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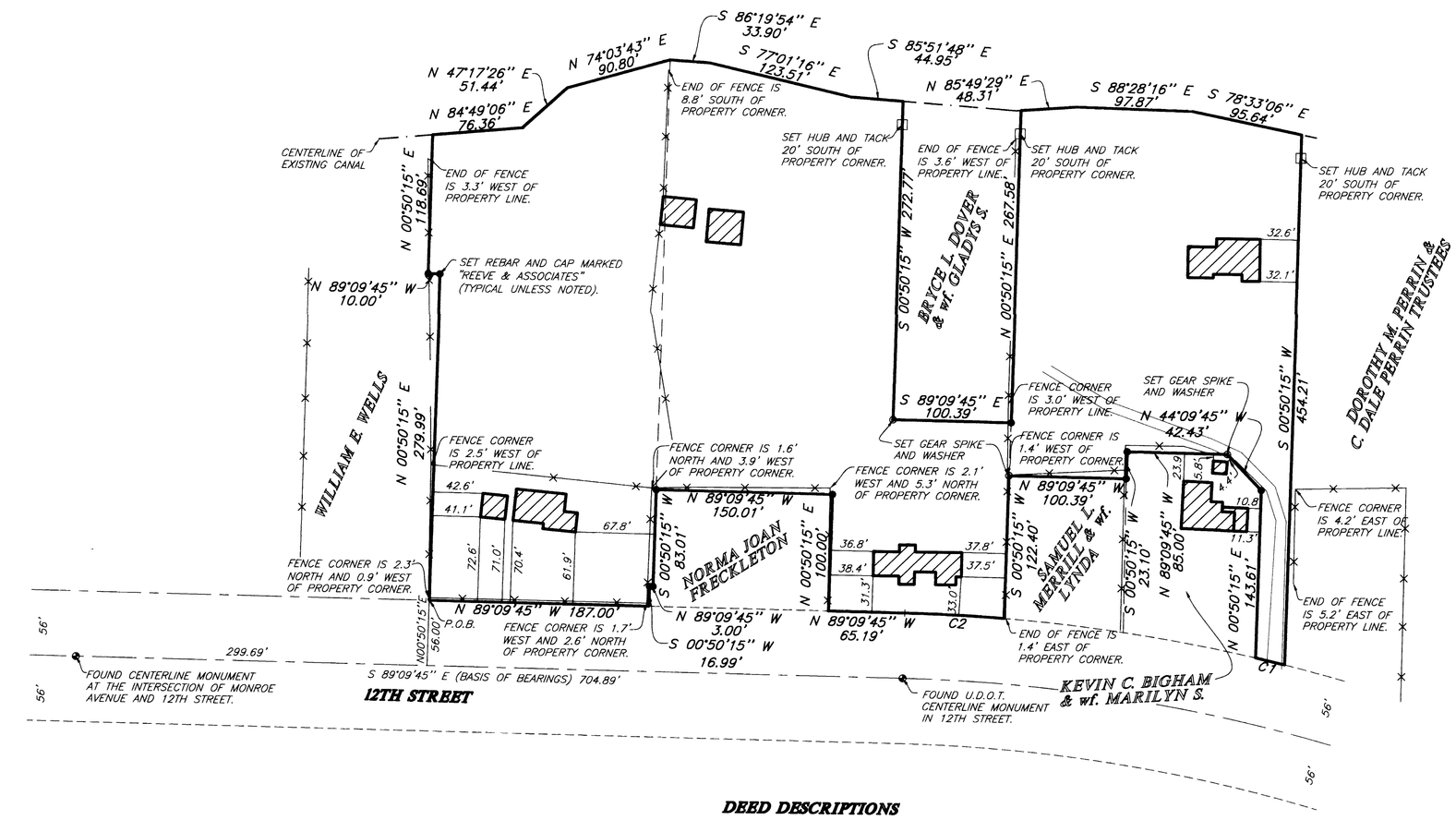

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159437, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 14TH DAY OF FEBRUARY, 2000.

