

VICINITY MAP
Not to Scale

NARRATIVE

This Survey was requested by Mr. Frank Stone for the purpose of establishing the Property Lines of this site.

A Line between Monuments found in Northwest Corner and the North Quarter Corner of Section 31 with a bearing of South 89°21'44" East was used as the Basis of Bearings for this Survey.

Property Corners were set as depicted on this survey.

RECORD DESCRIPTION

17-066-0037
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 00°07' EAST 531.3 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31 AND RUNNING THENCE SOUTH 14°00'09" EAST TO BEN LOMOND CEMETERY MAINTENANCE DISTRICT LINE; THENCE EAST TO THE WEST RIGHT-OF-WAY FENCE LINE OF U.S. HIGHWAY 89, THENCE NORTH 34°17' WEST 577 FEET MORE OR LESS TO A DITCH, THENCE SOUTH 69°50'15" WEST 314.6 FEET ALONG SAID DITCH TO THE POINT OF BEGINNING. CONTAINING 4.19 ACRES M/L.

17-066-0074
PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT SOUTH 0°07' EAST 898 FEET ALONG THE SECTION LINE AND EAST 92 FEET FROM THE NORTHWEST CORNER OF SECTION 31, RUNNING THENCE SOUTH 14°03'25" EAST 140.28 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 01°51'36" EAST ALONG AN EXISTING FENCE LINE 192.61 FEET; THENCE NORTH 61°43'40" EAST ALONG THE NORTH LINE OF AN EXISTING RIGHT OF WAY 598.34 FEET TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 89-91-30 S; THENCE NORTH 34°09'41" WEST ALONG SAID RIGHT OF WAY LINE 56.96 FEET, THENCE WEST 535 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT OF WAY DESCRIPTION BEING 40.00 FEET IN WIDTH ACROSS GRANTOR'S PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PARCEL OF LAND, A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 89-91-30 S LOCATED SOUTH 00°16'44" WEST ALONG THE SECTION LINE 1361.15 FEET (1362.2 FEET RECORD) AND SOUTH 89°41'15" EAST 949.48 FEET (937.09 FEET RECORD) AND NORTH 34°09'41" WEST 468.84 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, RUNNING THENCE NORTH 34°09'41" WEST ALONG SAID HIGHWAY RIGHT OF WAY LINE 40.21 FEET; THENCE SOUTH 61°43'40" WEST 598.34 FEET; THENCE SOUTH 01°30'44" EAST 44.80 FEET; THENCE NORTH 61°43'40" EAST 622.63 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL DESCRIPTIONS

Parcel 1 (17-066-0074):
Being a part of the Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Pleasant View City, Weber County, Utah:

Beginning at a point 839.91 feet South 0°39'50" West along the Section Line and 76.29 feet South 89°20'10" East from the Northwest Corner of said Section 31; and running thence North 81°49'20" East 276.75 feet; thence North 55°44'00" East 170.04 feet to the Westery Right of Way Line of U.S. Highway 89 (Highway 91 and Highway 30) the following two (2) courses: (1) South 34°20'00" East 278.12 feet and (2) South 33°22'51" East 57.05 feet to a 40.00 foot Right of Way; thence South 62°30'30" West 598.34 feet along said Right of Way line; thence North 1°04'46" West 192.61 feet; thence North 13°16'35" West 140.28 feet; thence North 89°18'39" West 1.30 feet; thence North 13°13'19" West 60.03 feet to the Point of Beginning.

Contains 3.622 Acres

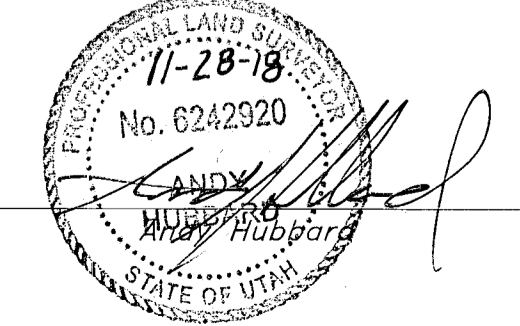
Parcel 2 (17-066-0037):
Being a part of the Northwest Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Pleasant View City, Weber County, Utah:

Beginning at a point 531.30 feet South 0°39'50" West along the Section Line from the Northwest Corner of said Section 31; and running thence North 70°37'05" East 314.60 feet to the Westery Right of Way Line of U.S. Highway 89 (Highway 91 and Highway 30); thence South 34°20'00" East 337.39 feet along said Westery Right of Way Line; thence South 55°40'00" West 170.04 feet; thence South 81°49'20" West 276.75 feet; thence North 13°13'19" West 317.90 feet to the Point of Beginning.

Contains 3.000 Acres

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



RECEIVED
JAN 15 2019
BY: 6166

- LEGEND
- C— Centerline
 - UGT— Buried Telephone line
 - OHT— Overhead Telephone line
 - OHP— Overhead Power line
 - UGP— Power line
 - S— Sanitary Sewer line
 - W— Cullinary Water line
 - G— Gas line
 - SD— Storm Drain line
 - SW— Secondary Waterline
 - LD— Land Drain line
 - IW— Irrigation Waterline
 - X—X— Fence Power Meter
 - P— Power Pole
 - W— Water Meter
 - G— Gas Meter
 - P— Power Meter
 - T— Telephone Box
 - S— Sewer Manhole
 - D— Drain Manhole
 - W— Water Manhole
 - C— Cleanout Box
 - TA— Top of Asphalt
 - EA— Edge of Asphalt
 - NG— Natural Ground
 - LG— Lip of Gutter
 - SP— Service Pole
 - LP— Light Pole
 - PP— Power Pole
 - TP— Telephone Pole
 - FH— Fire Hydrant
 - DIT— Flowline of Ditch
 - TOE— Toe of Slope
 - TOP— Top of Slope
 - CO— Cleanout
 - FC— Fence
 - FL— Flowline
 - DMH— Drain Manhole
 - SE— Spot Elevation
 - CO— Contour
 - DMH— x99.00
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - C.M.P.— Corrugated Metal Pipe
 - R.C.P.— Reinforced Concrete Pipe
 - CONC— Edge of Concrete
 - RWALL— Retaining Wall
 - SMH— Sewer Manhole
 - WV— Water Valve
 - CB— Catch Basin
 - DV— Diversion Box
 - TC— Top of Curb
 - S/W— Sidewalk
 - GAS— Gas line Marker
 - GUY— Guy Wire
 - BLDD— Building Corner
 - NG— Natural Ground
 - WV— Water Valve
 - LP— Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - ARP— Area Reference Point
 - Building Columns
 - Landscape

GREAT BASIN
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Record of Survey
Big Boy Toys - Pleasant View
 2529 North Highway 89
 Pleasant View City, Weber County, Utah
 A part of Section 31, T7N, R1W, SL&M, U.S. Survey

27 Nov, 2018

SHEET NO.
1