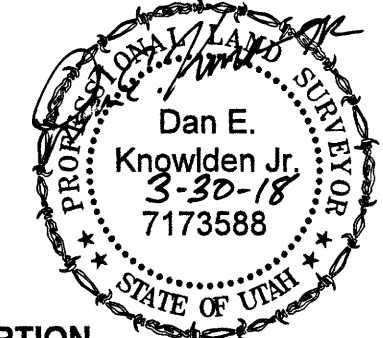


RECORD OF SURVEY CHERRY SPRINGS VILLAS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29,
AND THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP
7 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN
SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
AND THAT I HOLD CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE
STATE OF UTAH AND THAT A SURVEY OF THE DESCRIBED PROPERTY HEREIN WAS
PERFORMED UNDER MY DIRECTION.

Dan E. Knowlden Jr
DAN E. KNOWLDEN JR. PLS 7173588
30 DAY OF MARCH 2018



AS SURVEYED BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 88°50'32" EAST 1843.31 FEET ALONG THE SECTION LINE AND SOUTH 352.26 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AND TRUE POINT OF BEGINNING. THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) CALLS; (1) NORTHEASTERLY 239.02 FEET ALONG THE ARC OF A 3764.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; HAVING A CENTRAL ANGLE OF 03°38'16" (CHORD BEARS NORTH 84°40'04" EAST 239.98 FEET); (2) NORTH 82°47'56" EAST 200.00 FEET; (3) NORTHEASTERLY 65.55 FEET ALONG THE ARC OF A 3874.72 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; HAVING A CENTRAL ANGLE OF 00°58'09" (CHORD BEARS NORTH 83°20'01" EAST 65.55 FEET) TO THE WEST BOUNDARY OF NORTH OGDEN RANCHETTES - UNIT 2 SUBDIVISION; THENCE NORTH 01°04'19" EAST 257.74 FEET ALONG SAID WEST LINE TO THE WEST BOUNDARY OF NORTH OGDEN RANCHETTES - UNIT 1 SUBDIVISION; THENCE NORTH 01°04'19" EAST 1081.59 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH OGDEN CANAL AS DEFINED IN A RIGHT-OF-WAY PLAT PREPARED BY JUB ENGINEERING INC. AND SIGNED JUNE 14, 2012 ON FILE IN THE WEBER COUNTY SURVEYORS OFFICE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS; (1) NORTHWESTERLY 18.05 FEET ALONG THE ARC OF A OF A 1029.93 FOOT NON-TANGENT CURVE TO THE RIGHT; HAVING A CENTRAL ANGLE OF 01°00'14" (CHORD BEARS NORTH 51°30'55" WEST 18.05 FEET); (2) NORTH 51°00'48" WEST 393.87 FEET; THENCE SOUTH 43°22'18" WEST 80.35 FEET; THENCE NORTH 78°24'02" WEST 142.17 FEET; THENCE SOUTH 00°19'45" WEST 157.49 FEET; THENCE SOUTH 00°40'06" EAST 332.39 FEET; THENCE SOUTH 00°34'36" WEST 865.44 FEET; THENCE SOUTH 01°17'52" WEST 268.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.772 ACRES OR 774,131 SQFT MORE OR LESS

