

NORTHWEST CORNER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND 3" BRASS CAP SET 4" BELOW ROAD SURFACE, WITH METAL RING AND LID, DATED 1981

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING N00°33'20"E ALONG THE SECTION LINE 449.90 FEET AND S89°26'40"E 50.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N00°33'20"E ALONG SAID EAST LINE OF SAID 1900 WEST STREET 150.00 FEET; THENCE S89°08'40"E 192.71 FEET TO THE WEST BOUNDARY OF LOT 3, AMENDED SILVER CREEK DEVELOPMENT; THENCE S00°33'20"W ALONG SAID WEST LINE 150.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE N89°08'40"W ALONG THE EXTENSION OF SAID SOUTH LINE 192.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28906 SQUARE FEET

**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 WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N00°33'20"E

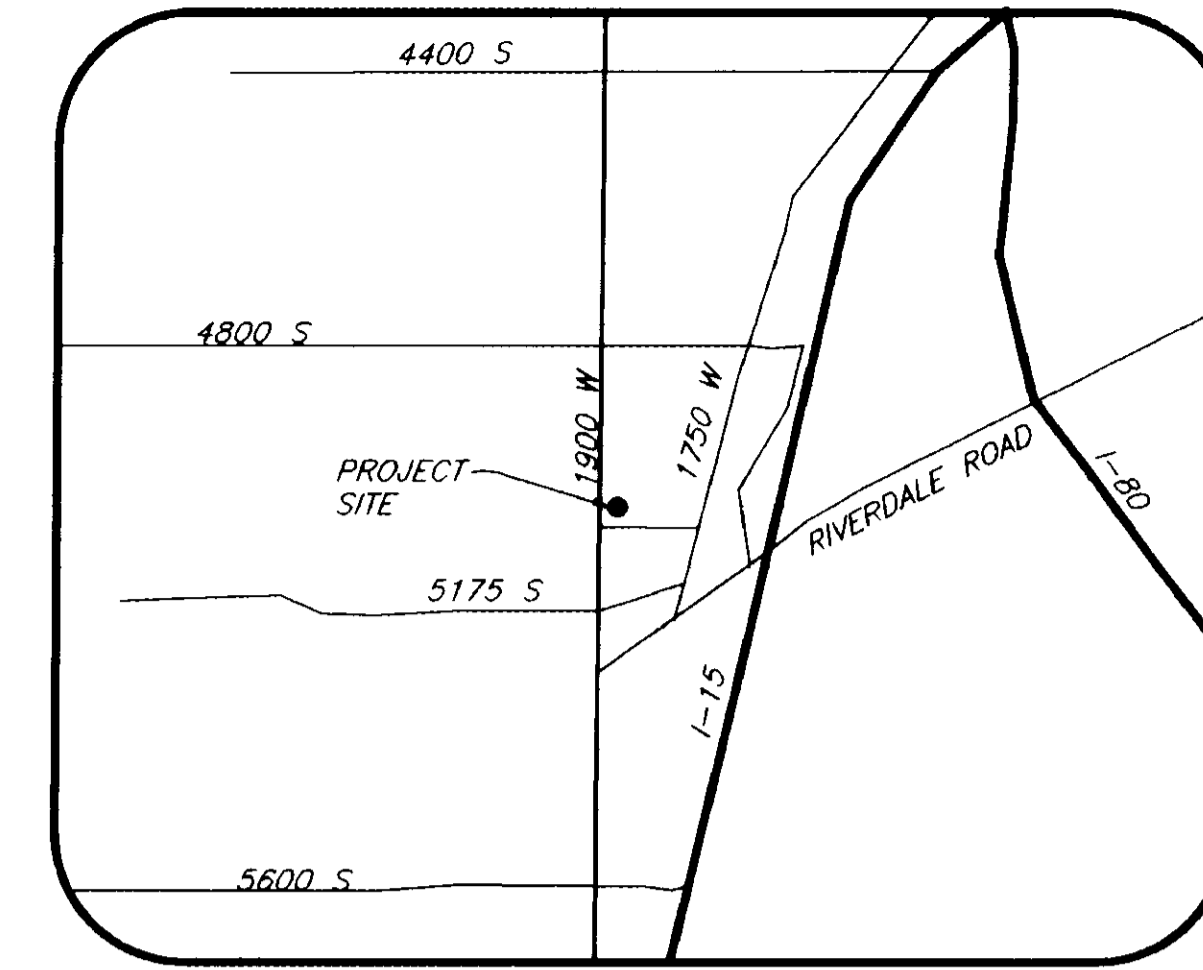
**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO DEFINE THE NELSON'S ROY PROPERTIES LLC AND TO CREATE AN ALTA/ACSM SURVEY FOR CRAIG PARKINSON. THE NORTH LINE WAS FIXED BY THE SOUTH BOUNDARY OF THE HILLSIDE ADDITION. THE EAST LINE WAS FIXED BY THE WEST BOUNDARY OF THE AMENDED SILVER CREEK CENTER DEVELOPMENT. THE SOUTH LINE WAS FIXED BY THE NORTH RIGHT-OF-WAY LINE OF 5150 SOUTH STREET; THE WEST LINE WAS FIXED BY THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET. ALL OTHER LINES WERE FIXED BY DEED.

