



3300 SOUTH STREET

NORTH WEST CORNER SECTION 2 TSN R2W SLBAM (FOUND)

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the boundary of the property and then divide it into 4 parcels as part of an estate disbursement of land. The Basis of Bearing is as shown hereon and I have matched existing subdivisions that border the property. Deed Parcel Description

Part of Lot 4 of the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the south line of said Lot 4, 304 feet East from the Southwest Corner of said Lot 4, and running:

Thence North 330 feet;
Thence East 600 feet;
Thence South 330 feet;
Thence West 600 feet, more or less to the point of beginning.

Subject to and together with a right-of-way for all road purposes, including but not limited to paving, curb and gutter, water and sewer lines, and rights of ingress and egress, over, upon, and across the following:
Part of Lot 4 of the Northwest Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 300 feet North from the Southwest Corner of said Lot 4, running:

Thence North 60 feet;
Thence East 1320 feet;
Thence South 60 feet;
Thence West 1320 feet to the point of beginning.

Surveyed Parcel Descriptions

Parcel 1:
Part of Lot 4 of the Northwest Quarter of Section 1, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Southeast Corner of Terry W. Jones Subdivision No. 1, said point being North 0°51'40" East 1322.44 feet along the section line to the Southwest Corner of the Terry W. Jones Subdivision No. 1 (being the Southwest Corner of the aforementioned Lot 4) and South 89°07'54" East 450.80 feet along the south line to the Southwest Corner of the Terry W. Jones Subdivision No. 1, also being on the south line of the aforementioned Lot 4 from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 0°51'40" East 329.34 feet along the east line of the Terry W. Jones Subdivision No. 1 to and along the east line to the Northeast Corner of Cisowski Subdivision and being on the center line of a 60 foot Private Street known as 3400 South Street and shown on the Willard H. Pingree Subdivision Phase One;
Thence South 89°14'05" East 142.68 feet along the center line of said 60 foot right of way;
Thence South 1°10'43" West 242.06 feet;
Thence North 89°54'54" East 7.42 feet;
Thence South 2°08'30" West 87.68 feet to the south line of the aforementioned Lot 4;
Thence North 89°07'54" West 146.80 feet along the south line of the aforementioned Lot 4 to the point of beginning.

Contains 47,292 square feet, 1.086 acres.

Parcel 2:
Part of Lot 4 of the Northwest Quarter of Section 1, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the south line of the aforementioned Lot 4, said point being North 0°51'40" East 1322.44 feet along the section line to the Southwest Corner of the Terry W. Jones Subdivision No. 1 (being the Southwest Corner of the aforementioned Lot 4) and South 89°07'54" East 450.80 feet along the south line of the aforementioned Lot 4 from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 2°08'30" East 87.68 feet;
Thence South 89°54'54" West 7.42 feet;
Thence North 1°10'43" East 242.06 feet to the center line of a 60 foot Private Street known as 3400 South Street and shown on the Willard H. Pingree Subdivision Phase One;
Thence South 89°14'05" East 196.10 feet along the center line of said 60 foot right of way;
Thence South 0°51'40" West 329.35 feet to the south line of the aforementioned Lot 4;
Thence North 89°07'54" West 191.98 feet along the south line of the aforementioned Lot 4 to the point of beginning.

Contains 64,384 square feet, 1.478 acres.

Parcel 3:
Part of Lot 4 of the Northwest Quarter of Section 1, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the south line of the aforementioned Lot 4, said point being North 0°51'40" East 1322.44 feet along the section line to the Southwest Corner of the Terry W. Jones Subdivision No. 1 (being the Southwest Corner of the aforementioned Lot 4) and South 89°07'54" East 450.80 feet along the south line of the aforementioned Lot 4 from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence North 0°51'40" East 329.35 feet to the center line of a 60 foot Private Street known as 3400 South Street and shown on the Willard H. Pingree Subdivision Phase One;
Thence South 89°14'05" East 131.98 feet along the center line of said 60 foot right of way;
Thence South 0°51'40" West 330.18 feet to the south line of the aforementioned Lot 4;
Thence North 89°07'54" West 131.98 feet along the south line of the aforementioned Lot 4 to the point of beginning.

