

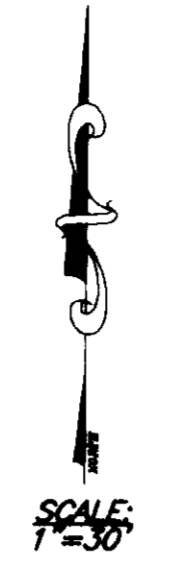


LEGEND

-  = SECTION CORNER
-  = EXISTING FENCE



DEED DESCRIPTION

ENTRY: 1735252 BOOK: 2099 PAGE: 1872
 PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
 BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF WEBER COUNTY PARCEL #06-121-0039 AND MORE PARTICULARLY DESCRIBED AS A POINT 679.76 FEET NORTH 0°07'08" WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 0°07'08" EAST 238.4 FEET TO THE NORTHEAST CORNER OF SHADOW MOUNTAIN ESTATES; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING (5) COURSES; NORTH 39°17'33" WEST 69.1 FEET; THENCE 136.05 FEET ALONG THE ARC OF A 212.17 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 57°39'46" WEST); THENCE NORTH 76°02'00" WEST 309.36 FEET; THENCE 75.75 FEET ALONG THE ARC OF A 140 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 60°32'00" WEST); THENCE NORTH 45°02'00" WEST 318 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL #06-121-0039; THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 69°08'44" EAST 418.79 FEET; THENCE SOUTH 79°06'55" EAST 366.34 FEET TO THE POINT OF BEGINNING.

SURVEYED DESCRIPTION

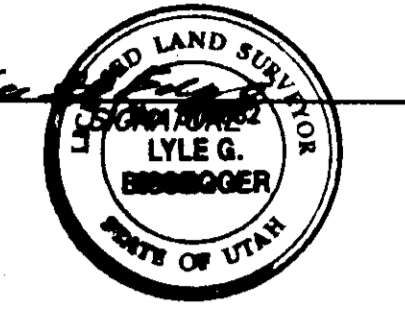
PART OF THE SOUTHWEST QUARTER OF SECTION 14, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE OGDEN CITY LIMITS AND THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND DRIVE, SAID INTERSECTION BEING N88°52'29"W ALONG THE SECTION LINE 9.47 FEET AND N01°07'31"E 440.95 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) N39°17'33"W 69.32 FEET TO A 212.17-FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S50°42'24"W, (2) NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°44'22" A DISTANCE OF 136.05 FEET, (3) N76°02'00"W 309.36 FEET TO A 140.00-FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N13°57'58"E, (4) NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°00'05" A DISTANCE OF 75.75 FEET AND (5) N45°02'00"W 284.57 FEET; THENCE S69°08'44"E 388.58 FEET; THENCE S79°06'55"E 366.34 FEET TO SAID OGDEN CITY LIMITS; THENCE S00°10'46"E ALONG SAID LIMITS 230.25 FEET TO THE POINT OF BEGINNING.
 CONTAINING 1.98 ACRES.

SURVEYOR'S CERTIFICATE

I, LYLE G. BISSEGER, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 376082, 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 28TH DAY OF FEBRUARY, 2023.

376082
 UTAH LICENSE NUMBER



KIP D CASHMORE & wf. KIT
 ENTRY: 1244047 BOOK: 1678 PAGE: 28

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DEFINE THE UTAH BOARD OF REGENTS FOR THE BENEFIT OF WSU PROPERTY FOR WSU. THE SOUTHERLY LINES WERE FIXED BY THE NORTHERLY RIGHT-OF-WAY LINES OF WOODLAND DRIVE. THE EAST LINE WAS FIXED BY THE OGDEN CITY LIMITS. ALL OTHER LINES WERE FIXED BY DEED.

