DRAWING NUMBER 001748

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER OTS-81

BOUNDARY DESCRIPTION

PARCEL #1

ALL THAT LAND IN THE HUNTSVILLE DISTRICT, WEBER COUNTY, UTAH. BEING A PART OF THE SE 1/4 OF SECTION 23, T.6N., R.1E., S.L.B.&M.; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SNOW BASIN ROAD, SAID POINT BEING N89°39'10"W 2394.85 FEET (BASIS OF BEARINGS), AND S00°44'25"W 537.76 FEET FROM THE E 1/4 CORNER OF SAID SECTION 23; AND RUNNING THENCE ALONG SAID NORTHERLY LINE OF ROAD THE FOLLOWING THREE (3) COURSES: (1) S72°34'58"W 26.51 FEET, (2) ALONG THE ARC OF A TANGENT CURVE WITH A RADIUS OF 720.63 FEET AND A CENTRAL ANGLE OF 26°11'49" 329.49 FEET TO THE LEFT, (3) S46°23'09"W 1.00 FEET, THENCE N10°16'15"W 459.89 FEET, THENCE 85°44'25"E 394.46 FEET, THENCE S00°44'25W 307.37 FEET TO THE POINT OF BEGINNING. CONTAINS 3.03 ACRES MORE OR LESS.

SUBJECT TO A 20 FOOT R.O.W FOR INGRESS AND EGRESS PURPOSES, BEING THE WEST 20 FEET OF THE ABOVE DESCRIBED PARCEL.

PARCEL #2

ALL THAT LAND IN THE HUNTSVILLE DISTRICT, WEBER COUNTY, UTAH. BEING A PART OF THE SE 1/4 OF SECTION 23, T.6N., R.1E., S.L.B.&M.; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°39'10"W 2394.85 FEET (BASIS OF BEARINGS), AND N00°44'25"E 122.26 FEET FROM THE E 1/4 CORNER OF SAID SECTION 23, AND RUNNING THENCE S00°44'25"W 352.65 FEET, THENCE S85°44'25"W 394.46 FEET, THENCE N10°16'15"W 353.25 FEET, THENCE N85°44'25"E 462.19 FEET TO THE POINT OF BEGINNING. CONTAINS 3.45 ACRES MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARIES OF THIS PROPERTY, AND TO SET THE CORNERS THEREOF AS SHOWN HEREON. SNOW BASIN ROAD AS TIED TO SECTION CORNERS PER DEDICATION PLAT (BOOK 22 OF PLATS, PAGE 56) DOES NOT MATCH THE EXISTING PAVEMENT OF SAID ROAD, NOR REBAR AND CAPS SET BY BUTTERS PER RICHARD EVANS RECORD OF SURVEY (7-20-94); WHICH ALSO HAS AN ERRONEOUS TIE TO THE SECTION CORNERS THEREFORE SNOW BASIN ROAD IS LOCATED HEREON USING A BEST FIT ALIGNMENT WITH THE EXISTING PAVEMENT AND THE BUTTERS REBER AND CAPS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM, (1983) NORTH ZONE BEING THE LINE BETWEEN THE EAST 1/4 CORNER AND THE NE CORNER OF SECTION 23, T.6N., R.1E., S.L.B.& M. AND IS SHOWN HEREON AS N00°22'51"E.

CURVE DATA

	Δ	RADIUS	LENGTH
PROPERTY LINE			
'A'	26°11'49"	720.63'	329.49'
CENTER LINE			
'AA'	109°53'30"	171.89'	329.68'
'BB'	26°11'49"	687.63'	314.40'
'CC'	07°29'04"	2000.00'	261.26'
'DD'	05°12'39"	2650.29'	241.03'
'EE'	177°51'09"	133.70'	415.02'

℄ CURVE DATA

'A'- Δ = 26°11'49"
R = 720.63'
L = 329.49'
T = 167.68'
LC = S59°29'04"W
326.63'

SCALE: 1"=60'

