAID CHATELAIN PROPERTY, 179.43 FEET TO A POINT ON THE WEST LINE OF HERBERT F. SHADE PROPERTY; THENCE S. 01°47'19" W., ALONG AN OLD FENCE LINE, 30.00 FEET TO THE SOUTHWEST CORNER OF THE SAID SHADE PROPERTY, 150.00 FEET TO AN OLD FENCE CORNER MAINTAINING THE SOUTH LINE OF THE SAID SHADE PROPERTY, 150.00 FEET TO AN OLD FENCE CORNER MAINTAINING THE SOUTHWEST CORNER OF THE SAID SHADE PROPERTY; THENCE N. 01°47'19" E. ALONG AN OLD FENCE LINE, 14.72 FEET TO THE SOUTHWEST CORNER OF THE G.A.G. SUBDIVISION AT 13.27 FEET; AND THE SOUTHWEST CORNER OF THE G.A.G. SUBDIVISION, PASSING THE NORTHEAST CORNER OF THE SAID G.A.G. SUBDIVISION, 274.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.67 ACRES.

RECORD OF SURVEY
for
KATHY CAPELL

RECEIVED
July 8 1996
Wasatch County Surveyor

A Part of the Southeast One-Quarter of Section 12,
Township 6 North, Range 2 West, S.L.B. & M.
PLAT 410391
No. 111022
Dated 7/8/96
MARTIN B. MOORE JR.
Utah Registered Land Surveyor
3964

001438