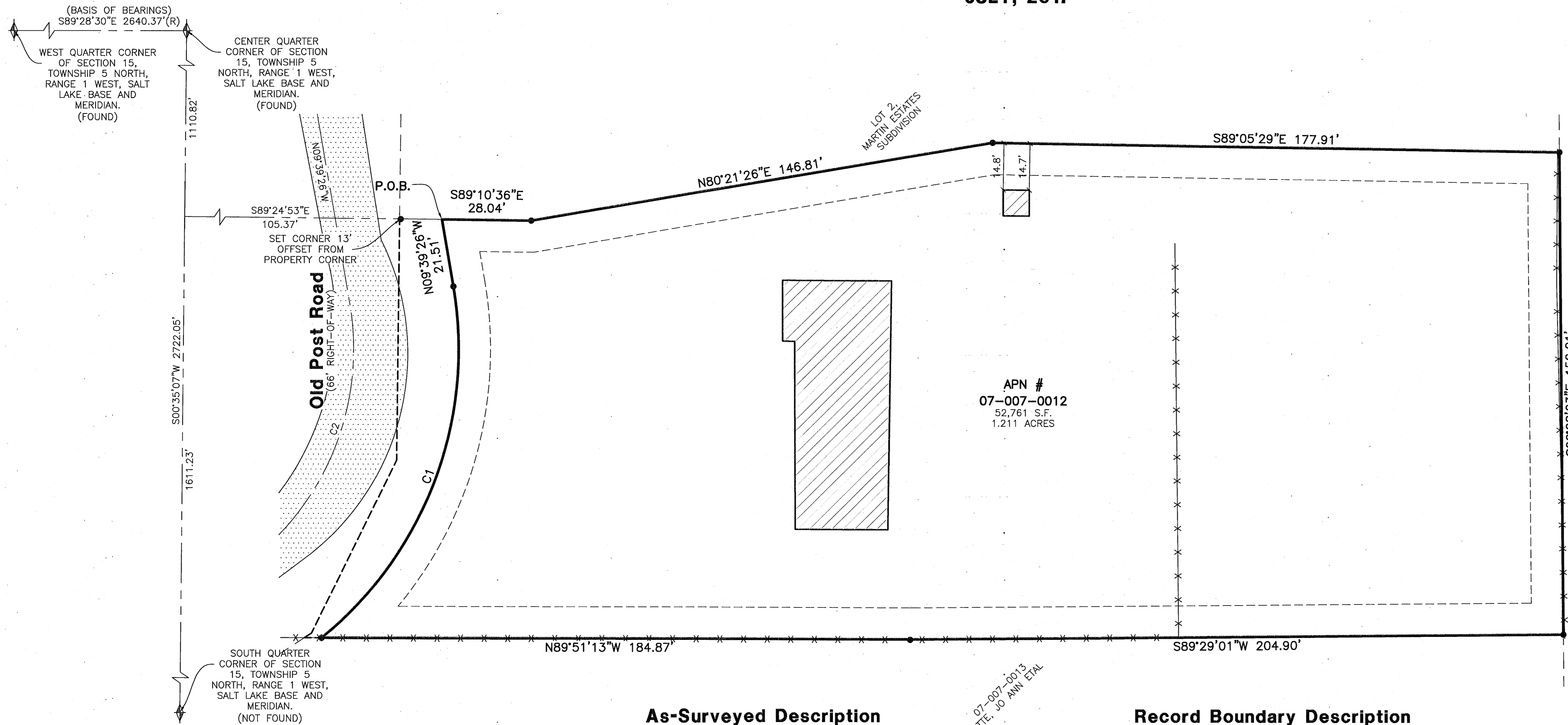


# Record of Survey

**PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH OGDEN WEBER COUNTY, UTAH  
JULY, 2017**



### Legend

- = SECTION CORNER
  - = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - = BOUNDARY LINE
  - = DEEDED RIGHT-OF-WAY LINE
  - = EXISTING FENCE
  - = ADJOINING PROPERTY
  - = RIGHT-OF-WAY CENTERLINE
  - = (10' P.U.E.) EASEMENT
  - = SECTION TIE LINE
  - = EXISTING PAVEMENT
  - = EXISTING STRUCTURE
- Scale: 1" = 20'

