

FND. G.L.O. MONUMENT NORTHWEST CORNER SEC 3, T7N, R3E DATED 1944

S 89°27'27" W BASIS OF BEARING

2483.50' MEAS. (2487.65' RECORD)

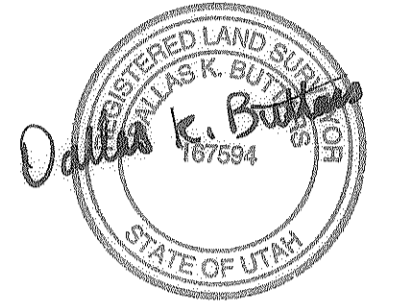
FND. G.L.O. MONUMENT NORTH QUARTER SEC 3, T7N, R3E DATED 1944

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS RECORD OF SURVEY PLAT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 23rd DAY OF October 2013



BOUNDARY DESCRIPTION

LOT 136:
 BEGINNING AT A POINT 1263.56 FEET (1238.040 FEET PER DEED) SOUTH AND 2608.11 FEET (2626.451 FEET PER DEED) EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; ON THE CENTER OF AN EXISTING ROAD, THENCE LEAVING THE ROAD AND RUNNING THENCE SOUTH 84°41'25" EAST 849.78 FEET TO THE CENTER OF BEAVER CREEK AND ALONG THAT CREEK FOR THREE (3) COURSES: SOUTH 12°52'30" EAST 60.00 FEET, SOUTH 12°31'44" WEST 92.20 FEET, SOUTH 8°19'32" EAST 107.61 FEET; THENCE LEAVING THE CREEK NORTH 82°57'27" WEST 881.20 FEET TO THE CENTER OF ROAD AND ALONG THAT ROAD CENTERLINE FOR TWO (2) COURSES: NORTH 51°21'00" WEST 115.98 FEET, NORTH 35°42'00" EAST 188.57 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, RESERVING A RIGHT-OF-WAY 25 FEET WIDE PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING ROAD AS DESCRIBED HEREIN, RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL, EGRESS AND INGRESS, ALL RIGHT TO CUT, FILL AND MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES, RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD.

LOT 137:
 BEGINNING AT A POINT 1759.460 FEET SOUTH AND 2597.311 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; ON THE CENTER OF AN EXISTING ROAD, RUNNING THENCE ALONG SAID ROAD CENTERLINE FOR THREE (3) COURSES: NORTH 2°57'00" EAST 72.39 FEET, NORTH 6°34'00" EAST 126.47 FEET, NORTH 20°21'00" WEST 77.21 FEET; THENCE LEAVING ROAD SOUTH 82°57'27" EAST 881.20 FEET TO THE CENTER OF BEAVER CREEK; THENCE ALONG SAID CREEK SOUTH 8°19'32" EAST 60.77 FEET TO THE STATE HIGHWAY; THENCE ALONG SAID HIGHWAY SOUTH 12°54'00" WEST 184.00 FEET; THENCE LEAVING HIGHWAY NORTH 84°42'33" WEST 837.18 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, RESERVING A RIGHT-OF-WAY 25 FEET PARALLEL TO AND PERPENDICULARLY DISTANT FROM THE CENTERLINE OF THE EXISTING ROAD AS DESCRIBED HEREIN, RESERVING UNTO THE GRANTORS FOR LATER TRANSFER TO THE BEAVER CREEK LOT OWNERS ASSOCIATION ALL RIGHTS OF CONTROL, EGRESS AND INGRESS, ALL RIGHTS TO CUT, FILL AND MAINTAIN THE ROADS TO A WIDTH OF 50 FEET ON THE PRIVATE ROADWAYS NOW CONSTRUCTED ACROSS THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE CORRECTED PLAT OF BEAVER CREEK ESTATES, RESERVING TO THE LOT OWNER FULL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE ROADWAYS TO THE EXISTING HARD SURFACE STATE ROAD. (LOT 137, BEAVER CREEK ESTATES, AN UNRECORDED SUBDIVISION)

