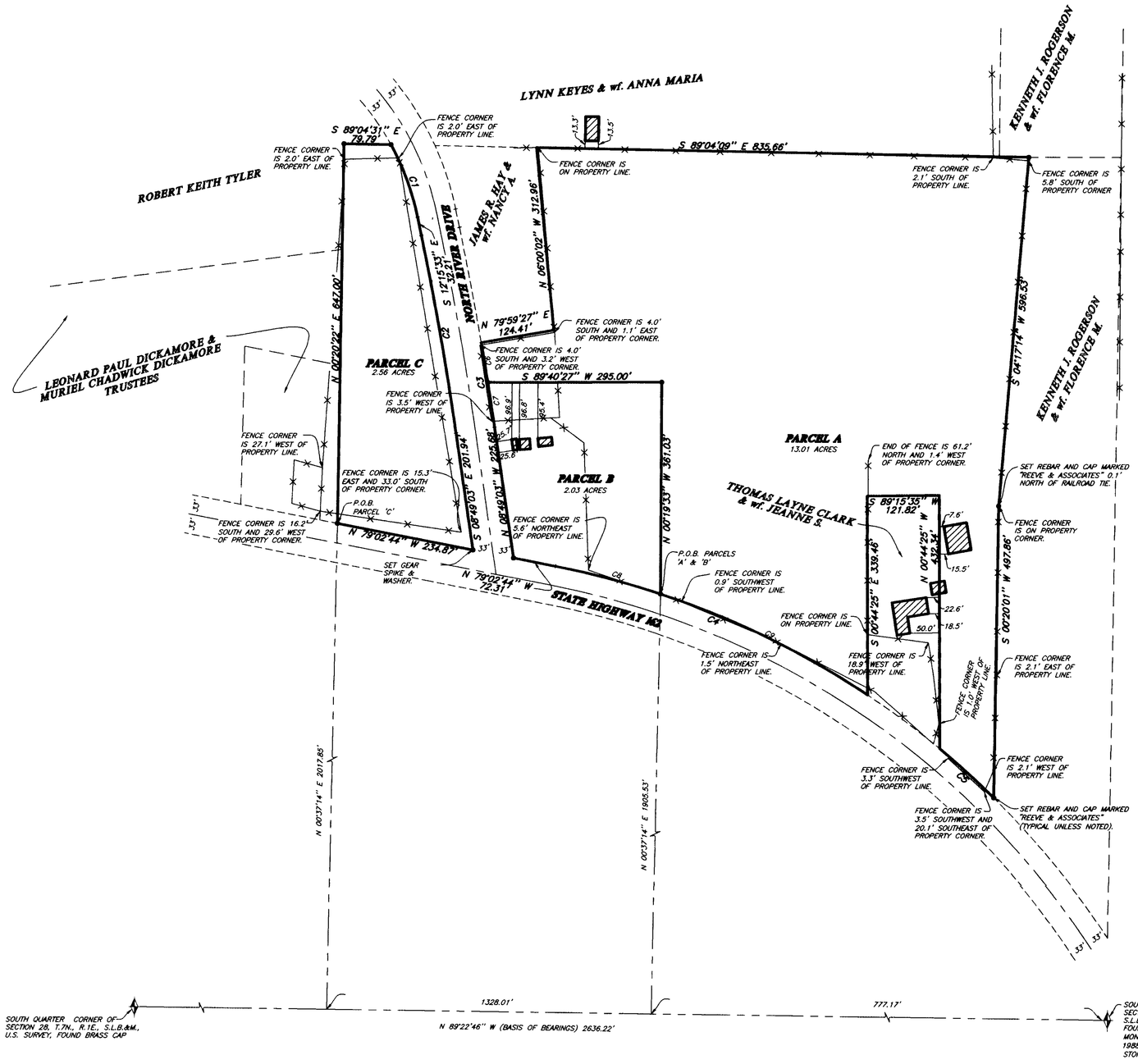
002521



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 28, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N89°22'46"W

NARRATIVE PARCEL 'A'

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE GREGORY R. CLARKE AND EDNA S. CLARKE PROPERTIES FOR TOM CLARKE. THE SOUTHERLY BOUNDARY LINE WAS DETERMINED BY THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162. THE WESTERLY LINE WAS DETERMINED BY THE EASTERLY LINE OF NORTH RIVER DRIVE. THE NORTH LINE WAS DETERMINED BY THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION 28, T.7N., R.1E. ALL OTHER LINES WERE DETERMINED BY DEED. ALL CORNERS WERE MARKED WITH A 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED ON THE PLAT.