### Narrative

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY LINES AND STAKE THEM ON THE GROUND. THERE SEEMS TO BE A BUST IN THE NORTH SOUTH LOCATION IN THE DEED. THE LESS AND EXCEPTING PARCEL DESCRIPTION FITS THE MARTIN ESTATES SUBDIVISION LOCATION, BUT THE DESCRIPTION FOR THE REST OF THE PARCEL SEEMS TO HAVE AN ERRONEOUS SECTION CORNER TIE. THE NORTH LINE WAS ESTABLISHED BY RETRACING THE MARTIN ESTATES SUBDIVISION. THE SOUTH LINE WAS PLACED ALONG A LONG STANDING FENCE LINE, WHICH WAS ALSO SHOWN ON THE PLAT FOR MARTIN ESTATES AND ALLOWS FOR THE DEEDED WIDTH, MORE OR LESS. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF SHADOW VALLEY ESTATES. THE WEST LINE IS SHOWN AS-SURVEYED, ALLOWING FOR 33' FROM THE CENTERLINE OF THE EXISTING ROAD AS WAS DONE ON THE MARTIN ESTATES SUBDIVISION TO THE NORTH.

### As-Surveyed Description

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD POST ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, MARTIN ESTATES SUBDIVISION SAID POINT BEING S00°35'07"W ALONG THE LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 15, 1110.82 FEET AND S89°24'53"E 105.37 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 15; AND RUNNING THENCE ALONG THE SOUTH LINE OF LOT 2, MARTIN ESTATES SUBDIVISION THE FOLLOWING THREE (3) COURSES; (1) S89°10'36"E 28.04 FEET; (2) N80°21'26"E 146.81 FEET; (3) S89°05'29"E 177.91 FEET TO A POINT ON AN EXISTING FENCE, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF LOT 25, SHADOW VALLEY ESTATES NO. 3; THENCE S00°28'23"E ALONG SAID FENCE AND ALSO THE WEST LINE OF SAID LOT 25, 152.21 FEET; THENCE S89°29'01"W MORE OR LESS ALONG AN EXISTING FENCE, 204.90 FEET TO A POINT ON SAID FENCE; THENCE N89°51'13"W CONTINUING ALONG SAID FENCE 184.87 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD POST ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 118.00 FEET, AN ARC LENGTH OF 124.14 FEET, A DELTA ANGLE OF 60°16'32", A CHORD BEARING OF N20°28'51"E, AND A CHORD LENGTH OF 118.49 FEET; (2) N09°39'26"W 21.51 FEET TO THE SOUTHWEST CORNER OF LOT 2, MARTIN ESTATES SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 52,761 SQUARE FEET OR 1.211 ACRES MORE OR LESS

### Basis of Bearings

THE BASIS OF BEARINGS IS THE LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER QUARTER CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS "S89°28'30"W."

### Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	118.00'	124.14'	118.49'	68.51'	S20°28'51"W	60°16'32"
C2	85.00'	79.04'	76.23'	42.64'	S16°59'00"W	153°16'51"

### Record Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT NORTH 00°30' EAST ALONG THE QUARTER SECTION LINE 1534.75 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 15; AND RUNNING THENCE SOUTH 89°27'40" EAST 460.82 FEET; THENCE NORTH 0°06'48" EAST 160 FEET; THENCE NORTH 89°10'36" WEST 430.12 FEET TO THE WEST FENCE LINE ALONG THE OLD POST ROAD; THENCE SOUTHERLY ALONG SAID FENCE LINE AS FOLLOWS : SOUTH 9° 10' EAST 45 FEET, SOUTH 3'42' EAST 53 FEET AND SOUTH 37'40" WEST 68 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 0°30' WEST ALONG SAID QUARTER SECTION LINE 10.70 FEET TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD (1014-877)

ALSO LESS AND EXCEPTING

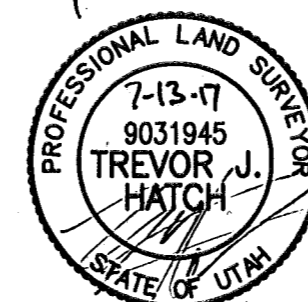
A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°35'07" EAST ALONG THE SECTION LINE, (BASIS OF BEARINGS), 1641.21 FEET AND SOUTH 89°10'36" EAST 103.21 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, AND RUNNING THENCE SOUTH 89°10'36" EAST 189.90 FEET; THENCE SOUTH 89°21'26" WEST 162.28 FEET; THENCE NORTH 89°10'36" WEST 30.00 FEET; THENCE NORTH 00°11'04" EAST 29.48 FEET TO THE POINT OF THE BEGINNING.