BASIS OF BEARINGS

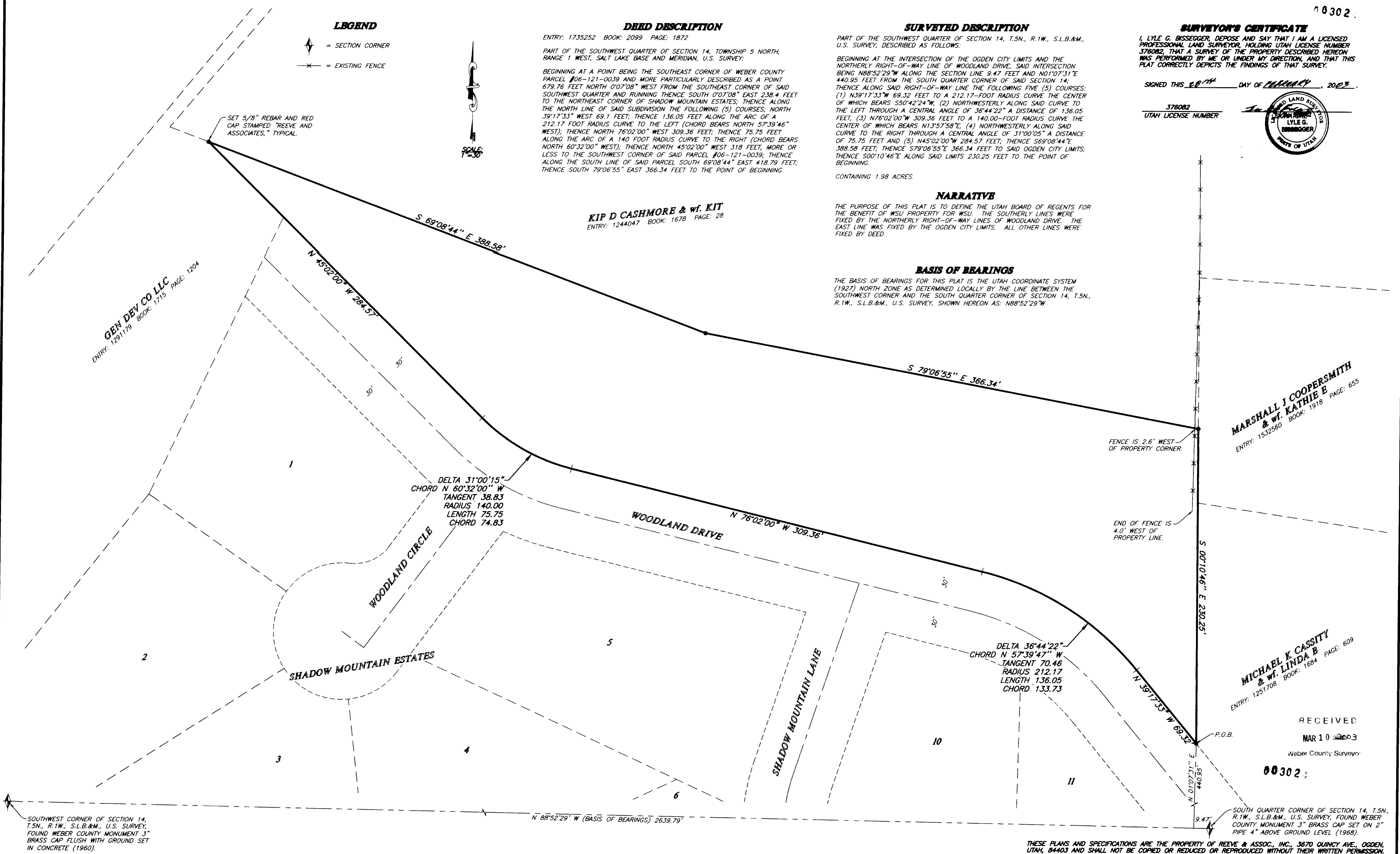
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 14, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N88°52'29"W

GEN DEV CO LLC
 ENTRY: 1291179 BOOK: 1715 PAGE: 1204

MARSHALL J COOPERSMITH & wf. KATHIE B
 ENTRY: 1532560 BOOK: 1918 PAGE: 655

MICHAEL K CASSITY & wf. LINDA B
 ENTRY: 1251708 BOOK: 1684 PAGE: 609

RECEIVED
 MAR 10 2023
 Weber County Surveyor



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

PROJECT NO.: 2248-18 SURVEYOR: L. BISSEGER
 DATE: 02-28-23 DRAWN: A. GILL
 SCALE: 1"=30' 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

RECORD OF SURVEY

W.S.U. PROPERTY
 PART OF THE SOUTHWEST QUARTER OF SECTION 14, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
 OGDEN CITY, WEBER COUNTY, UTAH
 JULY, 2002

SHEET	1
1	1
SHEETS	