NARRATIVE PARCEL 'B'

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE GREGORY R. CLARKE AND EDNA S. CLARKE PROPERTIES FOR TOM CLARKE. THE SOUTHERLY BOUNDARY LINE WAS DETERMINED BY THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162. THE WESTERLY LINE WAS DETERMINED BY THE EASTERLY LINE OF NORTH RIVER DRIVE. ALL OTHER LINES WERE DETERMINED BY DEED. ALL CORNERS WERE MARKED WITH A 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED ON THE PLAT.

NARRATIVE PARCEL 'C'

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE GREGORY R. CLARKE AND EDNA S. CLARKE PROPERTIES FOR TOM CLARKE. THE SOUTHERLY BOUNDARY LINE WAS DETERMINED BY THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162. THE EASTERLY LINE WAS DETERMINED BY THE WESTERLY LINE OF NORTH RIVER DRIVE. THE NORTH LINE WAS DETERMINED BY THE NORTH LINE OF THE SOUTHEAST QUARTER SECTION 28, T.7N., R.1E. ALL OTHER LINES WERE DETERMINED BY DEED. ALL CORNERS WERE MARKED WITH A 5/8" REBAR AND CAP UNLESS OTHERWISE NOTED ON THE PLAT.

SURVEYED DESCRIPTION PARCEL 'A'

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 162, SAID POINT BEING N89°22'46"W ALONG THE SECTION LINE 777.17 FEET AND N00°37'14"E 1905.53 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N00°19'33"W 361.03 FEET; THENCE S89°40'27"W 295.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH RIVER DRIVE AND A 5762.58 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S80°25'01"W; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°41'02" A DISTANCE OF 68.78 FEET; THENCE N79°59'27"E 124.41 FEET; THENCE N06°00'02"W 312.96 FEET; THENCE S89°04'09"E 835.66 FEET; THENCE S04°17'14"W 596.53 FEET; THENCE S00°20'01"W 497.86 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF STATE HIGHWAY 162 AND A 1465.70 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S44°27'44"W; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°53'04" A DISTANCE OF 124.95 FEET; THENCE N00°44'25"W 432.34 FEET; THENCE S89°15'35"W 121.82 FEET; THENCE S00°44'25"E 339.46 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE OF STATE HIGHWAY 162 AND A 1465.70 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S33°35'13"W; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°23'30" A DISTANCE OF 393.74 FEET TO THE POINT OF BEGINNING.

CONTAINS: 13.01 ACRES

SURVEYED DESCRIPTION PARCEL 'B'

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 162, SAID POINT BEING N89°22'46"W ALONG THE SECTION LINE 777.17 FEET AND N00°37'14"E 1905.53 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N00°19'33"W 361.03 FEET; THENCE S89°40'27"W 295.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH RIVER DRIVE AND A 5762.58 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S80°25'01"W; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°45'56" A DISTANCE OF 77.00 FEET AND S08°49'03"E 225.68 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 162; THENCE ALONG SAID RIGHT-OF-WAY S79°02'44"E 72.31 FEET TO A 1465.70 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S10°57'16"W AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°14'27" A DISTANCE OF 185.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.03 ACRES

SURVEYED DESCRIPTION PARCEL 'C'

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 162, SAID POINT BEING N89°22'46"W ALONG THE SECTION LINE 1328.01 FEET AND N00°37'14"E 2017.85 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE N00°20'22"E 647.00 FEET; THENCE S89°04'31"E 79.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER DRIVE AND A POINT ON A 444.47 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S66°43'59"W; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°00'29" A DISTANCE OF 131.94 FEET, (2) S12°15'33"E 32.21 FEET TO A 5696.58 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S77°44'27"W, (3) SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°26'31" A DISTANCE OF 342.20 FEET, AND (4) S08°40'03"E 201.94 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 162; THENCE N79°02'44"W ALONG SAID RIGHT-OF-WAY 234.87 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.56 ACRES

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 19TH DAY OF APRIL, 2000.

