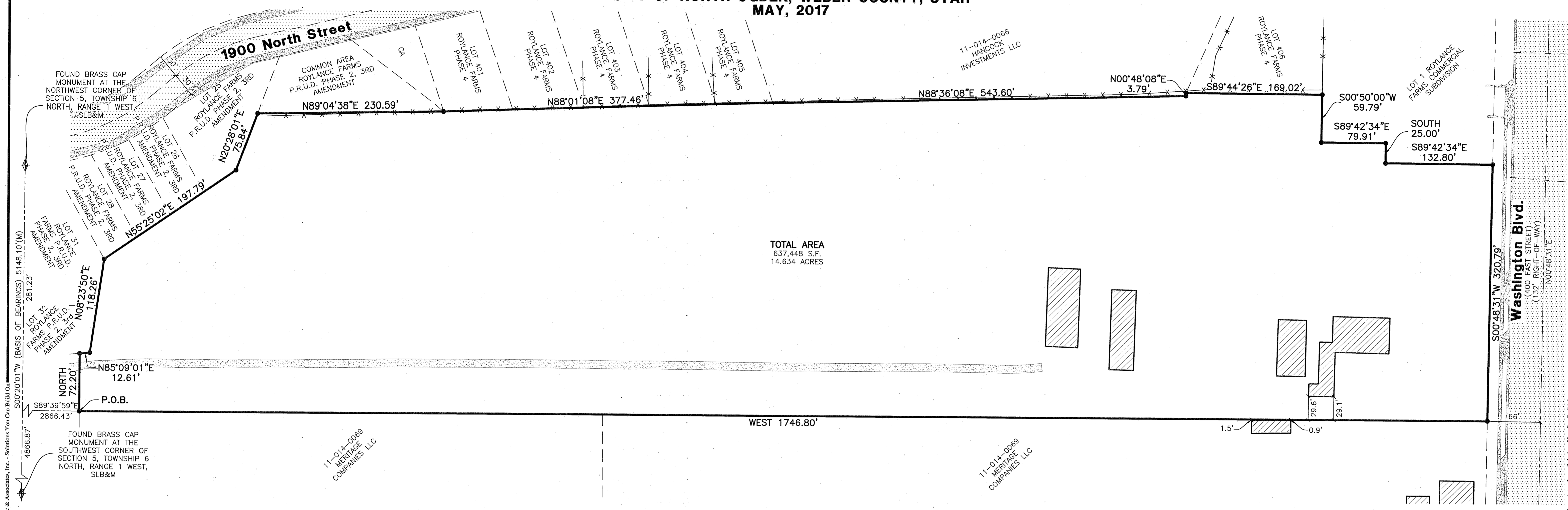


Record of Survey

**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
MAY, 2017**



TOTAL AREA
637,448 S.F.
14.634 ACRES

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 SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 54-R, MYSTERY MEADOWS SUBDIVISION PHASE 2, 3RD AMENDMENT, SAID POINT BEING S00°20'01"W ALONG THE MONUMENT BETWEEN THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 5, 281.40 FEET AND S89°39'59"E 2886.43 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; AND RUNNING THENCE NORTH, ALONG THE EAST LINE OF LOT 54-R, MYSTERY MEADOWS SUBDIVISION PHASE 2, 72.20 FEET TO THE SOUTH LINE OF LOT 32, OF ROYLANCE FARMS P.R.U.D. PHASE 2, 3RD AMENDMENT; THENCE ALONG THE BOUNDARY OF ROYLANCE FARMS P.R.U.D. PHASE 2, 3RD AMENDMENT THE FOLLOWING FIVE (5) COURSES; (1) N85°09'01"E 12.61 FEET; (2) N08°23'50"E 118.26 FEET; (3) N55°25'02"E 197.79 FEET; (4) N20°28'01"E 75.84 FEET; (5) N89°04'38"E 230.59 FEET TO THE SOUTHWEST CORNER OF LOT 401, ROYLANCE FARMS PHASE 4; THENCE ALONG THE SOUTH LINE OF ROYLANCE FARMS PHASE 4, THE FOLLOWING FOUR (4) COURSES; (1) N88°01'08"E 377.46 FEET; (2) N88°36'08"E 543.60 FEET (3) N00°48'08"E 3.79 FEET; (4) 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 WEST 1746.80 FEET, A PORTION OF WHICH RUNS ALONG THE NORTH LINE OF LOT 1, OF THE VILLAGE AT PROMINENCE SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 637,448 SQUARE FEET OR 14.634 ACRES MORE OR LESS.

Parcel Info.

