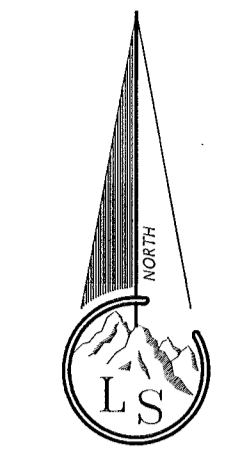


TIPPETTS FLAG LOT SUBDIVISION, 1st AMENDMENT

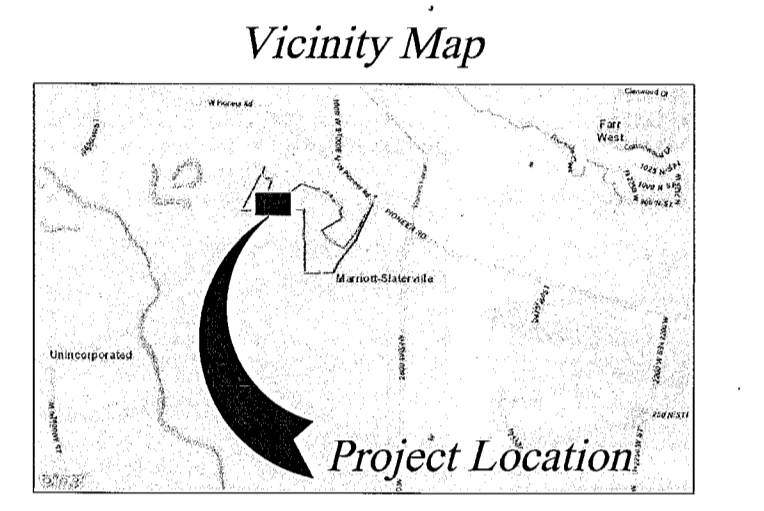
PART OF THE N 1/2 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH - Survey Date: Sept. 2013

NE Cor Sec 10, T6N, R2W, SLB&M, Fnd W.Co.
brass cap per county tie sheet records good condition,
dated 1962. NAD1927 W.Co. coordinates of
X=1850468.09 Y=344463.85



Scale ~ 1" = 60'

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ▨ ROAD/STREET DEDICATION



NARRATIVE

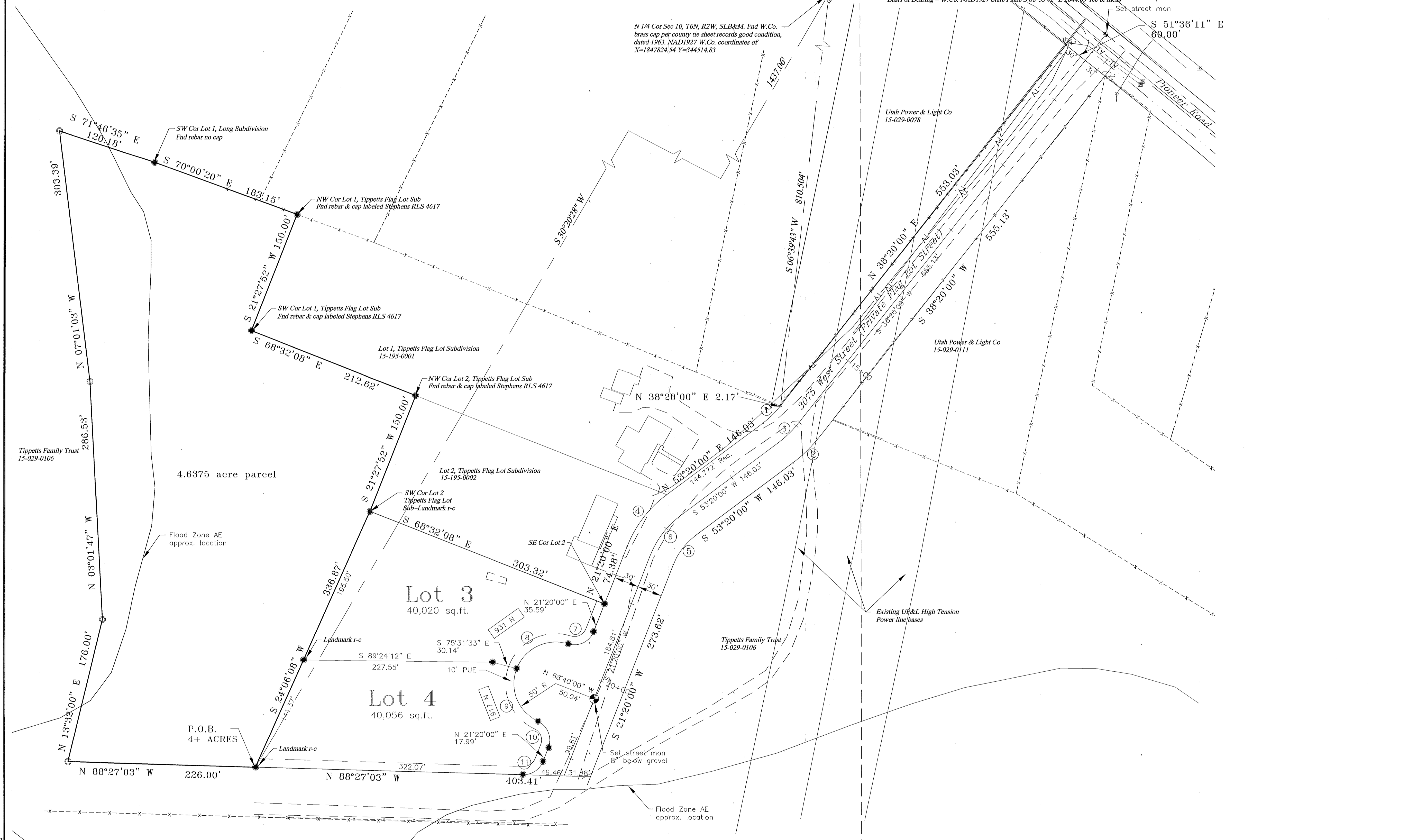
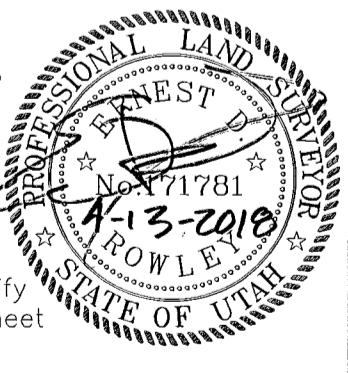
The purpose of this survey is to divide an approximate 4.6 acre parcel of land to be used as agricultural property. The boundaries of the parcel coincide with a subdivision amendment that I performed for lots 3 and 4 in Tippetts Flag Lot Subdivision, 1st Amendment. In the process of that survey I found the rebar and caps noted hereon and were held as the boundaries of the respective subdivisions including those of Lots 1 and 2. The northern boundary has been held with the Marylynn Acres Subdivision and a portion of an existing fence line that coincides with that subdivision boundary. This fitting is to document the locations of the street monuments which have just been staked and built and the locations of the 4.6 acre parcel. The westerly line of the parcel is a new division line. For additional information see Tippetts Flag Lot Subdivision, 1st Amendment recorded as Plat book 79 page 1.