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SCALE: 1"=20'



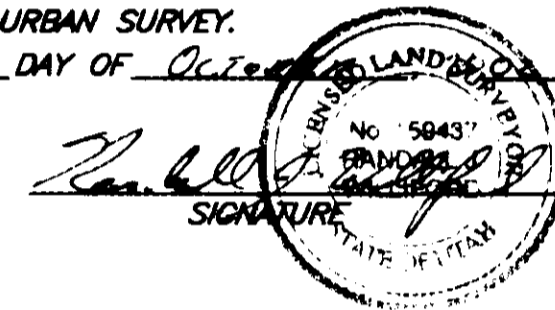
VICINITY MAP

**SURVEYOR'S CERTIFICATE**

TO VAN COTT, BAGLEY, CORNWALL & MCCARTHY, AND FIRST AMERICAN TITLE INSURANCE COMPANY UTAH DIVISION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997 AND INCLUDES THE FOLLOWING ITEMS OF TABLE A THEREOF: 1, 2, 4, 7, 8, 10, 11, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

SIGNED THIS 28<sup>TH</sup> DAY OF October, 2002  
 159437 UTAH LICENSE NUMBER  
 SIGNATURE: [Signature]



**TITLE DESCRIPTION**

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY, 50 FEET EAST AND 449.90 FEET NORTH 0'18" WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0'18" WEST 150 FEET; THENCE EAST 130 FEET; THENCE NORTH 0'18" WEST 60 FEET; THENCE EAST 62.71 FEET; THENCE SOUTH 0'18" EAST 210 FEET; THENCE WEST 192.71 FEET TO THE POINT OF BEGINNING.

**TITLE ITEMS**

FIRST AMERICAN TITLE INSURANCE COMPANY, UTAH DIVISION

TITLE COMMITMENT NO. 00135317, DATED: APRIL 5, 2002 24, 1999

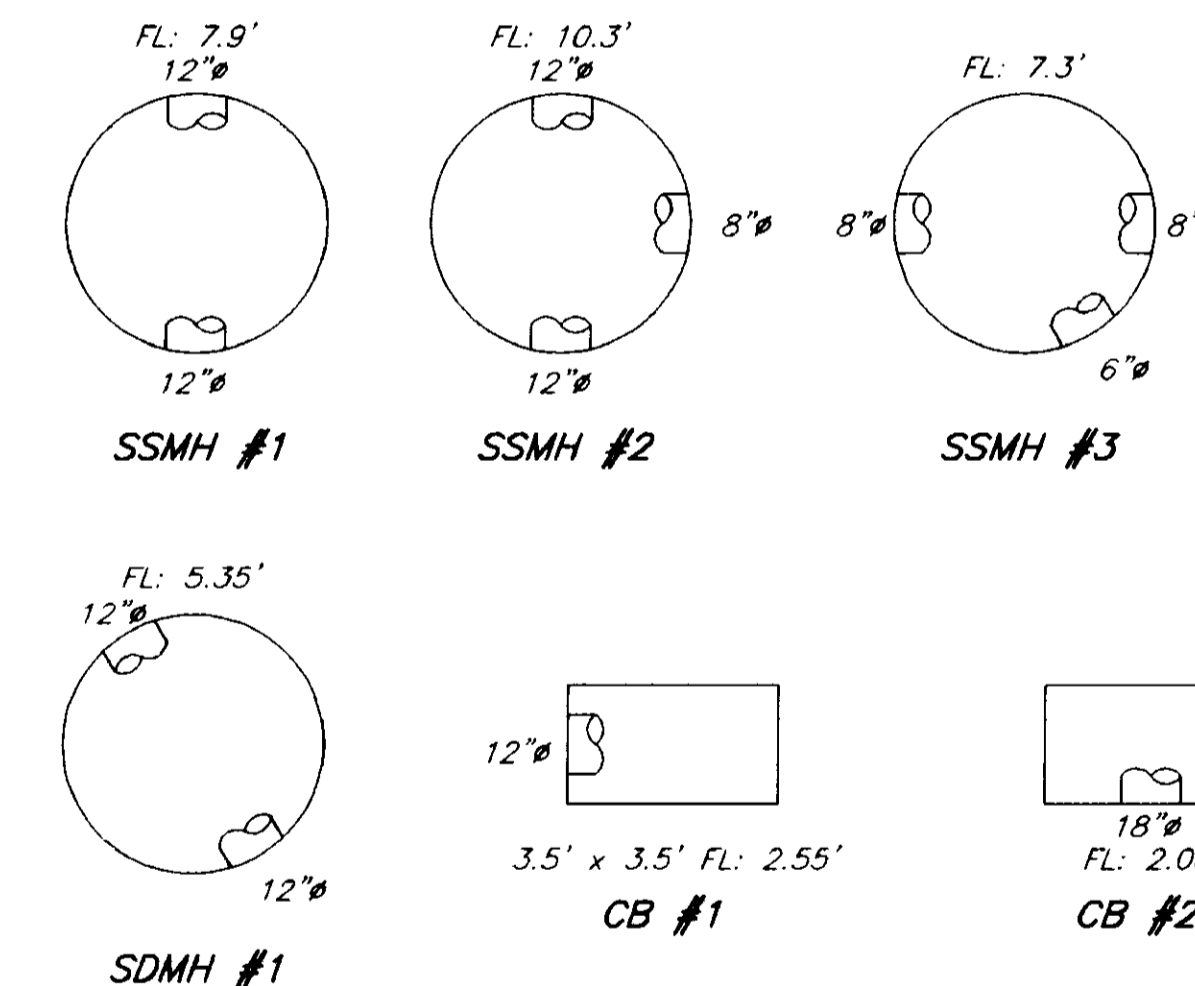
10. RIGHT-OF-WAY EASEMENT IN FAVOR OF WASATCH GAS COMPANY, RECORDED MARCH 9, 1929 IN BOOK S AT PAGE 57, OF OFFICIAL RECORDS (EXACT LOCATION NOT DISCLOSED)

11. RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED OCTOBER 13, 1938, AS ENTRY NO. 38939, IN BOOK Y AT PAGE 163, OF OFFICIAL RECORDS.

**LEGEND**

- = EXISTING BUILDING
- = EXISTING LANDSCAPING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING FENCE LINE
- = GAS LINE
- = WATER LINE
- = U.S. WEST LINE
- = SANITARY SEWER LINE

- SS<sub>o</sub> = SANITARY SEWER MANHOLE
- MH<sub>o</sub> = STORM DRAIN MANHOLE
- SD<sub>o</sub> = STORM DRAIN CATCH BASIN
- = FIRE HYDRANT
- WM<sub>o</sub> = WATER METER
- WV<sub>x</sub> = WATER VALVE
- PP<sub>o</sub> = POWER POLE
- TEL<sub>o</sub> = TELEPHONE BOX
- GM<sub>o</sub> = GAS METER



**UTILITIES**

**NOTE:**

EXISTING PRIVATE AND PUBLIC UTILITIES SHOWN HEREON REFLECT AVAILABLE RECORD DATA. THIS SURVEY IS NOT RESPONSIBLE FOR THE LOCATION AND SIZE. THE UTILITY INFORMATION IS FOR INFORMATION ONLY AND SHOULD BE VERIFIED BY DESIGNERS AND CONTRACTORS.

FOR LOCATIONS CALL BLUE STAKES AT 1-801-532-5000

- ELECTRIC: PACIFICORP 1438 N. 2550 S. OGDEN, UT, 84401 PHONE: (801) 629-4462
- TELEPHONE: US WEST (801) 626-5421
- GAS: QWEST 2974 WASHINGTON BLVD. OGDEN, UT 84401 PHONE: (801) 395-6706
- WATER & SEWER: ROY CITY PUBLIC WORKS 5460 SOUTH 2700 WEST ROY, UT, 84067 PHONE: (801) 774-1090

ELECTRIC LINES AND TELEPHONE LINES ARE ABOVE GROUND AND RUN ON POWER POLES

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.

RECEIVED  
 MAR 10 2003  
 Van Cott, Bagley, Cornwall & McCarthy, Surveyors

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JORGENSEN FAMILY HOLDING, LLC.  
 ENTRY: 1710524 BOOK: 2076 PAGE: 2076

THE HILLSIDE ADDITION

AMENDED SILVER CREEK DEVELOPMENT

5150 SOUTH STREET

(NOT DEDICATED)

1900 WEST STREET

WEST QUARTER CORNER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND 3" BRASS CAP SET 4" BELOW ROAD SURFACE

**REVISIONS**

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

PROJECT NO.: 4510-01 SURVEYOR: R. MILLER  
 DATE: MAY 6, 2002 DRAWN: H. GUNN  
 SCALE: 1"=20' CHECKED:

**REEVE & ASSOCIATES, INC.**  
 Civil Engineering \* Structural Engineering  
 Surveying \* Land Planning \* Landscape Architecture  
 EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310  
 OGDEN, UTAH 84403  
 (801) 621-3100 FAX (801) 621-2666

**ALTA / ASCM**

**NELSON'S ROY PROPERTIES LLC**  
 PART OF THE NORTHWEST QUARTER OF SECTION 13, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
 ROY CITY, WEBER COUNTY, UTAH  
 MAY, 2002

SHEET  
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 SHEETS