159437 — UTAH LICENSE NUMBER

SIGNATURE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE AND FOUND U.D.O.T. CENTERLINE MONUMENT AT THE P.C. IN 12TH STREET, SHOWN HEREON AS: S89°09'45"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE JEFFREY A. WILLIAMSON, MILLGATE LLC, AND DONALD L. DOERR, DOROTHY ANNBAIRD, AND DIANE ROMA BOSGIETER ETAL PROPERTIES FOR SOLACE CANYON DEVELOPMENT. THE NORTH LINE WAS FIXED BY THE CENTERLINE OF AN EXISTING CANAL. THE SOUTH LINE WAS FIXED BY THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET. AS DETERMINED FROM THE FOUND MONUMENTS IN 12TH STREET. ALL OTHER LINES WERE FIXED BY DEED. SET PLUG IN TOP OF CURB ON THE FRONT CORNERS.

SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET, SAID POINT BEING S89°09'45"E ALONG THE CENTERLINE OF 12TH STREET 299.69 FEET AND N00°50'15" EAST 56.00 FEET FROM THE FOUND CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND MONROE AVENUE; THENCE N00°50'15"E 279.99 FEET; THENCE N89°09'45"W 10.00 FEET; THENCE N00°50'15"E 118.69 FEET TO THE CENTERLINE OF AN EXISTING CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES: (1) N84°49'06"E 76.36 FEET, (2) N47°17'26"E 51.44 FEET, (3) N74°03'43"E 90.80 FEET, (4) S86°19'54"E 33.90 FEET, (5) S77°01'16"E 123.51 FEET, AND (6) S85°51'48"E 44.95 FEET; THENCE S00°50'15"W 272.77 FEET; THENCE S89°09'45"E 100.39 FEET; THENCE N00°50'15"E 267.58 FEET TO THE CENTERLINE OF SAID CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) N85°49'29"E 48.31 FEET, (2) S88°28'16"E 97.87 FEET, AND (3) S78°33'06"E 95.64 FEET; THENCE S00°50'15"W 454.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET AND A POINT ON A 1488.39 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S13°26'34"W; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°59'03" A DISTANCE OF 25.57 FEET; THENCE N00°50'15"E 143.61 FEET; THENCE N44°09'45"W 42.43 FEET; THENCE N89°09'45"W 85.00 FEET; THENCE S00°50'15"W 23.10 FEET; THENCE N89°09'45"W 100.39 FEET; THENCE S00°50'15"W 122.40 TO NORTH RIGHT-OF-WAY LINE OF 12TH STREET AND A POINT ON A 1488.39 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S04°05'21"W; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°15'06" A DISTANCE OF 84.47 FEET AND N89°09'45"W 65.19 FEET; THENCE N00°50'15"E 100.00 FEET; THENCE N89°09'45"W 150.01 FEET; THENCE S00°50'15"W 83.01 FEET; THENCE N89°09'45"W 3.00 FEET; THENCE S00°50'15"W 16.99 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE N89°09'45"W ALONG SAID RIGHT-OF-WAY 187.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.78 ACRES

