



LEGEND

- FOUND PK NAIL
- SET REBAR & CAP
- ⊙ FOUND MONUMENT
- ▨ EASEMENT
- EXISTING FENCE

EASEMENT:
TOGETHER WITH AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY IN PERPETUITY OVER, ALONG AND ACROSS THE ABOVE DESCRIBED REAL PROPERTY FOR INGRESS AND EGRESS AND LANDSCAPING AND FENCING, WHICH SAID EASEMENT AND RIGHT-OF-WAY IS APPURTENANT TO AND FOR THE USE AND BENEFIT OF LOT 26, AND A PORTION OF LOT 25, DESCRIBED AS: BEGINNING AT THE FRONT LOT CORNER COMMON TO LOT 25 AND 26 IN SAID RAIN TREE SUBDIVISION NO. 3 AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 3.76 FEET (CENTRAL ANGLE EQUALS 4°18'34" AND ALONG CHORD BEARS NORTH 73°16'18" EAST 3.76 FEET) ALONG THE SOUTHEASTERLY LINE OF BREEZE CIRCLE, A CUL-DE-SAC AT THE SOUTHERLY END OF 2625 EAST STREET AS DEDICATED IN SAID RAIN TREE SUBDIVISION NO. 3 TO A POINT BEING 3.5 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE LOT LINE COMMON TO LOT 25 AND 26 IN SAID SUBDIVISION; AND RUNNING THENCE SOUTH 38°09' EAST 75.63 FEET ALONG A LINE PARALLEL TO AND BEING 3.50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID LOT LINE; THENCE SOUTH 51°51' WEST 3.50 FEET TO SAID LOT LINE COMMON TO LOTS 25 AND 26; THENCE NORTH 38°09' WEST 77.00 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHT-OF-WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.

BOUNDARY LINE DESCRIPTION TO ADJUST PROPERTY LINE
BEGINNING AT A POINT 3.79 FT. NORTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (CENTRAL ANGLE EQUALS 4°18'34" AND LONG CHORD BEARS N. 73°16'18" E. 3.76 FT.) FROM THE FRONT LOT CORNER COMMON TO LOTS 25 AND 26, SAID POINT BEING 3.5 FT. PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE COMMON LINE BETWEEN SAID LOTS 25 AND 26, SAID ARC ALSO BEING THE SOUTHEASTERLY LINE OF BREEZE CIRCLE A CUL-DE-SAC AT THE SOUTHERLY END OF 2625 EAST STREET AS DEDICATED IN RAIN TREE SUBDIVISION NO. 3, A PART OF THE SE 1/4 OF SECTION 23, T.5 N., R.1 W., S.L.B. & M., U.S. SURVEY WEBER COUNTY, UTAH.; THENCE S. 38°09' E. 75.63 FT.; THENCE S. 51°51' W. 3.5 FT. TO SAID LOT LINE COMMON TO LOTS 25 AND 26; THENCE S. 38°09' E. 48.00 FT.; THENCE S. 6°15'45" W. 34.92 FT. TO A POINT ON THE COMMON NORTH, SOUTH LINE OF SAID LOTS 25 AND 26.

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND ESTABLISH A NEW COMMON BOUNDARY LINE BETWEEN LOTS 25 AND 26 AND TO SET REBAR AND CAPS AT THE PROPERTY CORNERS AT THE REMAINING CORNERS OF LOT 26 AS SHOWN ON THIS DRAWING. NO REBAR OR CAPS WERE SET AT THE FRONT PROPERTY CORNERS ADJACENT TO THE CUL-DE-SAC AND THE TWO MID POINTS ALONG THE PROPERTY LINE COMMON TO LOTS 25 AND 26 RAIN TREE SUBDIVISION NO. 3 A PART OF THE SE 1/4 OF SECTION 23, T.5 N., R.1 W., S.L.B. & M., U.S. SURVEY WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE:
I, RONALD R. STRINGHAM, A LICENSED LAND SURVEYOR NO. 156811 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY. THIS SURVEY WAS MADE WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES AND REPRESENTS THE RELATIONSHIP BETWEEN TITLE LINES AND ANY EVIDENCE OF USE OR POSSESSION. NO PRESUMPTION OF OWNERSHIP IS MADE OR IMPLIED BY ANY INFORMATION SHOWN ON THIS MAP. ANY SUBDIVISION AND OR ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
DATE: Nov. 29, 1996 *Ronald R. Stringham*
RONALD R. STRINGHAM
LICENSED LAND SURVEYOR #156811



PROPERTY DESCRIPTION AS RECORDED IN WEBER COUNTY, UT.
ALL OF LOT 26, RAIN TREE SUBDIVISION NO. 3, WEBER COUNTY, UTAH.