NARRATIVE

VALLEY LAND SURVEYING WAS CONTRACTED BY LEISURE VILLAS TO SURVEY THEIR PROPERTY AND DEFINE PROPERTY LINES ON THE GROUND PRIOR TO DOING A SUBDIVISION. DOCUMENTS USED IN THE RETRACEMENT ON THE SOUTH LINE ARE AS FOLLOWS: RIGHT-OF-WAY PLAT AND DEEDS FROM UDOT. DOCUMENTS USED IN THE RETRACEMENT ON THE EAST LINE ARE AS FOLLOWS: NORTH OGDEN RANCHETTES UNIT 1 ON FILE AS ENTRY NUMBER 512313, NORTH OGDEN RANCHETTES UNIT 2 ON FILE AS ENTRY NUMBER 577711, DOCUMENTS USED IN THE RETRACEMENT ON THE NORTH LINE ARE AS FOLLOWS: A RECORD OF SURVEY BY JUB ENGINEERS FOR THE NORTH OGDEN CANAL AS ENTRY NUMBER 4687, FOUND REBAR AND CAPS BY GARDNER ENGINEERING, DOCUMENTS USED IN THE RETRACEMENT ON THE EAST LINE ARE AS FOLLOWS: BARN LAND LLC QUIT CLAIM DEED ON FILE AS ENTRY NUMBER 2214222. THERE WERE PROPERTY LINE DISCREPANCIES ALONG THE WEST BOUNDARY AND WE WORKED WITH BARN LAND LLC TO GET A BOUNDARY LINE AGREEMENT RECORDED. THE SOUTH QUARTER CORNER IS CURRENTLY MISSING. BOTH RANCHETTES PLATS AND OUR HISTORIC PARCELS ARE REFERENCED OFF THIS CORNER. WE LOCATED AS MUCH PHYSICAL EVIDENCE AS POSSIBLE IN THE RANCHETTES SUBDIVISIONS AND DID A BEST FIT PLACEMENT. WE ALSO FOUND THE UDOT RIGHT-OF-WAY MONUMENTS ALONG 2700 NORTH. WE USED THESE MONUMENTS AND REVERSE CALCULATED THE SOUTH QUARTER CORNER LOCATION USING TIES FROM THE UDOT RIGHT-OF-WAY PLAT. WE THEN COMPARED THE TIE FROM THE RANCHETTES PLAT TO THE UDOT TIES AND FOUND THERE TO BE 0.43' DIFFERENCE. BY USING THE PHYSICAL EVIDENCE FROM THE RANCHETTES AND THE UDOT RIGHT-OF-WAY MARKERS I FEEL LIKE THIS IS THE BEST AVAILABLE EVIDENCE OF THE MISSING QUARTER CORNER. I HAVE REFERENCED THE CALCULATED POSITION ON THIS PLAT FOR FUTURE SURVEYORS TO USE. FIELD WORK BEGAN IN JANUARY 2017. THE PROPERTY CORNERS WERE SET MARCH 2018. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°50'32" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 29 AS SHOWN ON THIS PLAT.



P: (801) 616-6848
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563 North Rees Ave.
Spanish Fork, UT 84660

DRAWN: BMW	PROJECT #	SCALES	
DESIGNER: DEK	VA324	HORIZ.	1"=100'
REVIEWED: DEK	DATE:	3/15/18	

PROJECT NAME:

CHERRY SPRINGS VILLAS

PROJECT LOCATION:

100 EAST 2700 NORTH, NORTH OGDEN, UT

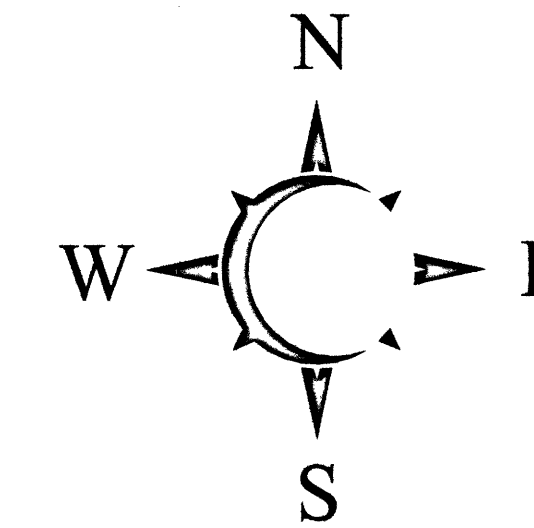
SHEET TITLE:

RECORD OF SURVEY

SHEET

1 of 1

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	239.02	3764.72	3°38'16"	N84° 40' 04"E	239.98
C2	65.55	3874.72	0°58'09"	N83° 20' 01"E	65.55
C3	18.05	1029.93	1°00'14"	N51° 30' 55"W	18.05



RECEIVED
JUN 26 2018
BY: 6036

LEGEND

- = FOUND SECTION CORNER
- = CALCULATED CORNER
-
-
-
-
-
-
-
-
-

BOUNDARY LINE AGREEMENT
ENTRY # 2882514

BARN LAND LLC
170500018

CHERRY SPRINGS VILLAS
CONTAINING 17.772 ACRES OR
774,131 SQFT.

FOUND BRASS CAP
SOUTHWEST CORNER
SECTION 29 T.7.N.
R.1.W. SLB&M

1843.31' (TIE)

SOUTH 352.26' (TIE)

T.P.O.B
SET REBAR AND CAP
LS 7173588 (TYP)

BASIS OF BEARING
S88° 50' 32"E
5449.75'