RECORD OF SURVEY

REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

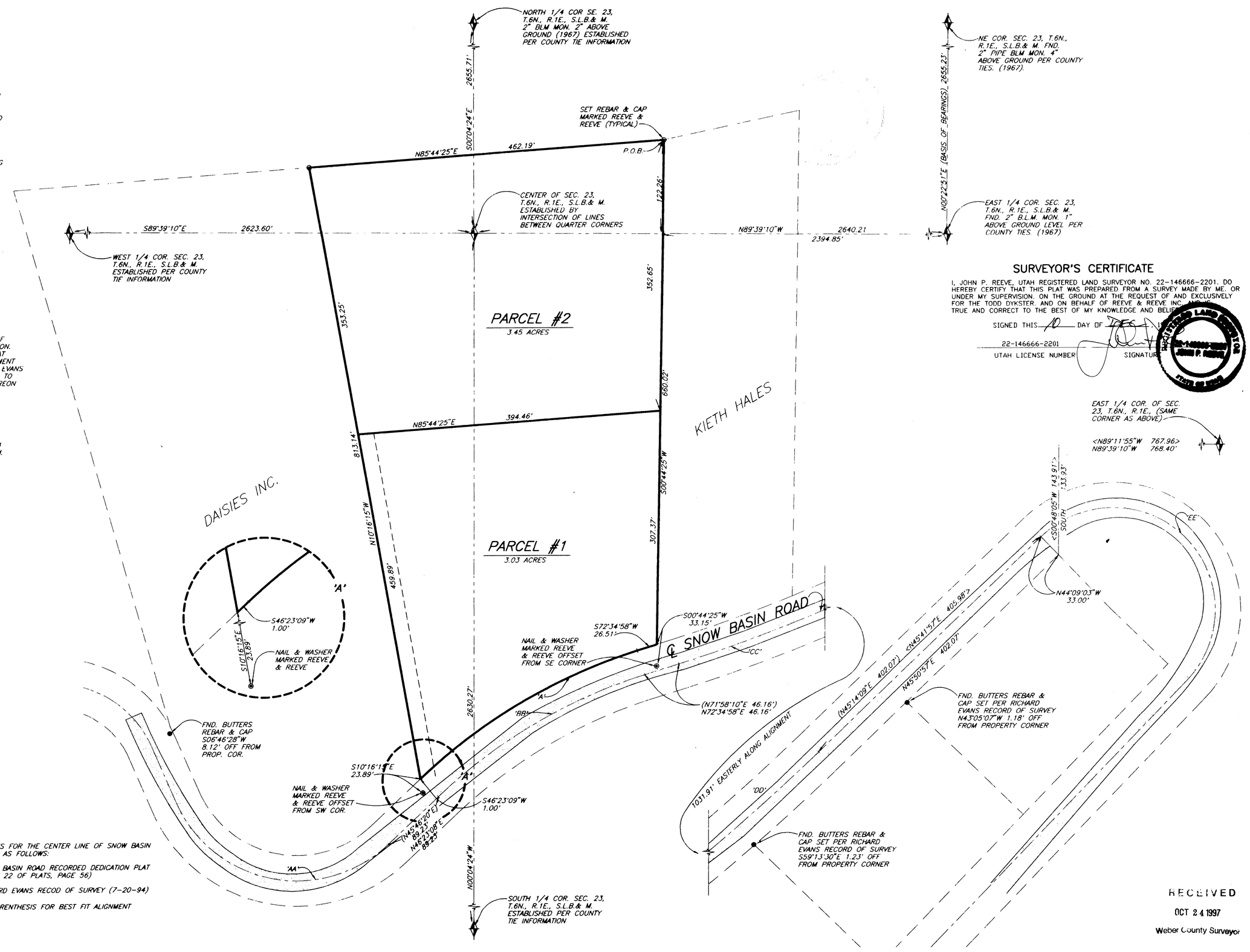
NOTE-

DIMENSIONS FOR THE CENTER LINE OF SNOW BASIN ROAD ARE AS FOLLOWS:

( ) SNOW BASIN ROAD RECORDED DEDICATION PLAT (BOOK 22 OF PLATS, PAGE 56)

< > RICHARD EVANS RECOD OF SURVEY (7-20-94)

NO PARENTHESIS FOR BEST FIT ALIGNMENT



SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, UTAH REGISTERED LAND SURVEYOR NO. 22-146666-2201, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY SUPERVISION, ON THE GROUND AT THE REQUEST OF AND EXCLUSIVELY FOR THE TODD DYKSTER, AND ON BEHALF OF REEVE & REEVE INC. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 10 DAY OF [illegible]

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR JOHN P. REEVE 22-146666-2201 STATE OF UTAH

RECEIVED
OCT 24 1997
Weber County Surveyor

IR&IR	REVISIONS 1. 2. 3. 4. 5. 6.	PROJECT NO. 2255-01 DATE 9-8-95 SCALE 1"=60' DESIGNED DRAWN JAE APPROVED	REEVE & REEVE, INC CIVIL AND ENVIRONMENTAL ENGINEERING LAND PLANNING AND SITE DESIGN LAND SURVEYING OGDEN, UTAH	RECORD OF SURVEY / TODD DYKSTER PROPERTY

SHEET 1 OF 1 SHEETS
001748