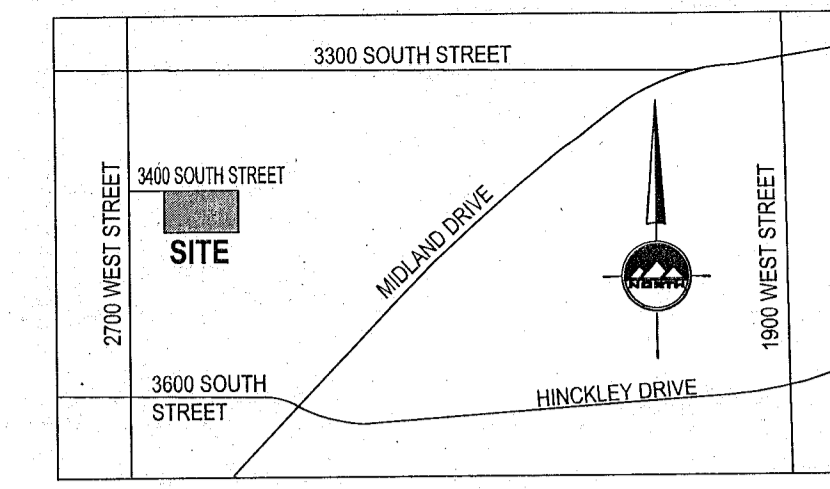
Contains 43,562 square feet, 1.000 acres.

Parcel 4:
Part of Lot 4 of the Northwest Quarter of Section 1, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point on the south line of the aforementioned Lot 4, said point being North 0°51'40" East 1322.44 feet along the section line to the Southwest Corner of the Terry W. Jones Subdivision No. 1 (being the Southwest Corner of the aforementioned Lot 4) and South 89°07'54" East 774.76 feet along the south line of the aforementioned Lot 4 from the West Quarter Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running:

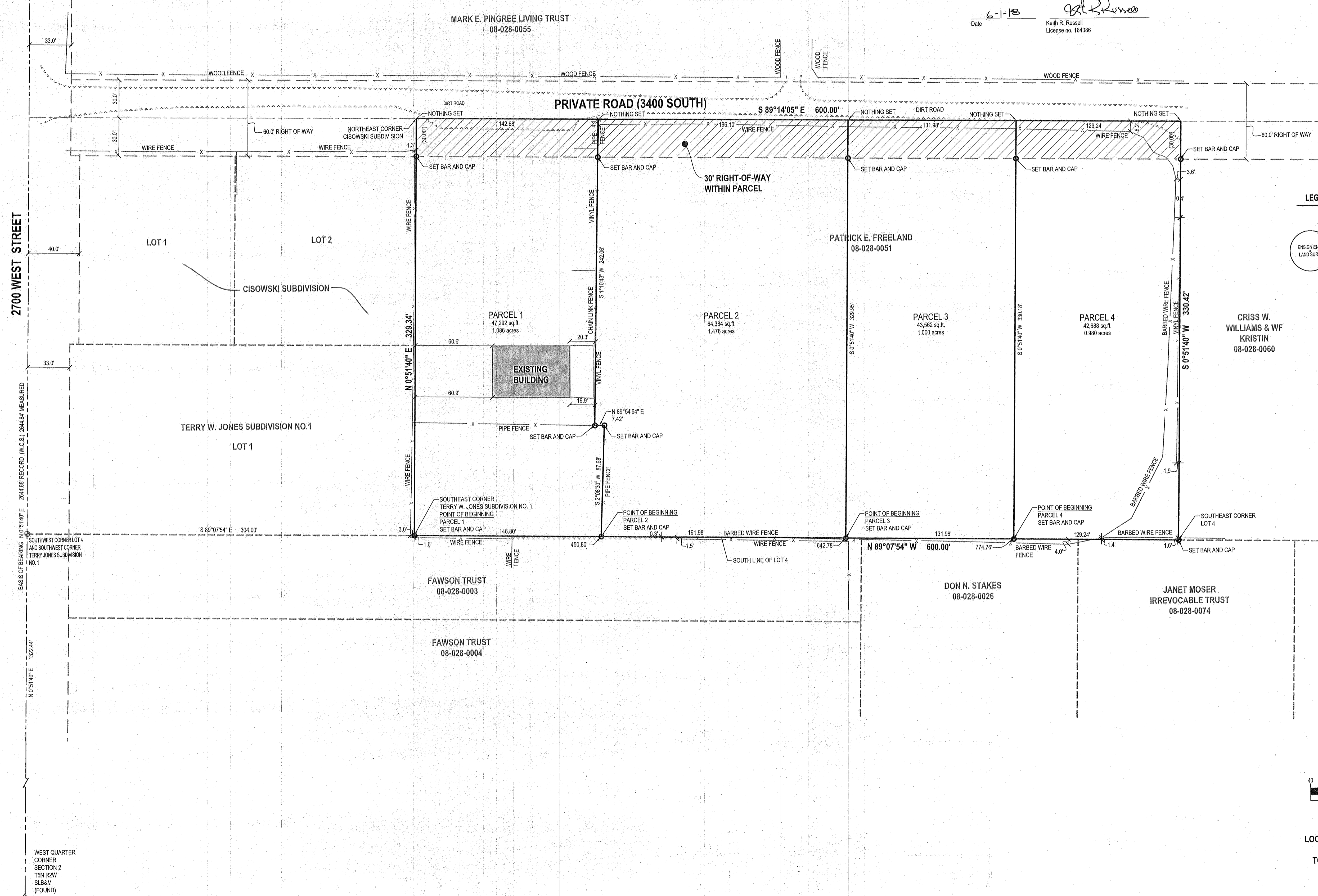
Thence North 0°51'40" East 330.18 feet to the center line of a 60 foot Private Street known as 3400 South Street and shown on the Willard H. Pingree Subdivision Phase One;
Thence South 89°14'05" East 129.24 feet along the center line of said 60 foot right of way to a point on the east line of the aforementioned Lot 4;
Thence South 0°51'40" West 330.42 feet along the east line to the Southeast Corner of the aforementioned Lot 4;
Thence North 89°07'54" West 129.24 feet along the south line of the aforementioned Lot 4 to the point of beginning.

