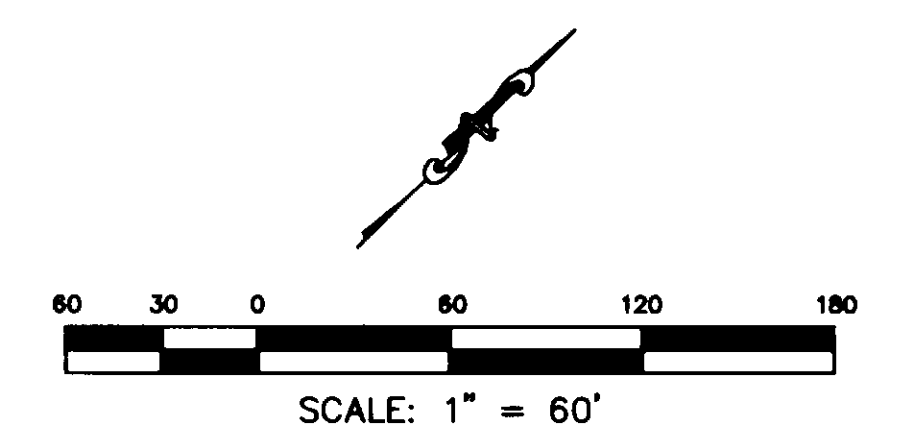


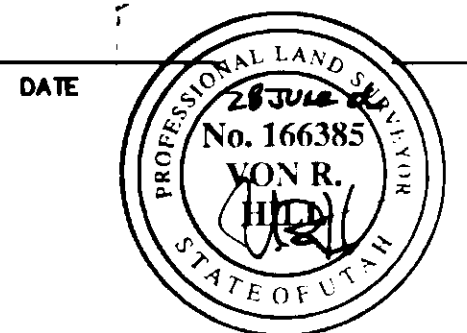
# GROUSE MEADOWS SUBDIVISION

LOCATED IN THE WEST 1/2 OF SECTION 27, E 1/2 OF SECTION 28, T7N, R2W, SLB&M  
PLAIN CITY, WEBER COUNTY, UTAH  
OCTOBER 2005



## SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS GROUSE MEADOWS SUBDIVISION, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



DATE: \_\_\_\_\_  
UTAH SURVEYOR NO. 166385  
VON R. HILL  
HILL & ARGYLE, INC.

## DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°31'48" EAST 2008.59 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE NORTH 0°31'48" EAST 200.77 FEET; THENCE SOUTH 87°40'20" WEST 213.35 FEET ALONG A FENCE; THENCE SOUTH 0°31'48" WEST 228.23 FEET TO THE NORTHERLY LINE OF A ROAD; THENCE SOUTH 81°42'00" WEST 374.88 FEET ALONG SAID ROAD TO THE WESTERLY BANK OF A DITCH; THENCE NORTH 0°31'33" WEST 278.57 FEET ALONG SAID LINE; THENCE NORTH 37°22'00" EAST 1125.20 FEET; THENCE SOUTH 80°28'14" EAST 78.43 FEET TO THE SECTION LINE; THENCE SOUTH 0°31'08" WEST 121.80 FEET ALONG THE SECTION LINE; THENCE SOUTH 88°40'31" EAST 245.16 FEET; THENCE SOUTH 0°31'08" WEST 343.11 FEET; THENCE SOUTH 89°28'52" EAST 137.37 FEET; THENCE SOUTH 0°31'08" WEST 605.88 FEET ALONG THE WEST LINE OF POST SUBDIVISION TO THE NORTHERLY LINE OF A STREET; THENCE SOUTH 75°50'24" WEST 395.54 FEET TO THE POINT OF BEGINNING, CONTAINING 19.96 ACRES.

