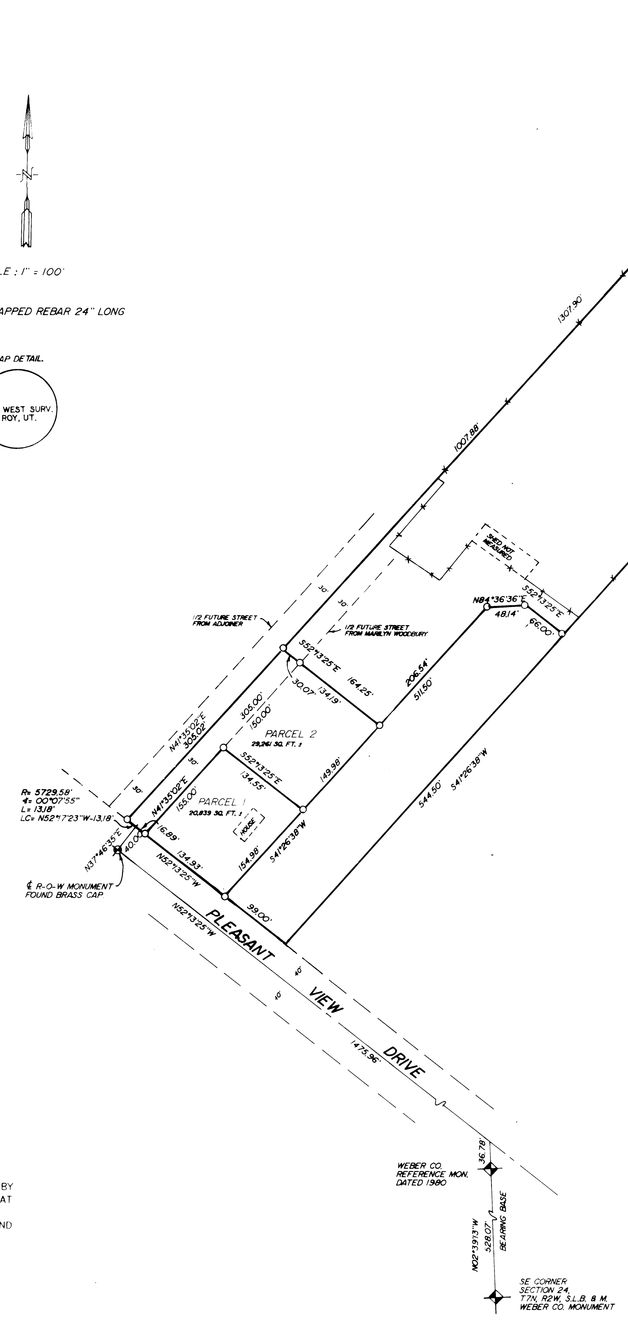

SCALE : 1" = 100'

LEGEND:

O SET #5 CAPPED REBAR 24" LONG

CAP DETAIL

MT. WEST SURV. ROY, UT.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO 20,000 SQUARE FOOT PARCELS, LEAVING ENOUGH PROPERTY ON THE WEST SIDE FOR A FUTURE STREET. THE CORNER THAT THE DEEDS WERE TIED TO IS NONEXISTENT. HARMONIOUS OCCUPATIONS WERE USED TO RECONSTRUCT THE OWNERSHIP LINES, AND DO NOT CONFLICT TO THE BEST OF MY KNOWLEDGE.

NOTE:
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PERSON FOR WHOM IT IS PREPARED, AND ONLY FOR THE PURPOSE HEREON EXPRESSED.

SURVEYORS CERTIFICATE

I, MARTIN B. MOORE JR., LICENSED LAND SURVEYOR NO. 3964, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE AT THE REQUEST OF MARILYN WOODBURY, AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR.