DEED DESCRIPTIONS

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTHERLY RIGHT OF WAY LINE OF THE WIDENED 12TH STREET IN OGDEN CITY AT A POINT 241.2 FEET SOUTH 89°09'45" EAST AND 83.0 FEET NORTH 0°50'15" EAST FROM THE FORMER OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF THE OLD 12TH STREET AND THE CENTERLINE OF THE FORMER JACKSON AVENUE AT "A" STATION 193+64.53 AND "B" STATION 146+02.20 WHICH MONUMENT IS 58.50 FEET SOUTH 89°09'45" EAST FROM THE NEW OGDEN CITY SURVEY MONUMENT AT THE CENTER OF MONROE BLVD. EXTENSION AND 12TH STREET AT "A" STATION 193+64.41 AND "B" STATION 145.43.70, RUNNING THENCE SOUTH 89°09'45" EAST 117.83 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE SOUTH 88°09'45" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, THENCE NORTH 0°50'15" EAST 18.2 FEET, THENCE SOUTH 89°09'45" EAST 3 FEET TO A POINT 431.2 FEET SOUTH 89°09'45" EAST AND 100 FEET NORTH 0°50'15" EAST FROM SAID FORMER MONUMENT, THENCE NORTH 0°50'15" EAST 34.3 FEET, MORE OR LESS, TO THE CENTER OF THE NORTH OGDEN CANAL, THENCE WESTERLY ALONG SAID CENTER OF CANAL (NORTH 80°37'54" WEST 202.24 FEET) TO A POINT 10 FEET WEST AND NORTH 0°50'15" EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°50'15" WEST 110 FEET, THENCE SOUTH 89°09'45" EAST 10 FEET, THENCE SOUTH 0°50'15" WEST 280 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 12TH STREET 946.2 FEET EAST AND NORTH 0D50'15" EAST 42.41 FEET FROM OGDEN CITY SURVEY MONUMENT AT INTERSECTION OF CENTERLINE OF 12TH STREET WITH CENTERLINE OF JACKSON AVENUE (SAID POINT BEING NORTH 89D09'45" WEST 446.84 FEET AND NORTH 9.41 FEET FROM THE EAST LINE OF SAID QUARTER SECTION) THENCE NORTH 0D50'15" EAST 153.69 FEET, THENCE NORTH 44D09'45" WEST 42.43 FEET, THENCE NORTH 89D09'45" WEST 85 FEET, THENCE SOUTH 0D50'15" WEST 23.1 FEET TO A POINT 170 FEET NORTH OF THE NORTH LINE OF 12TH STREET, THENCE NORTH 89D09'45" EAST 305 FEET TO THE NORTH OGDEN CANAL, THENCE EASTERLY ALONG SAID CANAL TO A POINT NORTH 0D50'15" EAST OF A POINT 25 FEET EAST OF BEGINNING, THENCE SOUTH 0D50'15" WEST 426.40 FEET TO NORTH LINE OF 12TH STREET, THENCE NORTHWESTERLY 25.67 FEET ALONG THE ARC OF A 1488.395 FOOT RADIUS CURVE TO THE LEFT TO THE POINT OF BEGINNING.

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING ON THE NORTH LINE OF 12TH STREET SOUTH 89°09'45" EAST 581.2 FEET AND NORTH 0°50'15" EAST 79.0 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 12TH STREET WITH THE CENTERLINE OF JACKSON AVENUE, BEING OGDEN CITY "A" STATION 193+64.53 AND "B" STATION 146+02.20, THENCE SOUTH 87°49'58" EAST 66.55 FEET, THENCE SOUTHEASTERLY 83.56 FEET ALONG THE ARC OF A 1488.395 FOOT RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 84°36'58" EAST), THENCE NORTH 0°50'15" EAST 179.83 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO BRUCE L. DOVER BY INSTRUMENT IN BOOK 1288 OF RECORDS, PAGE 292, THENCE NORTH 89°09'45" WEST 100 FEET, THENCE NORTH 0°50'15" EAST 2.32 FEET, MORE OR LESS, TO THE CENTER OF NORTH OGDEN CANAL. THENCE WESTERLY ALONG SAID CENTER OF CANAL TO A POINT NORTH 89°09'45" WEST 150 FEET AND NORTH 0°50'15" EAST 364 FEET, MORE OR LESS, FROM BEGINNING, THENCE SOUTH 0°50'15" WEST 260 FEET, MORE OR LESS, TO A POINT 104 FEET NORTH FROM THE NORTH LINE OF 12TH STREET, THENCE SOUTH 89°09'45" EAST 150 FEET, THENCE SOUTH 0°50'15" WEST 104 FEET TO THE POINT OF BEGINNING.

LEGEND

- = EXISTING FENCE
- = EXISTING BUILDING
- = CENTERLINE OF EXISTING CANAL
- = SET REBAR AND CAP
- = SET GEAR SPIKE AND WASHER
- = SET HUB AND TACK

SCALE: 1"=60'

CURVE DATA

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	00°59'03"	N 77°02'58" W	12.79	1488.39	25.57	25.57
C2	03°15'06"	N 87°32'12" W	42.25	1488.39	84.47	84.46

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., 3670 QUINCY AVE., OGDEN, UTAH, 84403 AND SHALL NOT BE COPIED OR REDUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: 3758-01 SURVEYOR: R.WILLIFORD
DATE: NOVEMBER 23, 1999 DRAWN: N.B.DODGE
SCALE: 1"=60' CHECKED:

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RECORD OF SURVEY

WILLIAMSON, MILLGATE LLC, & DOERR PROPERTIES
PART OF THE NORTHEAST QUARTER OF SECTION 21, T.6N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
OCTOBER, 1999

SHEET 1 OF 1 SHEETS

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