Contains 42,888 square feet, 0.980 acres.

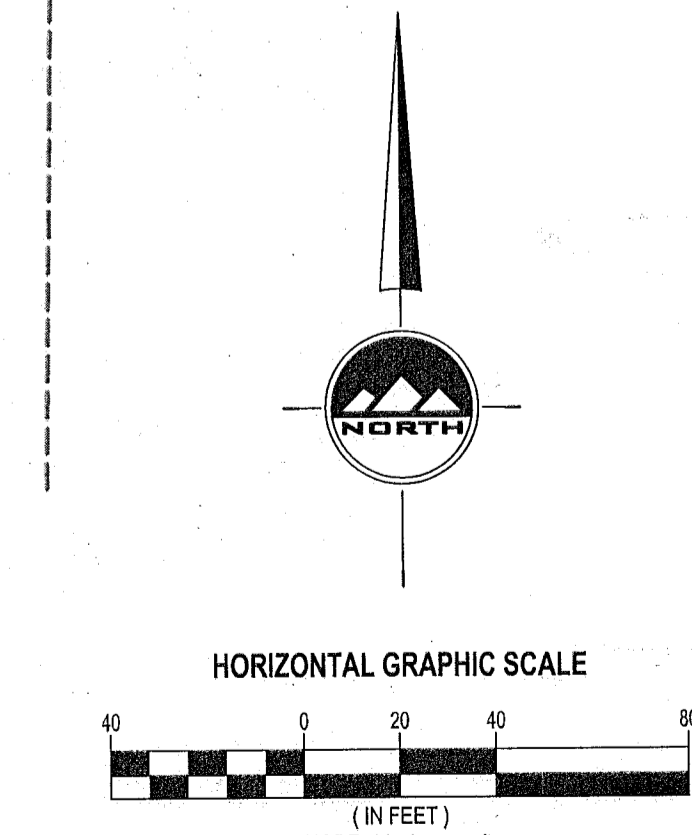
Date 6-1-18
Keith R. Russell
License no. 164386



VICINITY MAP
NO SCALE
WEST HAVEN, DAVIS COUNTY, UTAH



- LEGEND
- SECTION CORNER
 - MONUMENT
 - EXIST REBAR AND CAP
 - SET ENSIGN REBAR AND CAP
 - CONCRETE
 - BUILDING PRIMARY
 - BUILDING SECONDARY
 - BUILDABLE AREA WITHIN SETBACKS
 - PUBLIC DRAINAGE EASEMENT
 - ADJACENT RIGHT OF WAY
 - RIGHT OF WAY
 - CENTERLINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - DEED LINE
 - TANGENT LINE
 - EDGE OF DIRT
 - FENCE
 - EDGE OF ASPHALT



LOCATED IN THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ENSIG
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 2
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.C
FOR: Shelly Winn
PO Box 17
Annebelle, UT 84711
CONTACT: Shelly Winn
PHONE: 435-201-9207

PATRICK E. FREELAND PARCEL SPLIT
3454 S 2700 WEST
MAR 14 2019
BY: 6204

PROFESSIONAL LAND SURVEYOR
RESIDENT STATE OF UTAH
No. 164386
6-1-18
KEITH R. RUSSELL

BOUNDARY SURVEY

PROJECT NUMBER: 7828
PRINT DATE: 6/1/18
DRAWN BY: [Blank]
CHECKED BY: [Blank]
PROJECT MANAGER: [Blank]

1 of 1