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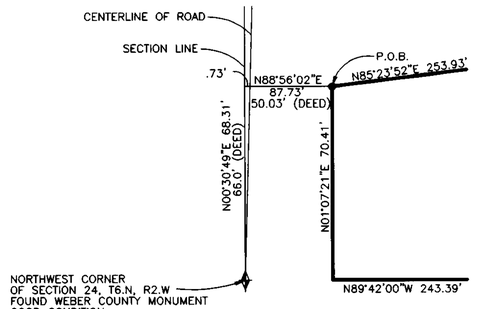


Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 24, T6.N., R2.W., S.L.B.&M. U.S. SURVEY BEING N01°07'21"E.

Narrative

THE PURPOSE OF THIS PLAT IS TO REESTABLISH THE BOUNDARY OF THE BELOW DESCRIBED PARCEL OF LAND. THE NORTH BOUNDARY LINE WAS ESTABLISHED BY DEED, THE EAST LINE WAS ESTABLISHED BY THE WEST LINES OF MARRIOTT BUSINESS PARK SUBDIVISION PHASE 1 & 2 AND EXTENDING IT'S LINE NORTHWARD. THE SOUTH LINE WAS ESTABLISHED BY HIGHWAY RIGHT-OF-WAY DRAWINGS. (PROJECT # STP-BRF-0126(3)4).THE RIGHT-OF-WAY DRAWINGS OF THIS PROJECT WERE ROTATED TO MATCH THE BASIS OF BEARING ALONG THE WEST SECTION LINE OF SECTION 24. THE WEST LINE WAS ESTABLISHED BY DEED AND BY USING EXISTING BOUNDARY LINES AS STAKED ON THE GROUND BY PREVIOUS RECORD OF SURVEYS ON THE ADJOINING PARCELS. A DEED GAP EXISTS BETWEEN THE WEST ADJOINERS AND MR. MCDONALDS PARCEL OF LAND. WHEN EXTENDING THE EXISTING RECORD OF SURVEY LINES SOUTH TO THE 1200 SOUTH R-O-W THE NEW LINE IS IN HARMONY WITH THE MORRIS PARCELS AND A GAP STILL EXISTS BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION PARCELS AND THE MCDONALD PARCEL.

Deed Description

A PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT WHICH IS NORTH 0°44' EAST 66.0 FEET AND NORTH 88°56'02" EAST 50.03 FEET TO THE EAST RIGHT OF WAY LINE OF 1900 WEST STREET FROM THE SOUTHWEST CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH 85°23'52" EAST 291.51 FEET; THENCE SOUTH 89°30'14" EAST 645.69 FEET; THENCE SOUTH 0°44' WEST 1325.79 FEET; THENCE NORTH 85°49'41" WEST 655.34 FEET; THENCE NORTH 1°06'41" EAST 1191.73 FEET; THENCE NORTH 89°42' WEST 289.64 FEET TO THE EAST RIGHT OF WAY LINE OF 1900 WEST STREET; THENCE NORTH 0°44' EAST 67.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED OCTOBER 12, 2001 AS ENTRY NO. 1801066.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED OCTOBER 12. 2001 AS ENTRY NO. 1801067.

As Surveyed Description

PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING NORTH 00°30'49" EAST ALONG THE SECTION LINE 68.31 FEET AND NORTH 88°56'02" EAST 87.73 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24 AND RUNNING THENCE NORTH 85°23'52" EAST 253.93 FEET; THENCE SOUTH 89°30'14" EAST 646.35 FEET TO THE WEST LINE OF MARRIOTT BUSINESS PARK SUBDIVISION PHASE 1 & 2 (AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER) EXTENDED NORTHERLY, THENCE SOUTH 01°07'21" WEST ALONG SAID LINE EXTENSION AND WEST LINE 1287.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET (ALSO KNOWN AS STATE ROAD 126) THENCE WESTERLY ALONG SAID LINE THE FOLLOWING TWO COURSES:
NORTH 84°29'13" WEST 218.51 FEET AND NORTH 81°14'18" WEST 444.61 FEET MORE OR LESS TO THE EASTERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL, THENCE NORTHERLY ALONG SAID EAST LINE AND THE EAST LINE OF THE MORRIS PARCELS THE FOLLOWING TWO COURSES: NORTH 01°26'03" EAST 850.88 FEET AND NORTH 00°45'00" EAST 261.35 FEET; THENCE NORTH 89°42'00" WEST 243.39 FEET TO THE EAST LINE OF 1900 WEST STREET; THENCE NORTH 01°07'21" EAST ALONG SAID LINE 70.41 FEET TO THE POINT OF BEGINNING.