REGISTERED LAND SURVEYOR No. 3964 MARTIN B. MOORE, JR. State of Utah

DESCRIPTION PARCEL 1

BEING A PART OF THE SE 1/4 OF SECTION 24, T7N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF WAY LINE OF PLEASANT VIEW DRIVE, SAID POINT BEING N. 02 DEG. 39 MIN. 13 SEC. W., 564.85 FEET, AND N. 52 DEG. 13 MIN. 25 SEC. W., 1475.96 FEET AND N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE WEBER COUNTY MONUMENT STAMPED AS BEING THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING N. 02 DEG. 39 MIN. 13 SEC. W., 36.78 FEET AND N. 52 DEG. 13 MIN. 25 SEC. W., 1475.96 FEET AND N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE WEBER COUNTY MONUMENT STAMPED AS BEING A REFERENCE MONUMENT FOR THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE BRASS CAP RIGHT-OF-WAY MONUMENT IN THE CENTERLINE OF PLEASANT VIEW DRIVE AND RUNNING;

THENCE N. 41 DEG. 35 MIN. 02 SEC. E., 155.00 FEET;
THENCE S. 52 DEG. 13 MIN. 25 SEC. E., 134.55 FEET;
THENCE S. 41 DEG. 26 MIN. 38 SEC. W., 154.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE;
THENCE N. 52 DEG. 13 MIN. 25 SEC. W., ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE, 134.93 FEET TO THE POINT OF BEGINNING.

CONTAINS 20,839 SQUARE FEET MORE OR LESS

DESCRIPTION PARCEL 2

BEING A PART OF THE SE 1/4 OF SECTION 24, T7N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE, SAID POINT BEING N. 02 DEG. 39 MIN. 13 SEC. W., 564.85 FEET, AND N. 52 DEG. 13 MIN. 25 SEC. W., 1475.96 FEET AND N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE WEBER COUNTY MONUMENT STAMPED AS BEING THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING N. 02 DEG. 39 MIN. 13 SEC. W., 36.78 FEET AND N. 52 DEG. 13 MIN. 25 SEC. W., 1475.96 FEET AND N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE WEBER COUNTY MONUMENT STAMPED AS BEING A REFERENCE MONUMENT FOR THE SE CORNER OF SAID SECTION 24, SAID POINT ALSO BEING N. 37 DEG. 46 MIN. 35 SEC. E., 40.00 FEET AND S. 52 DEG. 13 MIN. 25 SEC. E., 16.89 FEET FROM THE BRASS CAP RIGHT-OF-WAY MONUMENT IN THE CENTERLINE OF PLEASANT VIEW DRIVE AND RUNNING;

THENCE N. 52 DEG. 13 MIN. 25 SEC. W., ALONG THE NORTHERLY RIGHT OF WAY LINE OF PLEASANT VIEW DRIVE 16.89 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE, HAVING A RADIUS OF 5729.58 FEET, A DISTANCE OF 13.18 FEET (LONG CHORD BEARS N. 52 DEG. 17 MIN. 23 SEC. W., 13.18 FEET);
THENCE N. 41 DEG. 35 MIN. 02 SEC. E., 305.02 FEET;
THENCE S. 52 DEG. 13 MIN. 25 SEC. E., 164.25 FEET;
THENCE S. 41 DEG. 26 MIN. 28 SEC. W., 149.98 FEET;
THENCE N. 52 DEG. 13 MIN. 25 SEC. W., 134.55 FEET;
THENCE S. 41 DEG. 35 MIN. 02 SEC. W., 155.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE AND THE POINT OF BEGINNING.

CONTAINS 29,261 SQUARE FEET MORE OR LESS

PROPERTY SURVEY

for

MARILYN WOODBURY

A PART OF THE SE1/4 OF SECTION 24, T7N, R2W, S.L.B. & M.

Date 8-06-87	No 87-1803	Drwn E.E.S.	Ckd M.B.M.

Rev. 8-25-87

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C
Roy, Utah

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