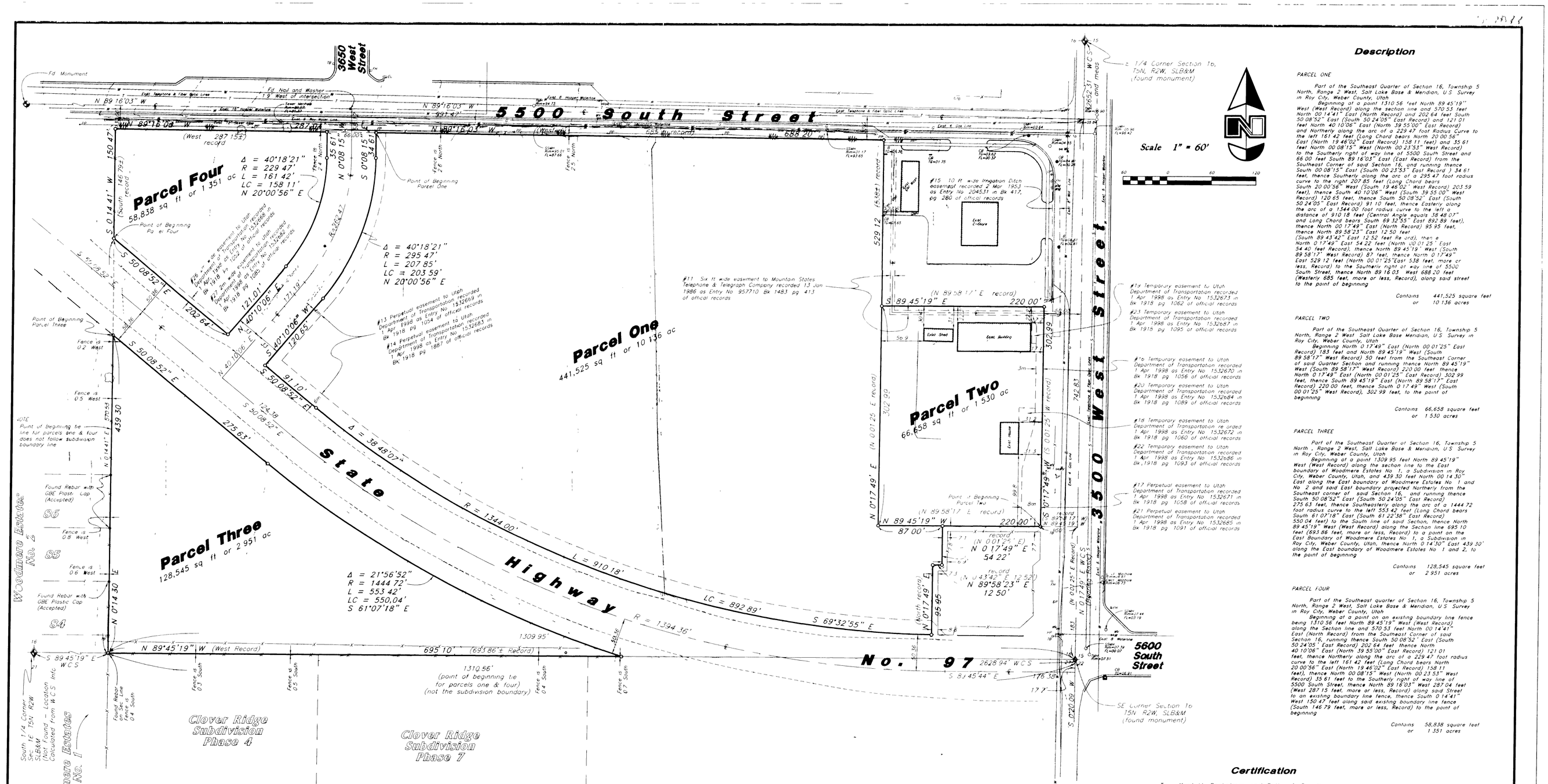
5500 South Street
3650 West Street
3500 West Street
State Highway No. 97
5600 South Street
Parcel One
441,525 sq ft or 10.136 ac
Parcel Two
66,658 sq ft or 1.530 ac
Parcel Three
128,545 sq ft or 2.951 ac
Parcel Four
58,838 sq ft or 1.351 ac
Scale 1" = 60'
Clover Ridge Subdivision Phase 4
Clover Ridge Subdivision Phase 7
Woodmere Estates No. 2
Woodmere Estates No. 1
Point of Beginning Parcel One
Point of Beginning Parcel Two
Point of Beginning Parcel Three
Point of Beginning Parcel Four
Point of Beginning (Parcel Two)
Fd. Monument
Fd. Nail and Washer 1.9' West of intersection
1/4 Corner Section 16, T5N, R2W, SLB&M (found monument)
SE Corner Section 16 T5N R2W SLB&M (found monument)
South 1/4 Corner Section 16 T5N R2W SLB&M (Not Found - Location Calculated from W.C.S. Info.)
