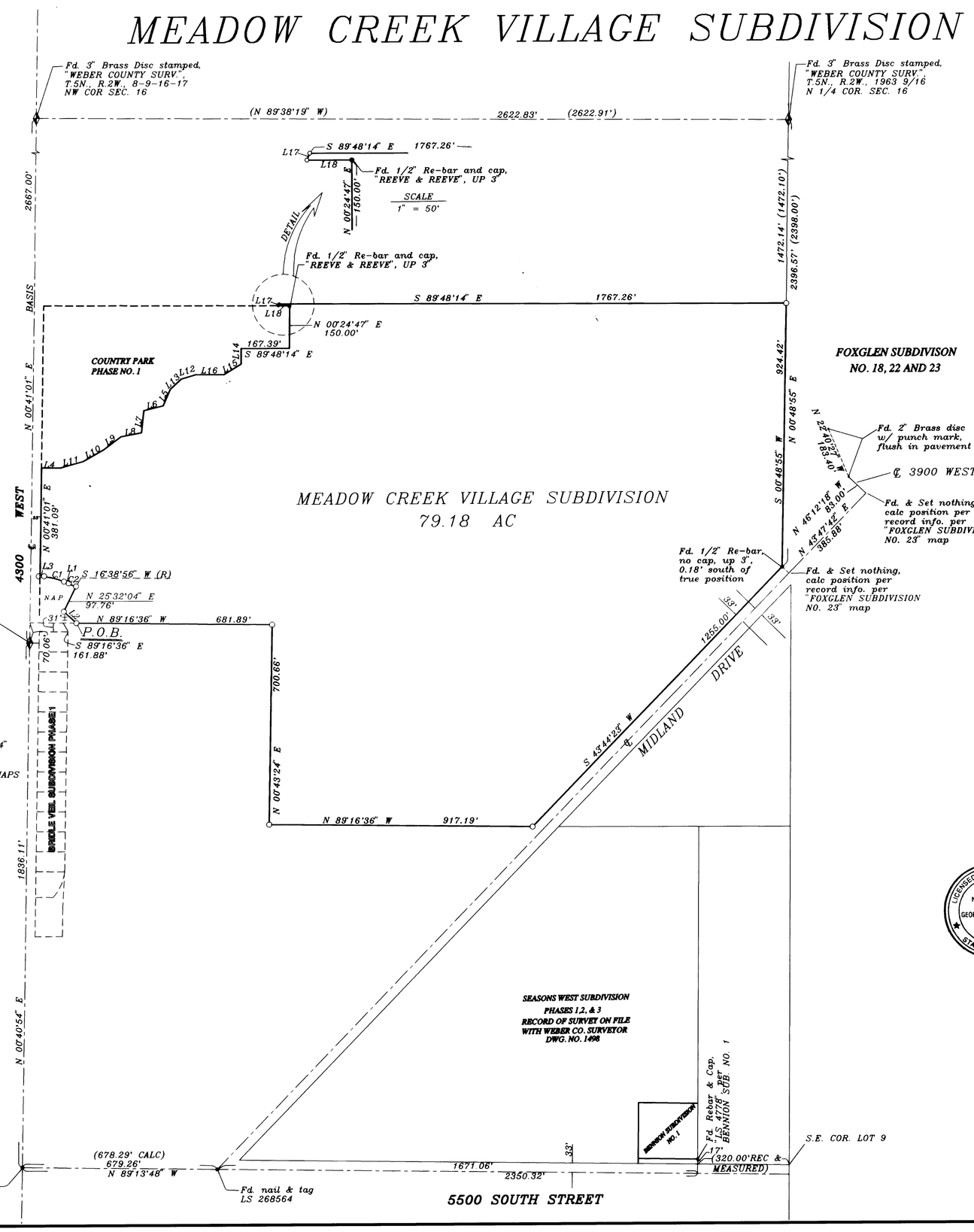
RECORD OF SURVEY
FOR
MEADOW CREEK VILLAGE SUBDIVISION



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	197.77'	85.78'	43.57'	24°51'04"
C2	230.00'	35.67'	17.87'	08°53'08"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	N 64°27'56" W	5.28'
L2	N 47°09'36" W	59.78'
L3	N 89°18'59" W	4.34'
L4	S 89°18'59" E	65.00'
L5	N 23°07'16" E	63.39'
L6	N 75°56'16" E	69.46'
L7	N 05°53'16" E	78.10'
L8	N 79°22'16" E	72.11'
L9	N 52°48'16" E	77.96'
L10	N 60°01'16" E	80.11'
L11	N 74°26'16" E	82.63'
L12	N 73°18'16" E	53.50'
L13	N 47°11'16" E	51.00'
L14	N 00°11'46" E	55.00'
L15	N 58°26'16" E	70.64'
L16	S 89°48'14" E	98.53'
L17	N 21°40'52" E	6.47'
L18	N 89°48'14" W	39.07'

