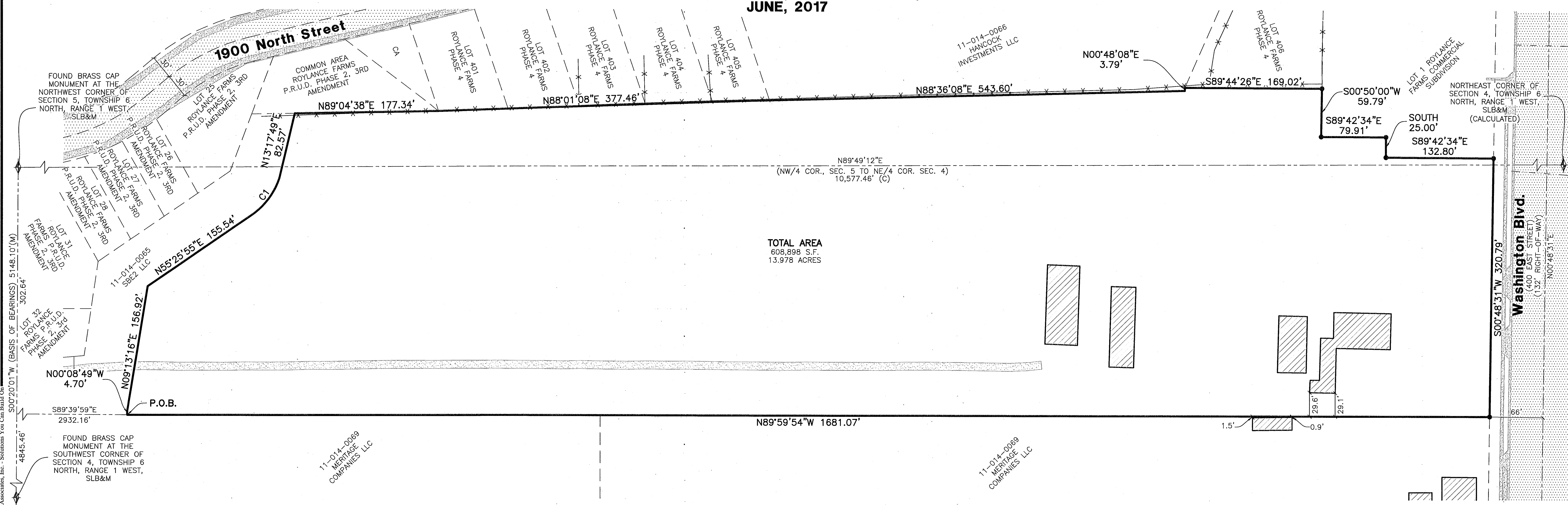


# Record of Survey

**PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST,  
ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF NORTH OGDEN, WEBER COUNTY, UTAH  
JUNE, 2017**



**Legend**

- = FOUND MONUMENT
- = SET REBAR & CAP STAMPED "REEVE & ASSOC."
- = BOUNDARY LINE
- = EXISTING FENCE
- = OVER-HEAD POWER LINE
- = ADJOINING PROPERTY
- = RIGHT-OF-WAY CENTERLINE
- = MONUMENT TIE LINE
- = EXISTING CONCRETE
- = EXISTING GRAVEL
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE

Scale: 1" = 60'

**Boundary Description**

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID POINT BEING S00°20'01"W ALONG THE MONUMENT BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 5, 302.64 FEET AND S89°39'59"E 2932.16 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; AND RUNNING THENCE N00°08'49"W 4.70 FEET; THENCE N09°13'16"E 156.92 FEET; THENCE N55°25'55"E 155.54 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 58.68 FEET, A DELTA ANGLE OF 37°21'21", A CHORD BEARING OF N36°45'15"E, AND A CHORD LENGTH OF 57.64 FEET; THENCE N13°17'49"E 82.57 FEET TO A POINT ON THE SOUTH LINE OF ROYLANCE FARMS PHASE 4; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES; (1) N89°04'38"E 177.34 FEET; (2) N88°01'08"E 377.46 FEET; (3) N88°36'08"E 543.60 FEET; (4) N00°48'08"E 3.79 FEET; (5) S89°44'26"E 169.02 FEET TO THE WEST LINE OF LOT 1, ROYLANCE FARMS COMMERCIAL SUBDIVISION; THENCE ALONG THE BOUNDARY OF ROYLANCE FARMS COMMERCIAL SUBDIVISION THE FOLLOWING FOUR (4) COURSES; (1) S00°50'00"W 59.79 FEET; (2) S89°42'34"E 79.91 FEET; (3) SOUTH 25.00 FEET; (4) S89°42'34"E 132.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD (400' EAST STREET); THENCE S00°48'31"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 320.79 FEET; THENCE N89°59'54"W 1681.07 FEET, A PORTION OF WHICH RUNS ALONG THE NORTH LINE OF LOT 1, OF THE VILLAGE AT PROMINENCE SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINING 608,898 SQUARE FEET OR 13.978 ACRES MORE OR LESS

