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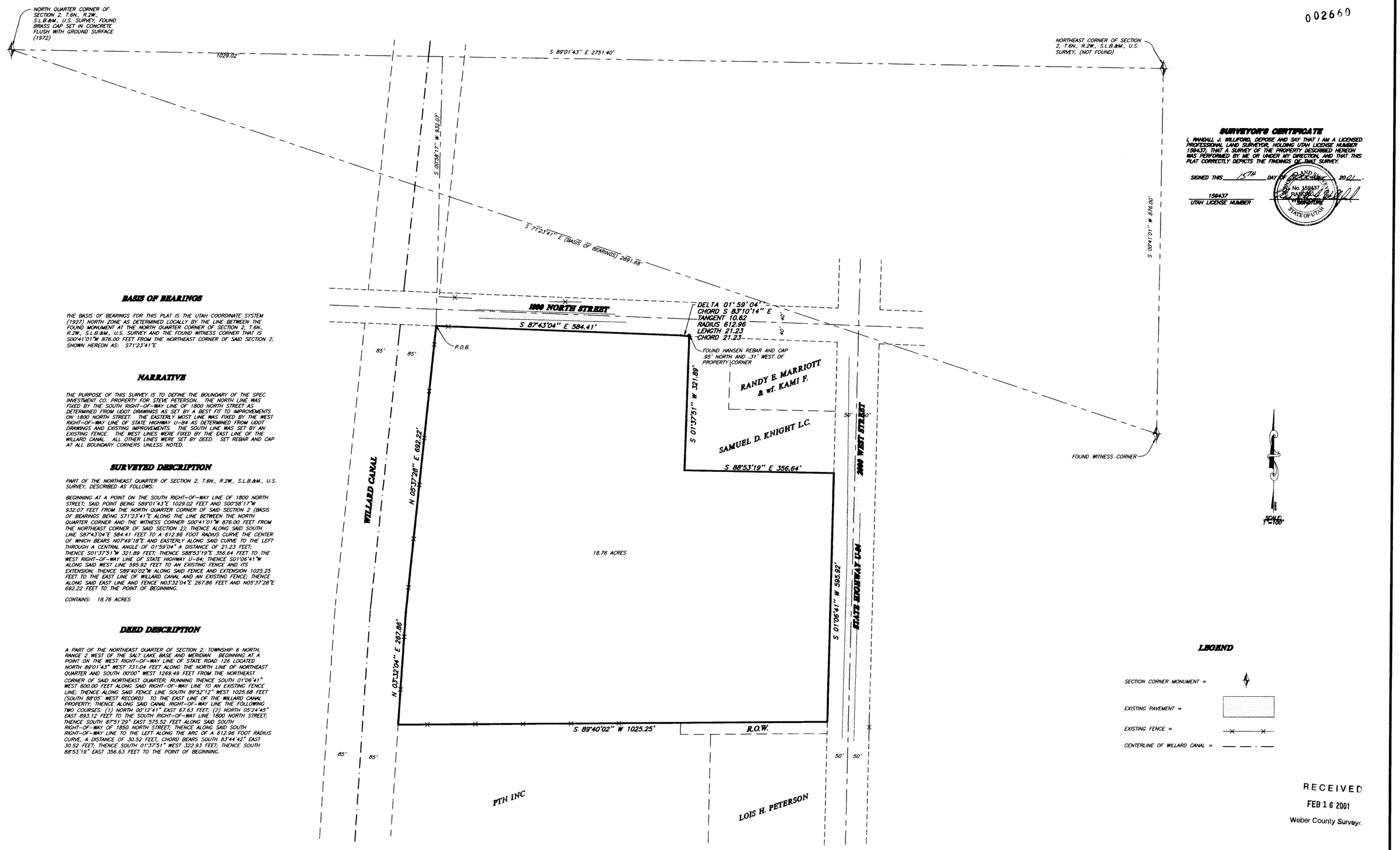