### Surveyor's Certification

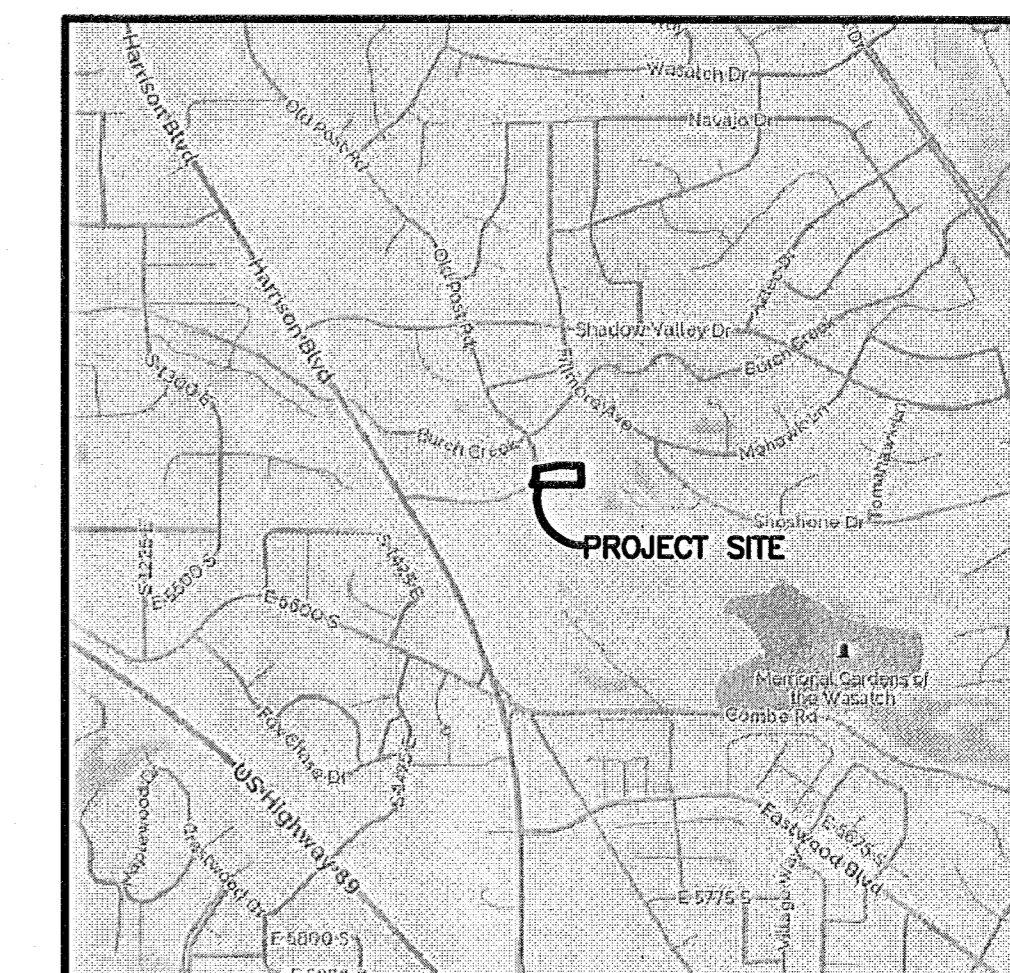
I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND 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 CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 13<sup>th</sup> DAY OF July, 2017.

9031945  
UTAH LICENSE NUMBER



LOT 25, SHADOW VALLEY ESTATES SUBDIVISION NO. 3



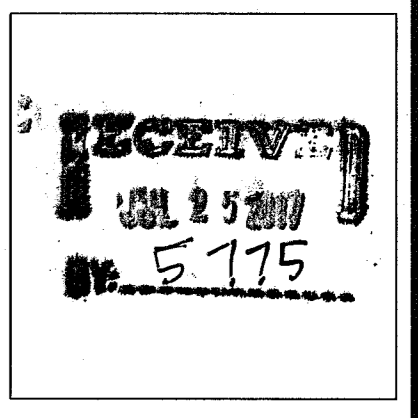
**Vicinity Map**  
(NOT TO SCALE)

**Reeve & Associates, Inc.**  
 5140 SOUTH 1500 WEST, RENOVALE, UTAH, 84403  
 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associates.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION

**RECORD OF SURVEY**  
 PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
 CITY OF SOUTH OGDEN WEBER COUNTY, UTAH

**COMPTON PROPERTY**



**Project Info.**  
 Surveyor: T. HATCH  
 Designer: D. CAVE  
 Begin Date: 7-10-2017  
 Name: COMPTON RECORD OF SURVEY  
 Scale: 1"=20'  
 Checked: \_\_\_\_\_  
 Number: 6902-01

Sheet **1** of 1  
 Sheets