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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE WINN L. RICHARDS PROPERTIES FOR WINN RICHARDS AND SCOTT CARTER. THE NORTH LINE WAS FIXED BY THE SOUTH RIGHT-OF-WAY LINE OF SHADOW VALLEY DRIVE, WHICH WAS FIXED ON THE GROUND BY EXISTING CURB AND GUTTER AND A FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF SAID SHADOW VALLEY DRIVE AND WINCHESTER LANE. THE EAST LINE WAS FIXED BY THE WEST BOUNDARY OF BURCH HOLLOW SUBDIVISION NO. 1, WHICH WAS PLACED ON THE GROUND BY THE FOUND OGDEN CITY STREET MONUMENT ALONG THE CENTERLINE OF WINCHESTER LANE. THE SOUTH LINE WAS SET BY DEED. THE WEST LINE WAS FIXED BY THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, AS DETERMINED BY THE FOUND RIGHT-OF-WAY MARKER AND EXISTING FENCES. THE SOUTH LINE OF PARCEL 'A' AND NORTH LINE OF PARCEL 'B' WERE FIXED BY THE CLIENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND OGDEN CITY STREET MONUMENTS ALONG THE CENTERLINE OF WINCHESTER LANE, SHOWN HEREON AS: S09°03'15"E

DEED DESCRIPTION PARCEL 'A'

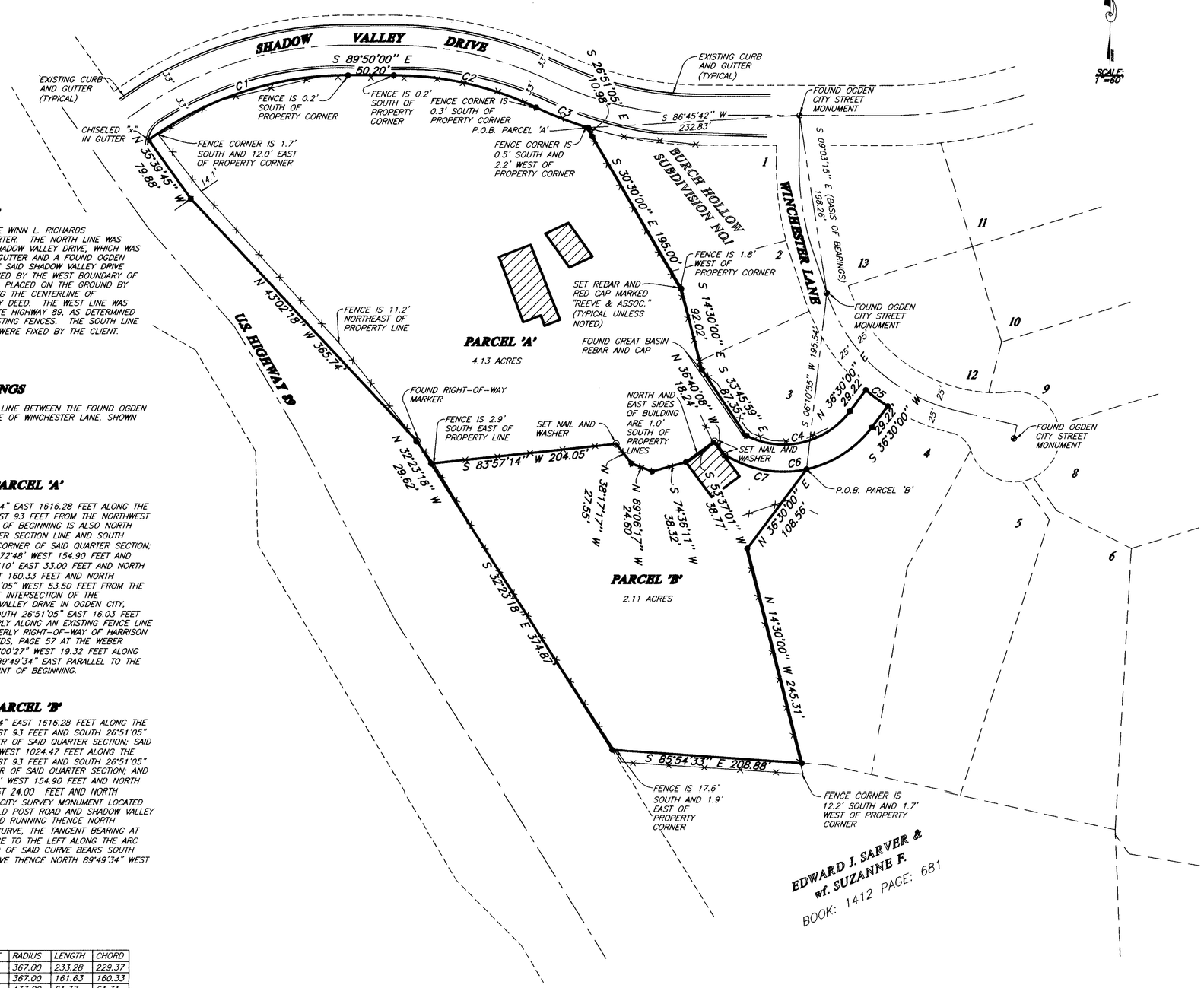
BEGINNING AT A POINT WHICH IS SOUTH 89°49'34" EAST 1616.28 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°10'26" WEST 93 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT OF BEGINNING IS ALSO NORTH 89°49'34"WEST 1024.47 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°10'26" WEST 93 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND SAID POINT OF BEGINNING IS ALSO SOUTH 72°48' WEST 154.90 FEET AND NORTH 89°50' WEST 274.00 FEET AND NORTH 0°10' EAST 33.00 FEET AND NORTH 89°50' WEST 4.00 FEET AND NORTH 77°13' WEST 160.33 FEET AND NORTH 65°53'24.5" WEST 19.50 FEET AND NORTH 26°51'05" WEST 53.50 FEET FROM THE OGDEN CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF THE CENTERLINES OF OLD POST ROAD AND SHADOW VALLEY DRIVE IN OGDEN CITY, WEBER COUNTY, UTAH; AND RUNNING THENCE SOUTH 26°51'05" EAST 16.03 FEET TO AN EXISTING FENCE CORNER; THENCE WESTERLY ALONG AN EXISTING FENCE LINE 497.20 FEET; THENCE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HARRISON BOULEVARD AS RECORDED IN BOOK 931 OF DEEDS, PAGE 57 AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 35°00'27" WEST 19.32 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE SOUTH 89°49'34" EAST PARALLEL TO THE QUARTER SECTION LINE 501.14 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION PARCEL 'B'