159437
UTAH LICENSE NUMBER

SIGNATURE

LICENSED LAND SURVEYOR No. 159437 RANDALL J. WILLIFORD STATE OF UTAH

SCALE 1"=100'

LEGEND

= EXISTING FENCE
= EXISTING BUILDING
= SECTION CORNER

CURVE DATA

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	17°00'29"	N 20°45'46" W	66.46	444.47	131.94	131.46
C2	03°26'31"	S 10°32'18" E	171.15	5696.58	342.20	342.15
C3	01°26'58"	S 09°32'32" E	72.89	5762.58	145.77	145.77
C4	22°37'57"	S 67°43'46" E	293.31	1465.70	578.97	575.21
C5	04°53'04"	S 47°58'48" E	62.51	1465.70	124.95	124.91
C6	00°41'02"	N 09°55'30" W	34.39	5762.58	68.78	68.78
C7	00°45'56"	S 09°12'01" E	38.50	5762.58	77.00	77.00
C8	07°14'27"	S 75°25'30" E	92.74	1465.70	185.23	185.11
C9	15°23'30"	S 64°06'32" E	198.06	1465.70	393.74	392.55

OVERALL DEED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 601.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY AND RUNNING THENCE SOUTH 78°46' EAST 230 FEET, MORE OR LESS, TO A POINT ON THE WEST SIDE OF WEBER COUNTY PROPERTY, THENCE NORTH 8°29'30"W 194.35 FEET, THENCE ALONG THE ARC OF A 5696.58 FOOT RADIUS CURVE TO THE LEFT 342.18 FEET, THE LINE CHORD OF WHICH BEARS NORTH 10°12'45"W 342.12 FEET, THENCE NORTH 11°36' WEST 32.23 FEET, THENCE ALONG THE ARC OF A 444.47 FOOT RADIUS TANGENT CURVE TO THE LEFT 104.23 FEET, THE LONG CHORD OF WHICH BEARS NORTH 18°39'05" WEST 103.99 FEET, THENCE EAST 237.08 FEET, THENCE SOUTH 5°40'29"E 306.21 FEET, THENCE SOUTH 80°19' WEST 124.41 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 5762.58 FOOT RADIUS CURVE TO THE NORTHWEST CORNER OF PARCEL 22-022-0013, THENCE EAST 295 FEET, THENCE SOUTH 345 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF A 1465.69 FOOT RADIUS CURVE TO THE RIGHT ALONG SAID STATE HIGHWAY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED BY THE WARRANTY DEED RECORDED IN BOOK 119, PAGE 854, THENCE NORTH 313.87 FEET, THENCE EAST 121.82 FEET, THENCE SOUTH 401.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1465.69 FOOT RADIUS CURVE TO THE RIGHT 150.43 FEET ALONG SAID RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE WEST LINE OF THE BEN H. STOREY PROPERTY; THE LONG CHORD OF WHICH BEARS SOUTH 48°38'18" EAST 149.94 FEET; THENCE NORTH 606.83 FEET TO A POINT 165.00 FEET WEST AND SOUTH 4° WEST 465.30 FEET FROM THE NORTHEAST CORNER OF ROCK OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 4° EAST 465.30 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING (22-022-0131)

RECEIVED
MAY 2000
Weber County Surveyor

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

PROJECT NO.: 3815-01A SURVEYOR: R.WILLIFORD
DATE: NOVEMBER 12, 1999 DRAWN: N.B.DODGE
SCALE: 1"=100' CHECKED:

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Surveying * Land Planning * Landscape Architecture
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95 W. 100 So. STE. #310 LOGAN, UTAH 84321 (435) 752-3303 FAX (435) 752-2266

RECORD OF SURVEY

CLARKE PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
EDEN CITY, WEBER COUNTY, UTAH
JULY, 1999

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\3815\01A-clrk\Check.dwg Wed Apr 19 11:38:41 2000 H.GUNN

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