EXCEPT A PORTION OF THE 20 FOOT WIDE ACCESS OF LOT 26, RAIN TREE SUBDIVISION NO. 3 IN WEBER COUNTY, UTAH; BEGINNING AT THE FRONT LOT CORNER COMMON TO LOT 25 AND 26 IN SAID RAIN TREE SUBDIVISION NO. 3 AND RUNNING THENCE NORTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 3.76 FEET (CENTRAL ANGLE EQUALS 4°18'34" AND ALONG CHORD BEARS NORTH 73°16'18" EAST 3.76 FEET) ALONG THE SOUTHEASTERLY LINE OF BREEZE CIRCLE, A CUL-DE-SAC AT THE SOUTHERLY END OF 2625 EAST STREET AS DEDICATED IN SAID RAIN TREE SUBDIVISION NO. 3 TO A POINT BEING 3.5 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE LOT LINE COMMON TO LOT 25 AND 26 IN SAID SUBDIVISION; AND RUNNING THENCE SOUTH 38°09' EAST 75.63 FEET ALONG A LINE PARALLEL TO AND BEING 3.50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID LOT LINE; THENCE SOUTH 51°51' WEST 3.50 FEET TO SAID LOT LINE COMMON TO LOTS 25 AND 26; THENCE NORTH 38°09' WEST 77.00 FEET ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

ALSO: A PART OF LOT 25, RAIN TREE SUBDIVISION NO. 3, WEBER COUNTY, UTAH; BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 82°25'48" WEST 35.00 FEET ALONG THE LOT LINE COMMON TO LOTS 25 AND 26, IN SAID RAIN TREE SUBDIVISION NO. 3 THENCE NORTH 6°15'45" EAST 34.92 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 25, THENCE SOUTH 38°09' EAST 50.00 FEET ALONG THE LOT LINE COMMON TO SAID LOT 25 AND 26 TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY IN PERPETUITY OVER, ALONG AND ACROSS THE ABOVE DESCRIBED REAL PROPERTY FOR INGRESS AND EGRESS AND LANDSCAPING AND FENCING, WHICH SAID EASEMENT AND RIGHT-OF-WAY IS APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE REMAINING PORTION OF LOT 26, AND A PORTION OF LOT 25, DESCRIBED AS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 25 AND RUNNING THENCE NORTH 82°25'48" WEST 35.00 FEET ALONG THE LOT LINE COMMON TO LOTS 25 AND 26, IN SAID RAIN TREE SUBDIVISION NO. 3 THENCE NORTH 6°15'45" EAST 34.92 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 25, THENCE SOUTH 38°09' EAST 50.00 FEET ALONG THE LOT LINE COMMON TO SAID LOT 25 AND 26 TO THE POINT OF BEGINNING.

NEW PROPERTY DESCRIPTION
BEGINNING AT A POINT 3.79 FT. NORTHEASTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (CENTRAL ANGLE EQUALS 4°18'34" AND LONG CHORD BEARS N. 73°16'18" E. 3.76 FT.) FROM THE FRONT LOT CORNER COMMON TO LOTS 25 AND 26, SAID POINT BEING 3.5 FT. PERPENDICULARLY DISTANT NORTHEASTERLY FROM THE COMMON LINE BETWEEN SAID LOTS 25 AND 26, SAID ARC ALSO BEING THE SOUTHEASTERLY LINE OF BREEZE CIRCLE A CUL-DE-SAC AT THE SOUTHERLY END OF 2625 EAST STREET AS DEDICATED IN RAIN TREE SUBDIVISION NO. 3, A PART OF THE SE 1/4 OF SECTION 23, T.5 N., R.1 W., S.L.B. & M., U.S. SURVEY WEBER COUNTY, UTAH.; THENCE S. 38°09' E. 75.63 FT.; THENCE S. 51°51' W. 3.5 FT. TO SAID LOT LINE COMMON TO LOTS 25 AND 26; THENCE S. 38°09' E. 48.00 FT.; THENCE S. 6°15'45" W. 34.92 FT. TO A POINT ON THE COMMON NORTH, SOUTH LINE OF SAID LOTS 25 AND 26; THENCE N. 82°25'48" W. 199.17 FT.; THENCE S. 6°01'23" E. 301.81 FT.; THENCE N. 68°06'44" E. 244.12 FT.; THENCE N. 1°56'30" E. 169.16 FT. TO THE COMMON POINT BETWEEN LOTS 26 AND 27 IN SAID RAIN TREE SUBDIVISION; THENCE N. 38°09' W. 198.43 FT. ALONG THE COMMON LOT LINE BETWEEN SAID LOTS 26 AND 27 TO A POINT ON SAID SOUTHEASTERLY LINE OF BREEZE CIRCLE A CUL-DE-SAC; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 16.81 FT. (CENTRAL ANGLE EQUALS 19°16'12" AND ALONG CHORD BEARS S. 61°30'32" W. 16.74 FT.) ALONG SAID SOUTHEASTERLY LINE OF BREEZE CIRCLE, A CUL-DE-SAC TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS: 1.435 ACRES MORE OR LESS.

STRINGHAM & ASSOCIATES
LAND SURVEYING & ENGINEERING
1037 SOUTH 200 EAST
BOUNTIFUL, UTAH 84010
PHONE (801)295-5014

PROPERTY SURVEY REQUESTED BY KERRY PIPKIN	
DRAWN J.C.A. DATE 11/96	LOCATION OF SURVEY: LOT 26 RAIN TREE SUBDIVISION NO. 3, A PART OF THE SE 1/4 OF SECTION 23, T.5 N., R.1 W., S.L.B. & M., U.S. SURVEY WEBER COUNTY, UTAH.
APPROVED DATE	REVISER DATE 11-29-96
SHEET 1 OF 1	
FILE NO. 001490	