CONTAINS 839,633 SQ.FT. OR 19.275 ACRES

Surveyor's Certificate

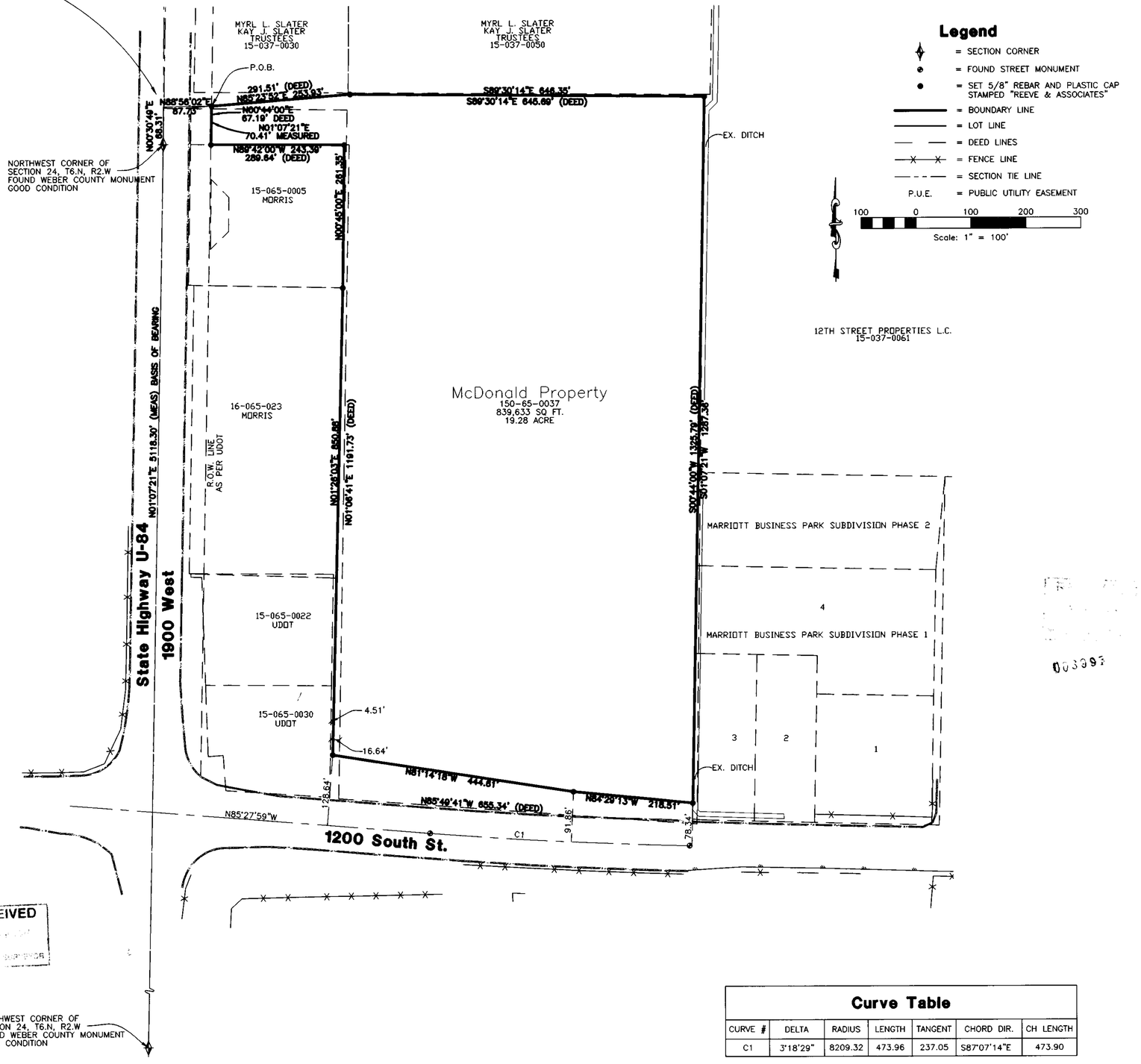
I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 13TH DAY OF DECEMBER, 2007

312770
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 312770 D. GREGG MEYERS 12/13/07 STATE OF UTAH

D. GREGG MEYERS



Legend

- = SECTION CORNER
- = FOUND STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = DEED LINES
- = FENCE LINE
- = SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

100 0 100 200 300
Scale: 1" = 100'

RECEIVED

Curve Table

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIR.	CH LENGTH
C1	3°18'29"	8209.32	473.96	237.05	S87°07'14"E	473.90

Reeve & Associates, Inc.
4185 S. HARRISON BLVD. SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

REVISIONS
DATE | DESCRIPTION

Record of Survey
PART OF THE SW QUARTER OF SECTION 13 AND PART OF THE NW QUARTER SECTION 24 T.6N., R.2W., S.L.B. & M. U.S. SURVEY WEBER COUNTY, UTAH STATE

McDonald Property

REVISED 12-11-07
CALLS TO ADJ. PARCELS

Project Info.
Surveyor: G. MEYERS
Designer: M. WALTERS
Begin Date: OCTOBER 11, 2007
Name: McDonald Property
Scale: 1"=100'
Revised: 10-25-07
Number: 5556-01

1 1

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