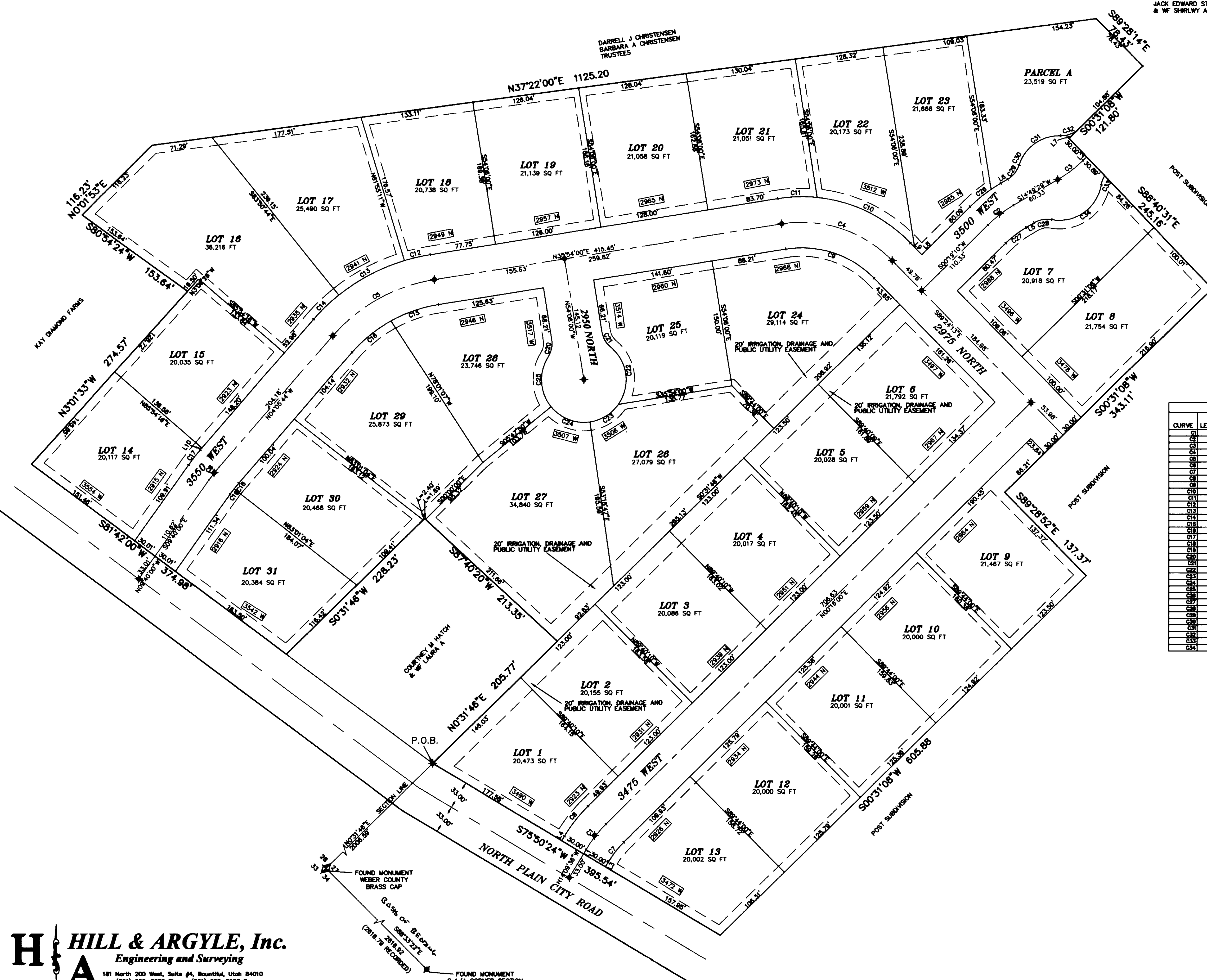
LINE	LENGTH	BEARING
L1	6.02	S14°09'38"E
L2	6.17	S00°31'08"W
L3	6.02	S14°09'38"E
L4	6.02	S14°09'38"E
L5	10.96	S14°49'28"W
L6	9.45	N14°49'28"W
L7	16.93	S00°31'08"W
L8	20.10	N00°18'10"E
L9	19.13	S89°24'13"E
L10	3.00	N04°16'24"W