BOUNDARY DESCRIPTION

A tract of land in the Northwest Quarter of Section 10, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said tract having a basis of bearing of South 88°53'42" East between the monumented location of the North Quarter Corner of said Section 10 (said monument having W.Co. NAD1927 State Plane Coordinates of X=1847824.54 and Y=344514.83) and the Northeast Corner of said Section 10 (said monument having W.Co. NAD1927 State Plane Coordinates of X=1850468.09 and Y=344463.85), said tract being more particularly described as follows:
 BEGINNING at the Southwest Corner of Lot 4, Tippetts Flag Lot Subdivision, 1st Amendment as recorded Plat book 79 page 1, said point being located approximately 1437.06 feet South 30°20'28" West, FROM the North Quarter Corner of said Section 10 as monumented by the Weber County Surveyor's Office; RUNNING thence North 88°27'03" West 226.00 feet;
 Thence North 13°29'00" East 176.00 feet;
 Thence North 07°01'47" West 286.53 feet;
 Thence North 03°01'47" West 303.39 feet, more or less to an existing fence line being the north boundary of the grantor's land;
 Thence South 71°46'35" East 120.18 feet to a fence corner and the southwest corner of the Long Subdivision recorded as Plat book 46 page 29;
 Thence South 70°00'20" East 183.15 feet to the northwesterly corner of Lot 1 Tippetts Flag Lot Subdivision as recorded Plat book 39 page 31;
 Thence South 21°27'52" West 150.00 feet to the southwesterly corner of said Lot 1;
 Thence South 68°32'08" East 212.62 feet to the northwesterly corner of Lot 2, said Tippetts Flag Lot Subdivision;
 Thence South 21°27'52" West 150.00 feet to the southwesterly corner of said Lot 2 said point being the northwesterly corner of Lot 3, Tippetts Flag Lot Subdivision, 1st Amendment;
 Thence South 24°06'08" West 336.87 feet to the point of beginning.
 Containing 4.6375 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowle, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Zoning Ordinance of the City.



3371 Nate Smith Improvements V-3 ACAD-2010.dwg

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

Owner: Nate Smith
Address: 3105 West Pioneer Road, Marriott-Slaterville, Utah 84404-8812

North 1/2 of Section 10, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Record of Survey
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE:
	FILE: 3371

RECEIVED
MAY 29 2018
BY: 6007