NOTES

- ● FD. MONUMENT AS NOTED
- ○ INDICATES SET REBAR & CAP, "LS 268564"
- ( ) INDICATES RECORD DATA PER DEEDS & MAPS
- ◆ FOUND SECTION MONUMENT AS NOTED

BOUNDARY DESCRIPTION

A PORTION OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT THAT IS 70.06 FEET NORTH 0° 41' 01" EAST ALONG THE WEST LINE OF SAID SECTION 16, BEING ALSO ALONG THE CENTERLINE OF 4300 WEST STREET, AND 161.88 FEET SOUTH 89° 16' 36" EAST, FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 16;
THENCE NORTH 47° 09' 36" WEST, 59.78 FEET;
THENCE NORTH 25° 32' 04" EAST, 97.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 230.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 16° 38' 56" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 53' 08" AN ARC LENGTH OF 35.67 FEET;
THENCE NORTH 64° 27' 56" WEST, 5.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 197.77 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 51' 04", AN ARC LENGTH OF 85.78 FEET;
THENCE NORTH 89° 18' 59" WEST, 4.34 FEET TO THE EAST LINE OF 4300 WEST STREET;
THENCE NORTH 0° 41 '01" EAST ALONG SAID EAST LINE, 381.09 FEET TO THE SOUTH LINE OF COUNTRY PARK PHASE NO. 1;
THENCE ALONG THE SOUTHEASTERLY LINE OF SAID COUNTRY PARK PHASE NO. 1 THE FOLLOWING COURSES;
SOUTH 89° 18' 59" EAST, 65.00 FEET;
NORTH 74° 26' 16" EAST, 82.63 FEET;
NORTH 60° 01' 16" EAST, 80.11 FEET;
NORTH 52° 48' 16" EAST, 77.96 FEET;
NORTH 79° 22' 16" EAST, 72.11 FEET;
NORTH 5° 53' 16" EAST, 78.10 FEET;
NORTH 75° 56' 16" EAST, 69.46 FEET;
NORTH 23° 07' 16" EAST, 63.39 FEET;
NORTH 47° 11' 16" EAST, 51.00 FEET;
NORTH 73° 18' 16" EAST, 53.50 FEET;
SOUTH 89° 48' 14" EAST, 98.53 FEET;
NORTH 58° 26' 16" EAST, 70.64 FEET;
NORTH 0° 11' 46" EAST, 55.00 FEET;
SOUTH 89° 48' 14" EAST, 167.39 FEET;
NORTH 0° 24' 47" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID COUNTRY PARK PHASE NO. 1;
THENCE NORTH 89° 48' 14" WEST ALONG THE NORTH LINE OF SAID COUNTRY PARK PHASE NO. 1, 39.07 FEET;
THENCE NORTH 21° 40' 52" EAST, 6.47 FEET;
THENCE SOUTH 89° 48' 14" EAST, 1767.26 FEET TO THE WEST LINE OF FOXGLEN SUBDIVISION NO. 22;
THENCE SOUTH 0° 48' 55" WEST ALONG THE WEST LINES OF FOXGLEN SUBDIVISION NO.22 AND FOXGLEN SUBDIVISION NO. 23 AND THE SOUTHERLY PROLONGATION THEREOF, 924.42 FEET TO THE NORTHWESTERLY LINE OF MIDLAND DRIVE;
THENCE SOUTH 43° 44' 23" WEST ALONG SAID NORTHWESTERLY LINE OF MIDLAND DRIVE, 1255.00 FEET;
THENCE NORTH 89° 16' 36" WEST, 917.19 FEET;
THENCE NORTH 0° 43' 24" EAST, 700.66 FEET;
THENCE NORTH 89° 16' 36" WEST, 681.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 79.18 ACRES