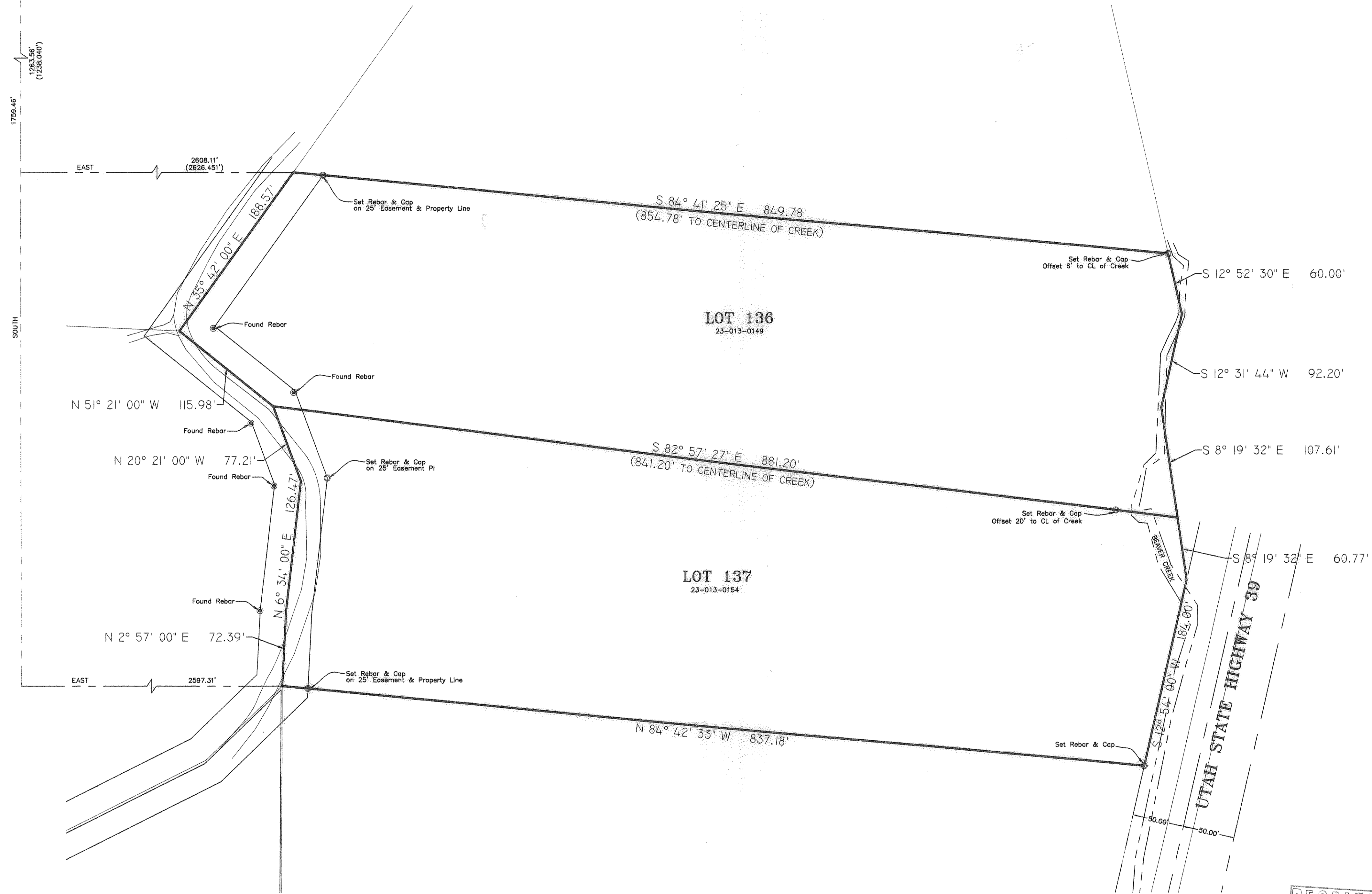
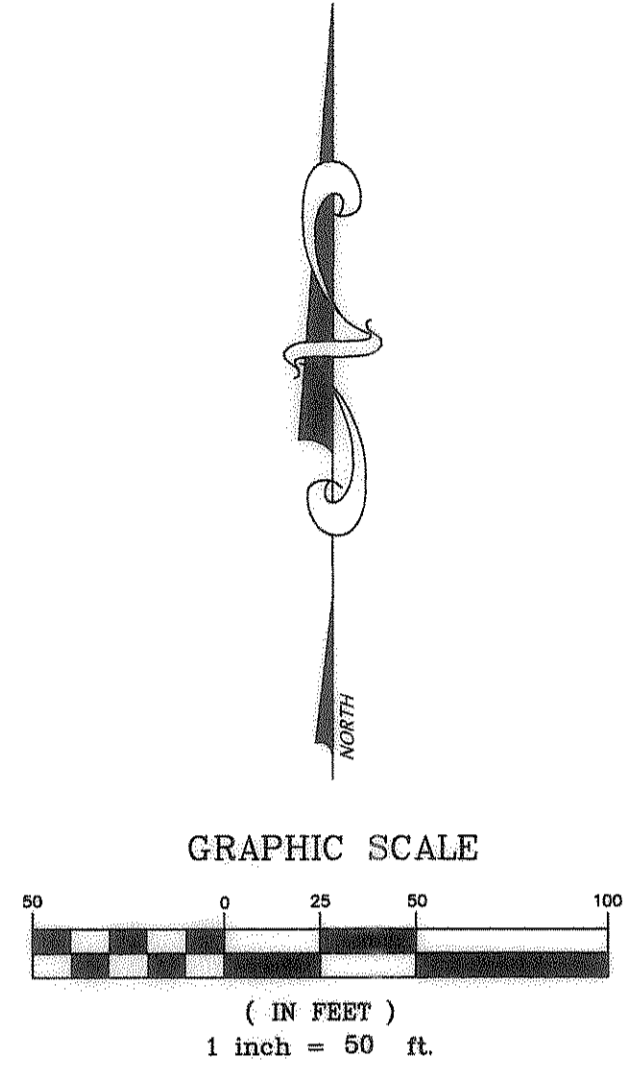
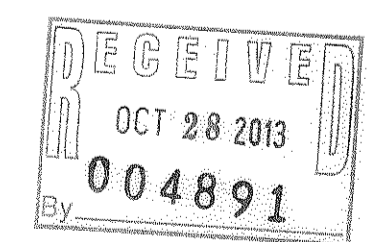
NARRATIVE