**Parcel Info.**

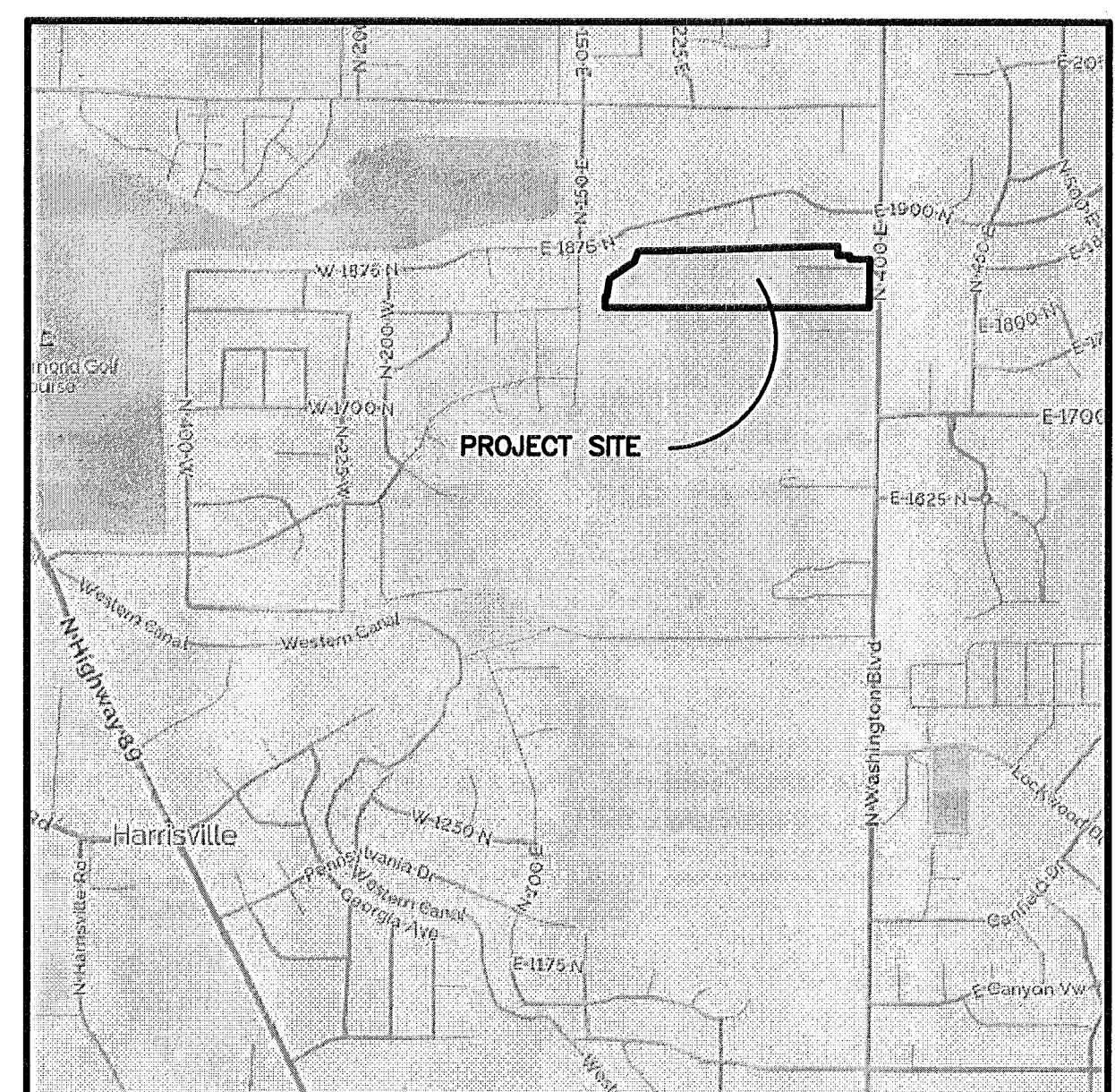
11-014-0066  
HANCOCK INVESTMENTS LLC  
11-014-0064  
VERN & GRACE PROPERTIES LLC  
11-014-0063  
VERN & GRACE PROPERTIES LLC  
11-014-0004  
NORTH VIEW FIRE DISTRICT GRACE R  
HANCOCK ETAL TRUST

**Narrative**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY BOUNDARY FOR DEVELOPMENT. THE BOUNDARY WAS DETERMINED ON THE NORTH, WEST, AND SOUTH BY SURVEYED LOCATIONS OF ADJACENT SUBDIVISIONS. THE EAST LINE WAS DETERMINED BY THE CENTERLINE MONUMENTS IN WASHINGTON BOULEVARD. NO RECORD BEARING OR DISTANCE FOR SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, OR SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND IN THE OFFICE OF THE WEBER COUNTY RECORDER.

**Basis of Bearings**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE BETWEEN A FOUND BRASS CAP MONUMENT AT THE NORTHWEST QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST QUARTER CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "S00°39'59"W".



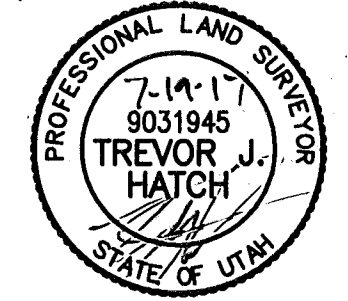
**RECEIVED**  
JUL 19 2017  
5767

**Surveyor's Certificate**

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A 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 CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 19<sup>th</sup> DAY OF July, 2017.

9031945  
UTAH LICENSE NUMBER



**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RAYDALE, UTAH, 84405  
TEL: (801) 821-3100 FAX: (801) 821-2666 WWW.REEVE-ASSOC.COM  
LAND SURVEYING • CIVIL ENGINEERING • LAND SUBDIVISION  
TRAFFIC ENGINEERING • ENVIRONMENTAL ENGINEERING • LANDSCAPE ARCHITECTURE

REVISIONS	DESCRIPTION
DATE	

**RECORD OF SURVEY**

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, AND ALSO PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CITY OF NORTH OGDEN, WEBER COUNTY, UTAH

**HANCOCK PROPERTY**

**Project Info.**

Surveyor: T. HATCH  
Designer: D. CAVE  
Begin Date: 6-20-2017  
Name: HANCOCK RECORD OF SURVEY  
Scale: 1"=60'  
Checked:  
Number: 5738-08

Sheet	1
1	1 Sheets