Δ = 40°18'21"
R = 229.47'
L = 161.42'
LC = 158.11'
N 20°00'56" E
Δ = 40°18'21"
R = 295.47'
L = 207.85'
LC = 203.59'
N 20°00'56" E
Δ = 38°48'07"
R = 1344.00'
L = 910.19'
LC = 892.89'
S 69°32'55" E
R = 1394.36'
Δ = 21°56'52"
R = 1444.72'
L = 553.42'
LC = 550.04'
S 61°07'18" E
#11 Six ft. wide easement to Mountain States Telephone & Telegraph Company recorded 13 Jun 1986 as Entry No. 952710 Bk 1483 pg 413 of offical records
#15 10 ft. wide Irrigation Ditch easement recorded 2 Mar 1953 as Entry No. 204531 in Bk 417, pg 280 of offical records
#13 Perpetual easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532669 in Bk 1918 pg 1064 of offical records
#14 Perpetual easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532683 in Bk 1918 pg 1087 of offical records
#16 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532673 in Bk 1918 pg 1062 of offical records
#23 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532687 in Bk 1918 pg 1095 of offical records
#18 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532670 in Bk 1918 pg 1056 of offical records
#20 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532684 in Bk 1918 pg 1089 of offical records
#19 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532672 in Bk 1918 pg 1060 of offical records
#22 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532686 in Bk 1918 pg 1093 of offical records
#17 Perpetual easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532671 in Bk 1918 pg 1058 of offical records
#21 Perpetual easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532685 in Bk 1918 pg 1091 of offical records
#25 Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532674 in Bk 1918 pg 1065 of offical records
#26 2nd Temporary easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532688 in Bk 1918 pg 1096 of offical records
#27 2nd Perpetual easement to Utah Department of Transportation recorded 1 Apr 1998 as Entry No. 1532682 in Bk 1918 pg 1085 of offical records
NOTE Point of beginning tie line for parcels one & four does not follow subdivisoin boundary line
N 89°16'03" W
N 89°45'19" W
S 89°45'19" E
N 0°17'49" E
S 0°17'49" W
S 50°08'52" E
N 40°10'06" W
S 40°10'06" E
N 89°58'23" E
S 89°45'44" E
695.10' (695.86' ± Record)
1309.95'
1310.56' (point of beginning tie for parcels one & four) (not the subdivision boundary)
529.12 (528.64' record)
688.20'
441.52'
439.30
275.63'
91.10'
124.38'
120.85'
121.01'
202.64'
150.47'
146.79'
287.15'
35.61'
34.61'
95.95
54.22'
12.50'
87.00'
220.00'
302.99
742.83'
2628.94' WCS
176.38'
17.7'
Fence is 0.2' West
Fence is 0.5' West
Fence is 0.8' West
Fence is 0.6' West
Fence is 0.3' South
Fence is 0.5' South
Found Rebar with GBE Plastic Cap (Accepted)
Found Rebar on Sp. Line Fence is 0.4' South
Fence is 2.4' North
Fence is 2.6' North
Fence is 2.5' North
Fence is 0.4' South
Fence is 0.6' South
Exist. Shed
Exist. Building
Exist. Enclosure
Exist. House
Exist. Telephone & Fiber Optic Line
Exist. 6" Water Line
Exist. 4" Gas Line
Exist. 8" Sewer Manhole
Exist. 15" Public Sewer
Exist. 6" Irrigation Ditch
Exist. 4" Sewer Line
Exist. 8" Water Line
Exist. 4" Irrigation Ditch
Exist. 4" Irrigation Ditch
Exist. 4" Irrigation Ditch