BEGINNING AT A POINT WHICH IS SOUTH 89°49'34" EAST 1616.28 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°10'26" WEST 93 FEET AND SOUTH 26°51'05" EAST 165.56 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; SAID POINT OF BEGINNING IS ALSO NORTH 89°49'34" WEST 1024.47 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 0°10'26" WEST 93 FEET AND SOUTH 26°51'05" EAST 165.56 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; AND SAID POINT OF BEGINNING IS ALSO SOUTH 72°48' WEST 154.90 FEET AND NORTH 89°50' WEST 274.00 FEET AND SOUTH 0°10' WEST 24.00 FEET AND NORTH 89°49'34" WEST 127.37 FEET FROM THE OGDEN CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF THE CENTERLINE OF OLD POST ROAD AND SHADOW VALLEY DRIVE IN OGDEN CITY, WEBER COUNTY, UTAH; AND RUNNING THENCE NORTH 26°51'05" WEST 11.75 FEET TO A POINT ON A CURVE, THE TANGENT BEARING AT SAID POINT BEING SOUTH 72°32'29" EAST; THENCE TO THE LEFT ALONG THE ARC OF A 433 RADIUS CURVE 42.24 FEET, THE CORD OF SAID CURVE BEARS SOUTH 75°20'10.5" EAST 42.23 FEET; LEAVING SAID CURVE THENCE NORTH 89°49'34" WEST 35.55 FEET TO THE POINT OF BEGINNING.

CURVE TABLE

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	36°25'11"	N 71°57'24" E	120.73	367.00	233.28	229.37
C2	25°14'00"	S 77°13'00" E	82.15	367.00	161.63	160.33
C3	08°07'12"	S 68°39'36" E	30.73	433.00	61.37	61.31
C4	81°01'23"	N 77°00'34" E	77.19	90.34	127.75	117.37
C5	07°39'48"	S 53°30'04" E	15.03	224.47	30.02	30.00
C6	86°09'45"	S 79°34'55" W	112.54	120.34	180.97	164.39
C7	44°48'56"	N 79°44'41" W	49.62	120.34	94.13	91.75



SCALE: 1"=80'

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 15TH DAY OF FEBRUARY, 20 01.