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	37.77	188.00	142°30'	S89°28'14"E	37.87
C2	37.87	188.00	142°30'	S87°24'20"W	37.87
C3	37.88	188.00	141°57'	N07°24'00"E	37.88
C4	143.19	188.00	84°41'47"	S87°14'54"W	137.23
C5	138.81	200.00	38°38'24"	S87°54'00"W	136.79
C6	16.49	200.00	7°24'36"	S88°30'32"E	16.41
C7	30.22	188.00	142°30'	S89°24'00"E	30.14
C8	48.32	188.00	142°30'	S88°38'47"E	48.20
C9	114.28	188.00	84°41'47"	S87°14'54"W	110.28
C10	126.49	188.00	38°38'24"	S78°54'00"E	122.28
C11	48.83	188.00	142°30'	S42°21'11"W	48.70
C12	31.30	230.00	7°07'11"	S33°38'28"W	31.37
C13	64.30	230.00	32°28'08"	S18°20'08"W	63.64
C14	54.88	230.00	8°11'08"	S00°24'40"E	54.83
C15	88.33	170.00	17°08'24"	S89°54'04"W	88.03
C16	88.33	170.00	17°08'24"	S89°54'12"W	88.03
C17	22.39	230.00	8°24'42"	S89°24'00"E	22.32
C18	6.89	170.00	23°31'24"	S89°24'20"E	6.89
C19	7.87	170.00	2°41'04"	S88°07'28"E	7.88
C20	21.88	35.00	41°24'38"	S87°24'20"W	21.81
C21	21.88	35.00	41°24'38"	S74°58'17"E	21.81
C22	74.73	80.00	80°38'23"	N88°12'23"W	67.87
C23	40.87	80.00	48°38'28"	N11°28'00"E	38.88
C24	51.54	85.00	88°58'57"	N88°20'01"E	43.29
C25	65.41	80.00	21°30'48"	S88°48'47"E	58.43
C26	48.87	188.00	142°30'	S87°24'20"W	48.48
C27	35.38	188.00	142°30'	S87°24'20"W	35.30
C28	21.30	35.00	40°11'08"	S33°10'00"E	21.28
C29	22.08	50.00	43°07'27"	N88°14'14"W	21.88
C30	8.90	80.00	11°29'08"	S81°57'30"E	8.89
C31	24.87	80.00	82°38'28"	S11°22'30"E	23.88
C32	24.18	30.00	46°10'47"	S87°24'20"E	23.53
C33	11.81	35.00	22°10'21"	S84°21'07"E	11.84
C34	78.93	80.00	81°07'42"	N88°14'14"W	71.48

## NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE PROPERTY. THIS WAS DONE USING THE MONUMENTS SHOWN. THE POST SUBDIVISION AND A SURVEY BY REEVE AND REEVE DATED AUGUST 1912 WERE USED IN CONNECTION WITH THIS SURVEY. THE WEST BOUNDARY FOLLOWED EXISTING FENCES AND GENERALLY MATCHED CALLS IN THE ADJOINING DEED. THE NORTH LINE OF THE "HATCH" PARCEL CALLED ALONG A FENCE. THIS FENCE WAS USED FOR THE BOUNDARY. NORTH PLAIN CITY ROAD WAS SET AS PER SUBDIVISION PLATS IN THIS AREA. ALL REAR CORNERS WERE SET WITH NANA REAR AND CAP. FRONT CORNERS WERE SET WITH HUBS. BASIS OF BEARING IS AS SHOWN.

NOTE: THIS SUBDIVISION WAS RE-DONE BY PINNACLE ENGINEERING AND THIS PLAT WAS NEVER RECORDED AS A SUBDIVISION. SURVEY POINTS SET IN THE GROUND BY HILL & ARGYLE MAY NOT FIT THE NEW SUBDIVISION PLAT AND HILL & ARGYLE WILL NOT BE SETTING ANY MONUMENTS. POINTS BY HILL & ARGYLE FOR THIS SUBDIVISION SHOULD BE IGNORED IN CONNECTION WITH THE NEW SUBDIVISION.



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PLAT 04-108 9/7/04  
4/25/08 ADDED NARRATIVE  
REV 6/27/08