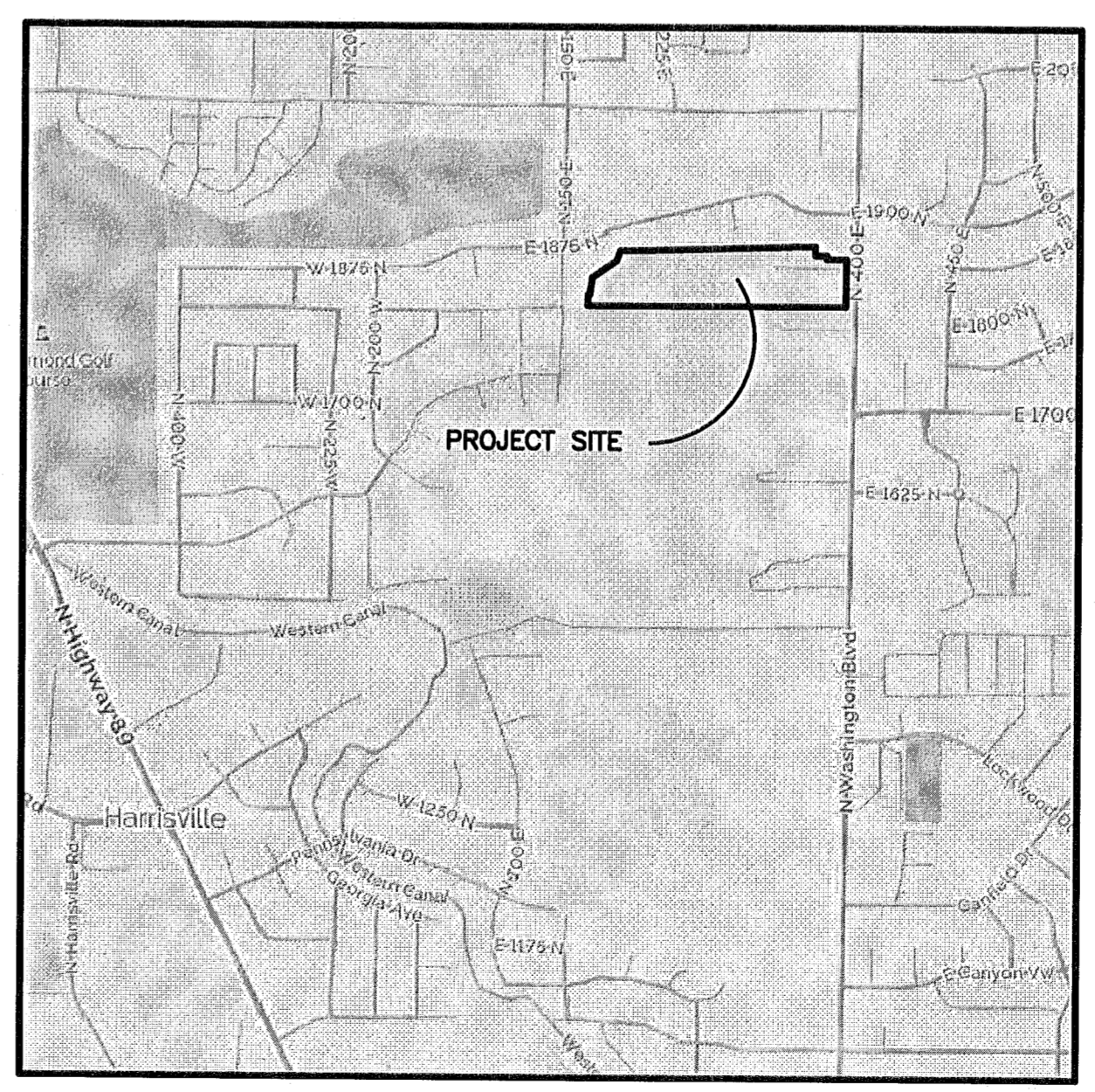
11-014-0066
HANCOCK INVESTMENTS LLC
11-014-0064
VERN & GRACE PROPERTIES LLC
11-014-0063
VERN & GRACE PROPERTIES LLC
11-014-0004
NORTH VIEW FIRE DISTRICT GRACE R
HANCOCK ETAL TRUST

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" AS PER UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.



Vicinity Map
(NOT TO SCALE)

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 CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 31st DAY OF July, 2017

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

Reeve & Associates, Inc.
516 SOUTH 1500 WEST, MERIDIAN, UTAH, 84405
TEL: (801) 501-1000 FAX: (801) 521-2666 www.reeve-assoc.com
SURVEYING • CIVIL ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

RA

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 SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, CITY OF NORTH OGDEN, WEBER COUNTY, UTAH

HANCOCK PROPERTY

RECEIVED

JUL 31 2017

BY: 5784

Project Info.	
Surveyor:	T. HATCH
Designer:	D. CAVE
Begin Date:	5-16-2017
Name:	HANCOCK RECORD OF SURVEY
Scale:	1"=60'
Checked:	
Number:	5738-08

Sheet	1
1	Sheets