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE FOUND MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 2, T.6N., R.2W., S.L.B.&M., U.S. SURVEY AND THE FOUND WITNESS CORNER THAT IS S00°41'01"W 876.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2, SHOWN HEREON AS: S71°23'41"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE SPEC INVESTMENT CO. PROPERTY FOR STEVE PETERSON. THE NORTH LINE WAS FIXED BY THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET AS DETERMINED FROM UDOT DRAWINGS AS SET BY A BEST FIT TO IMPROVEMENTS ON 1800 NORTH STREET. THE EASTERLY MOST LINE WAS FIXED BY THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-84 AS DETERMINED FROM UDOT DRAWINGS AND EXISTING IMPROVEMENTS. THE SOUTH LINE WAS SET BY AN EXISTING FENCE. THE WEST LINES WERE FIXED BY THE EAST LINE OF THE WILLARD CANAL. ALL OTHER LINES WERE SET BY DEED. SET REBAR AND CAP AT ALL BOUNDARY CORNERS UNLESS NOTED.

SURVEYED DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 2, T.6N., R.2W., S.L.B.&M., U.S. SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET; SAID POINT BEING S89°01'43"E 1029.02 FEET AND S00°58'17"W 932.07 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 2 (BASIS OF BEARINGS BEING S71°23'41"E ALONG THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE WITNESS CORNER S00°41'01"W 876.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2); THENCE ALONG SAID SOUTH LINE S87°43'04"E 584.41 FEET TO A 612.96 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N07°49'18"E AND EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°59'04" A DISTANCE OF 21.23 FEET; THENCE S01°37'51"W 321.89 FEET; THENCE S88°53'19"E 356.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-84; THENCE S01°06'41"W ALONG SAID WEST LINE 595.92 FEET TO AN EXISTING FENCE AND ITS EXTENSION; THENCE S89°40'02"W ALONG SAID FENCE AND EXTENSION 1025.25 FEET TO THE EAST LINE OF WILLARD CANAL AND AN EXISTING FENCE; THENCE ALONG SAID EAST LINE AND FENCE N03°32'04"E 267.86 FEET AND N05°37'28"E 692.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18.76 ACRES

DEED DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 126 LOCATED NORTH 89°01'43" WEST 731.04 FEET ALONG THE NORTH LINE OF NORTHEAST QUARTER AND SOUTH 00°00" WEST 1269.49 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 01°06'41" WEST 600.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 89°52'12" WEST 1025.68 FEET (SOUTH 89°05' WEST RECORD) TO THE EAST LINE OF THE WILLARD CANAL PROPERTY; THENCE ALONG SAID CANAL RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) NORTH 00°12'41" EAST 67.63 FEET; (2) NORTH 05°24'45" EAST 893.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE 1800 NORTH STREET; THENCE SOUTH 87°51'29" EAST 573.52 FEET ALONG SAID SOUTH RIGHT-OF-WAY OF 1850 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE LEFT ALONG THE ARC OF A 612.96 FOOT RADIUS CURVE, A DISTANCE OF 30.52 FEET, CHORD BEARS SOUTH 83°44'42" EAST 30.52 FEET; THENCE SOUTH 01°37'51" WEST 322.93 FEET; THENCE SOUTH 88°53'19" EAST 356.63 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLFORD, 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 SAID SURVEY.

SIGNED THIS 15TH DAY OF DECEMBER, 2000.

159437
UTAH LICENSE NUMBER

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

SIGNATURE

LEGEND

SECTION CORNER MONUMENT =

EXISTING PAVEMENT =

EXISTING FENCE =

CENTERLINE OF WILLARD CANAL =

RECEIVED
FEB 16 2001
Weber County Surveyor

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

PROJECT NO.: 3804-01 SURVEYOR: R.WILLFORD
DATE: 1-11-00 DRAWN: H. GUNN
SCALE: 1"=100' CHECKED: _____

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
3670 QUINCY AVE. STE. #1, OGDEN, UTAH 84403, (801) 621-3100 FAX (801) 621-2666
95 W. 100 So. STE. #310, LOGAN, UTAH 84321, (435) 752-3303 FAX (435) 752-2266

RECORD OF SURVEY

SPEC INVESTMENT CO PROPERTY

PART OF THE NORTHEAST QUARTER OF SECTION 2, T.6N., R.2W., S.L.B.&M., U.S. SURVEY
FARR WEST CITY, WEBER COUNTY, UTAH
JANUARY, 2000

SHEET 1 OF 1 SHEETS

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G:\DRAWINGS\SHARED\3804\SURVEY.DWG Thu Feb 15 14:20:08 2001 H.GUNN