

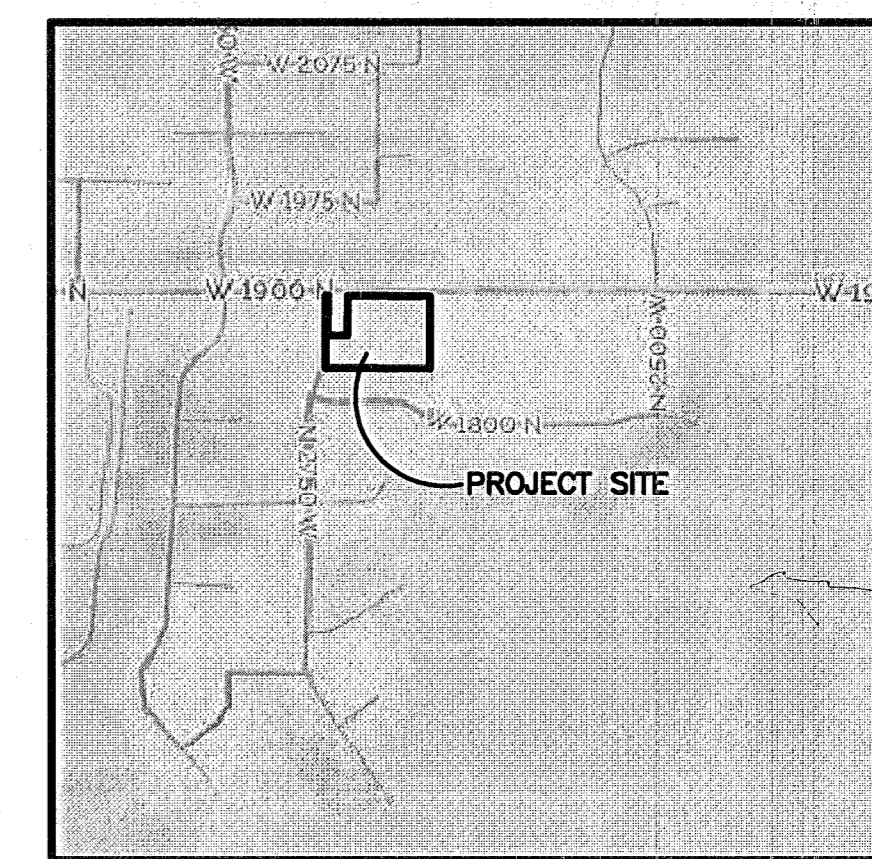
Record of Survey

KARTCHNER PROPERTY

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLAIN CITY, WEBER COUNTY, UTAH
JULY, 2017

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING
C1	30.00'	34.39'	32.54'	19.36'	S32°56'36"W
C2	55.00'	36.82'	36.14'	19.13'	S46°36'25"W



Vicinity Map (NOT TO SCALE) Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1900 NORTH STREET, SAID POINT BEING N89°36'26"W ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 3, 420.11 FEET AND S00°23'34"W 40.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 3; AND RUNNING THENCE S89°36'26"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 9.96 FEET; THENCE S00°23'34"W 160.99 FEET; THENCE S89°36'26"E 78.00 FEET; THENCE N00°23'37"E 160.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SECTION 3; THENCE S89°36'26"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 332.36 FEET TO THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE S00°06'04"W ALONG SAID SECTION LINE, 293.00 FEET TO THE NORTHEAST CORNER OF LOT 4, OF COBBLE GLEN PARK SUBDIVISION PHASE 1; THENCE N89°36'26"W ALONG THE NORTH BOUNDARY LINE OF COBBLE GLEN PARK SUBDIVISION, 419.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2750 WEST STREET; THENCE N00°00'26"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 293.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1900 NORTH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 110,514 SQUARE FEET OR 2.537 ACRES MORE OR LESS.

Narrative

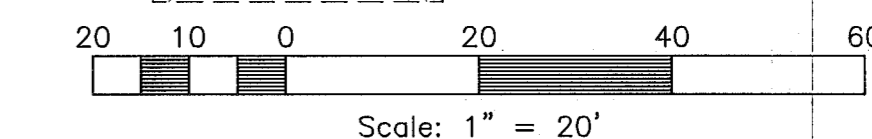
THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE KARTCHNER PROPERTY ON THE GROUND AND DETERMINE A BOUNDARY FOR A LOT LINE ADJUSTMENT. THE BOUNDARY IS BASED ON THE WEBER COUNTY STATE PLANE COORDINATES AND THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WHICH BEARS N89°36'26"W. THE EAST BOUNDARY LINE RUNS ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 3. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING, COBBLE GLEN PARK SUBDIVISION. THE NORTH LINE WAS DETERMINED BY MATCHING THE SOUTHERLY RIGHT-OF-WAY LINE OF 1900 NORTH STREET. THE RECORDED BOUNDARY DESCRIPTION OF THE JACKSON PROPERTY WAS EXCEPTED FROM THE BOUNDARY. THERE IS A GAP BETWEEN THE JACKSON PROPERTY AND THE BOUNDARY OF COBBLE GLEN PARK SUBDIVISION. A "PROTECTION STRIP" ALONG 2750 WEST STREET, SHOWN HEREON, THAT WOULD HAVE TO BE RESOLVED BEFORE ACCESS TO THAT STREET WOULD BE AVAILABLE.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'26"W.

Legend

- = FOUND MONUMENT
- = SET STREET MONUMENT
-
- = BOUNDARY LINE
- = EXISTING FENCE
- = LOT LINE
- = RIGHT-OF-WAY CENTERLINE
- = ADJOINING PROPERTY
- = MONUMENT TIE LINE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE
- = EXISTING HOLDING STRIP



Surveyor's Certificate

I, **ROBERT D. KUNZ**, 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 25 DAY OF July, 2017.

150228-2201
UTAH LICENSE NUMBER



Reeve & Associates, Inc.
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LAND SURVEYING, CIVIL ENGINEERING, UTILITY ENGINEERING, SURVEYING, CONSTRUCTION MANAGEMENT

REVISIONS	DESCRIPTION	DATE

RECORD OF SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
PLAIN CITY, WEBER COUNTY, UTAH

KARTCHNER PROPERTY

RECEIVED
JUL 31 2017
BY: 5185

Project Info.
Surveyor: R. KUNZ
Designer: D. CAVE
Begin Date: 7-25-2017
Name: KARTCHNER PROPERTY
Scale: 1"=20'
Checked: 6833-01
Number: 6833-01

Sheet **1** of 1 Sheets

FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M

FOUND BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M