159437
UTAH LICENSE NUMBER

SIGNATURE

SURVEYED DESCRIPTION PARCEL 'A'

PART OF THE SOUTHWEST QUARTER OF SECTION 15, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BURCH HOLLOW SUBDIVISION NO. 1, SAID POINT BEING S86°45'42"W 232.83 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF SHADOW VALLEY DRIVE AND WINCHESTER LANE (BASIS OF BEARINGS BEING S09°03'15" BETWEEN THE TWO FOUND CITY STREET MONUMENTS IN WINCHESTER LANE); THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SEVEN (7) COURSES: (1) S26°51'05"E 10.98 FEET (2) S30°30'00"E 195.00 FEET, (3) S14°30'00"E 92.02 FEET, (4) S33°45'59"E 87.35 FEET TO A POINT ON A 90.34 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N27°31'16"E, (5) NORTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 81°01'23" A DISTANCE OF 127.75 FEET, (6) N36°30'00"E 29.22 FEET TO A POINT ON A 224.47 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N40°19'50"E, (7) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°39'48" A DISTANCE OF 30.02 FEET AND S36°30'00"W 29.22 FEET TO A 120.34 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N53°29'57"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 86°09'45" A DISTANCE OF 180.97 FEET; THENCE N36°40'08"W 18.24 FEET; THENCE S53°37'01"W 38.77 FEET; THENCE S74°36'11"W 38.32 FEET; THENCE N69°06'17"W 24.60 FEET; THENCE N38°17'17"W 27.55 FEET; THENCE S83°57'14"W 204.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89; THENCE ALONG SAID EAST LINE N32°23'18"W 29.62 FEET, N43°02'18"W 365.74 FEET, AND N35°39'45"W 79.88 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHADOW VALLEY DRIVE AND A 367.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S36°15'11"E; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°25'11" A DISTANCE OF 233.28 FEET, (2) S89°50'00"E 50.20 FEET TO A 367.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S00°10'00"W, (3) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°14'00" A DISTANCE OF 161.63 FEET TO A 433.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N25°24'00"E, AND (4) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°07'12" A DISTANCE OF 61.37 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.13 ACRES

SURVEYED DESCRIPTION PARCEL 'B'

PART OF THE SOUTHWEST QUARTER OF SECTION 15, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 4, BURCH HOLLOW SUBDIVISION NO. 1, SAID POINT BEING S06°10'55"W 195.54 FEET FROM THE FOUND OGDEN CITY STREET MONUMENT IN THE CENTERLINE OF WINCHESTER LANE (BASIS OF BEARINGS BEING S09°03'15"E BETWEEN THE TWO FOUND CITY STREET MONUMENTS IN WINCHESTER LANE) SAID POINT ALSO BEING ON A 120.34 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N12°09'09"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°48'56" A DISTANCE OF 94.13 FEET; THENCE N36°40'08"W 18.24 FEET; THENCE S53°37'01"W 38.77 FEET; THENCE S74°36'11"W 38.32 FEET; THENCE N69°06'17"W 24.60 FEET; THENCE N38°17'17"W 27.55 FEET; THENCE S83°57'14"W 204.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89; THENCE S32°23'18"E ALONG SAID EAST LINE 374.87 FEET; THENCE S85°54'33"E 208.88 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE ALONG SAID WEST LINE N14°30'00"W 245.31 FEET AND N36°30'00"E 108.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.11 ACRES

LEGEND

- ⊕ = CITY STREET MONUMENT
- = EXISTING BUILDING
- = EXISTING FENCE

RECEIVED
FEB 16 2001
Weber County Surveyor

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

PROJECT NO.: 3343-06 / 4048-01 SURVEYOR: R.WILLIFORD
DATE: 9-25-00 DRAWN: H. GUNN
SCALE: 1"=80' CHECKED:

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Surveying * Land Planning * Landscape Architecture
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RECORD OF SURVEY

RICHARDS PROPERTY

PART OF THE SOUTHWEST QUARTER OF SECTION 15, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2000

SHEET 1 OF 1 SHEETS

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