NARRATIVE

THE PROPERTY BOUNDARY AS INDICATED HEREON WAS ESTABLISHED WITH REFERENCE TO MAPS OF BENNION SUBDIVISION NO. 1, FOXGLEN SUBDIVISIONS NO. 18, 22, AND 23, COUNTRY PARK PHASE NO. 1, WEBER COUNTY MONUMENT POSITIONS MAP, GOVERNMENT MAP OF LOTS 4, 5 AND 9, IN THE SOUTHWEST ONE-QUARTER OF SECTION 16, T.5N., R.2W., S.L.B.&M., AND WITH REFERENCE TO ADJOINING OWNERSHIP DEEDS AND DESCRIPTIONS WITHIN THE NORTHWEST ONE-QUARTER OF SECTION 16, T.5N., R.2W., S.L.B.&M. IN THE ABSENCE OF MONUMENTATION AT 5500 SOUTH STREET AND MIDLAND DRIVE, AN INTERSECTION WAS ESTABLISHED AT A POINT PROPORTIONAL TO DIMENSIONS DETERMINED FROM THE RECORDS, BETWEEN MONUMENTS FOUND AT THE INTERSECTION OF 5500 SOUTH STREET AND 4300 WEST STREET, AND AT 17.00 FEET NORTH OF THE SOUTHEAST CORNER OF BENNION SUBDIVISION NO. 1. SAID SOUTHEAST CORNER BEING ACCEPTED AS THE HISTORICAL POSITION DESCRIBED AS "320 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 9 AS SHOWN ON THE MAP OF SAID BENNION SUBDIVISION NO. 1. FROM THE INTERSECTION OF 5500 SOUTH STREET AND MIDLAND DRIVE THUS ESTABLISHED, A LINE TO THE CENTERLINE OF MIDLAND DRIVE AS SHOWN AT THE SOUTHWEST CORNER OF MAP OF FOXGLEN SUBDIVISION NO. 23, ESTABLISHED THE CENTERLINE OF MIDLAND DRIVE. THIS ALIGNMENT WAS REINFORCED BY THE EXISTING FENCE LINES ALONG THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF MIDLAND DRIVE, FOUND TO BE 33+/- FEET FROM THE ESTABLISHED CENTERLINE. THE EAST BOUNDARY LINE WAS ESTABLISHED ALONG THE WEST BOUNDARY OF FOXGLEN SUBDIVISIONS NO. 22 AND 23, AND PROLONGED SOUTHERLY TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF MIDLAND DRIVE, 66.00 FEET WIDE, PREVIOUSLY ESTABLISHED, AT WHICH POINT A RE-BAR MONUMENT WAS FOUND 0.18 FEET SOUTH OF SAID INTERSECTION. THE SOUTHEASTERLY BOUNDARY WAS ESTABLISHED ALONG THE NORTHWEST LINE OF MIDLAND DRIVE, BEING ALSO ALONG THE ABOVE REFERENCED EXISTING FENCE LINE AND AT THE DISTANCE INDICATED BY THE DEED. THE SOUTHERLY BOUNDARY, RUNNING WESTERLY FROM MIDLAND DRIVE WAS ESTABLISHED ALONG THREE COURSES THAT ACCOMMODATE THE DEED RECITALS FOR DIRECTION AND DISTANCE BETWEEN MIDLAND DRIVE AND 4300 WEST STREET. THE CLOSING COURSE RUNNING WESTERLY TO 4300 WEST STREET ALSO BEING PROXIMATE TO THE REMAINS OF A FENCE LINE. THE WEST BOUNDARY WAS ESTABLISHED ALONG 4300 WEST STREET, NORTHERLY TO THE SOUTHWEST CORNER OF COUNTRY PARK PHASE NO. 1. THE NORTHERLY BOUNDARY WAS ESTABLISHED ALONG THE SOUTHERLY LINES OF COUNTRY PARK PHASE NO. 1 TO THE NORTHEAST CORNER THEREOF, THENCE WESTERLY, NORTHEASTERLY AND EASTERLY ALONG DEED RECITALS TO INTERSECT THE ABOVE MENTIONED WEST BOUNDARY OF FOXGLEN SUBDIVISION NO. 22, THE CLOSING COURSE ALSO BEING ALONG AN EXISTING FENCE LINE.

SURVEYOR'S CERTIFICATE

I, GEORGE E. BRIMHALL, UTAH REGISTERED LAND SURVEYOR NO. 268564, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY SUPERVISION, OF THE GROUND AT THE REQUEST OF AND EXCLUSIVELY FOR RICE DEVELOPMENT LLC, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LICENSED LAND SURVEYOR NO. 268564 GEORGE E. BRIMHALL STATE OF UTAH

SIGNED THIS 1ST DAY OF FEB., 1997

268564
UTAH NO.

SIGNATURE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00° 41' 01" EAST WEBER COUNTY STATE PLANE GRID BEARING ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS AT THE WEST ONE-QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 16.

RECEIVED
FEB 05 1997
Weber County Surveyor

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9192 South 300 West, Suite 4, Sandy, Utah 84070 (801)567-3700 Fax (801)567-3712

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January 31, 1997 10:51:39 a.m.

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