THIS SURVEY WAS REQUESTED BY MIKE WESTWOOD TO IDENTIFY THE BOUNDARY LINES FOR LOTS 136 AND 137 OF THE UNRECORDED SUBDIVISION PLAT OF BEAVER CREEK ESTATES.

SURVEYS RELIED UPON TO AID IN THIS SURVEY:
 WEBER COUNTY SURVEY 003717 BY HILL & ARGYLE, INC.
 WEBER COUNTY SURVEY 004612 BY HILL & ARGYLE, INC.

THE TIES TO LOT 136 WERE ADJUSTED TO FIT THE PROPERTY WITH THE ADJOINING LOTS. RECORD DIMENSIONS ARE IN PARENTHESES (0. DIMENSION ERRORS EXIST ON RECORDED DESCRIPTIONS)

BASIS OF BEARING IS AS SHOWN BETWEEN THE NORTH AND NORTHWEST CORNERS OF SECTION 3, T7N, R3E.

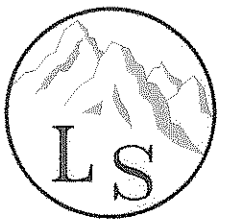


○ = 5/8"Ø x 24" REBAR WITH CAP STAMPED 167594
 ● = FOUND REBAR

REVISIONS

1.) _____	5.) _____
2.) _____	6.) _____
3.) _____	7.) _____
4.) _____	8.) _____

DRAWN BY: T.K.	DATE: 10-21-13
CHECKED BY: D.B.	SCALE: AS SHOWN
JOB NO. 3373V2	



LANDMARK SURVEYING, INC.
 A COMPLETE LANDSURVEYING SERVICE
 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
 PHONE 801-731-4075 FAX 801-731-8506
 LANDMARKSURVEYUTAH.COM

RECORD OF SURVEY

PREPARED FOR:
MIKE WESTWOOD
 A PART OF THE NORTH HALF OF SECTION 3, T.7N., R.3E., S188M
 WEBER COUNTY, UTAH