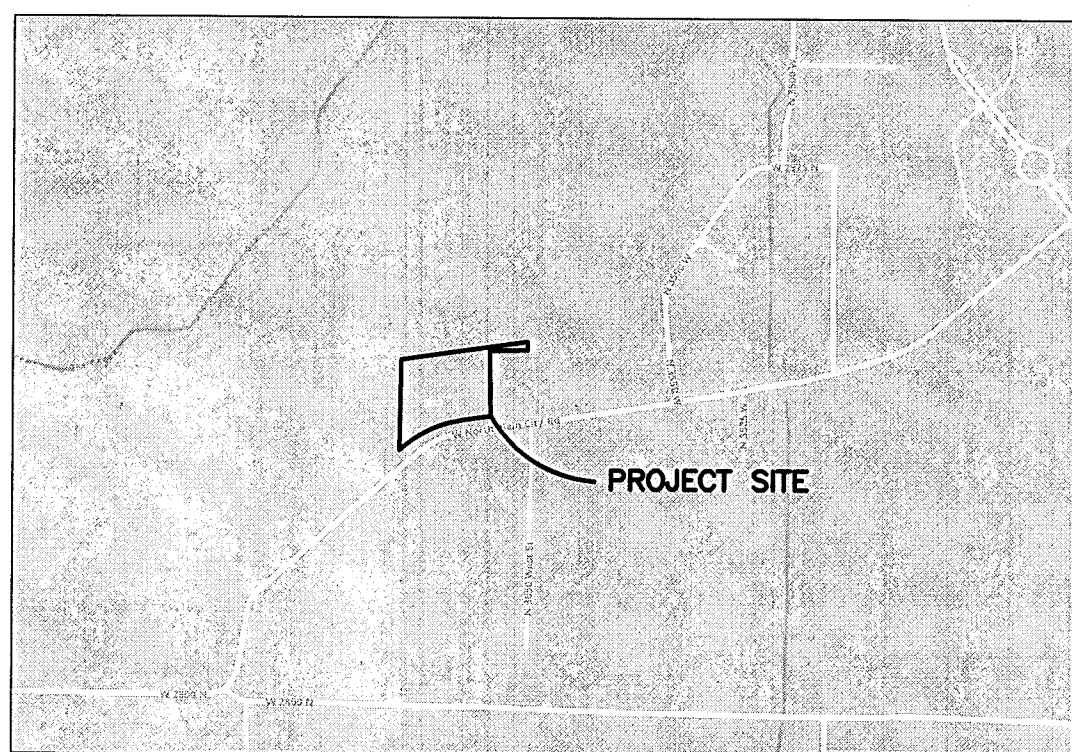


# RECORD OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
PLAIN CITY, WEBER COUNTY, UTAH



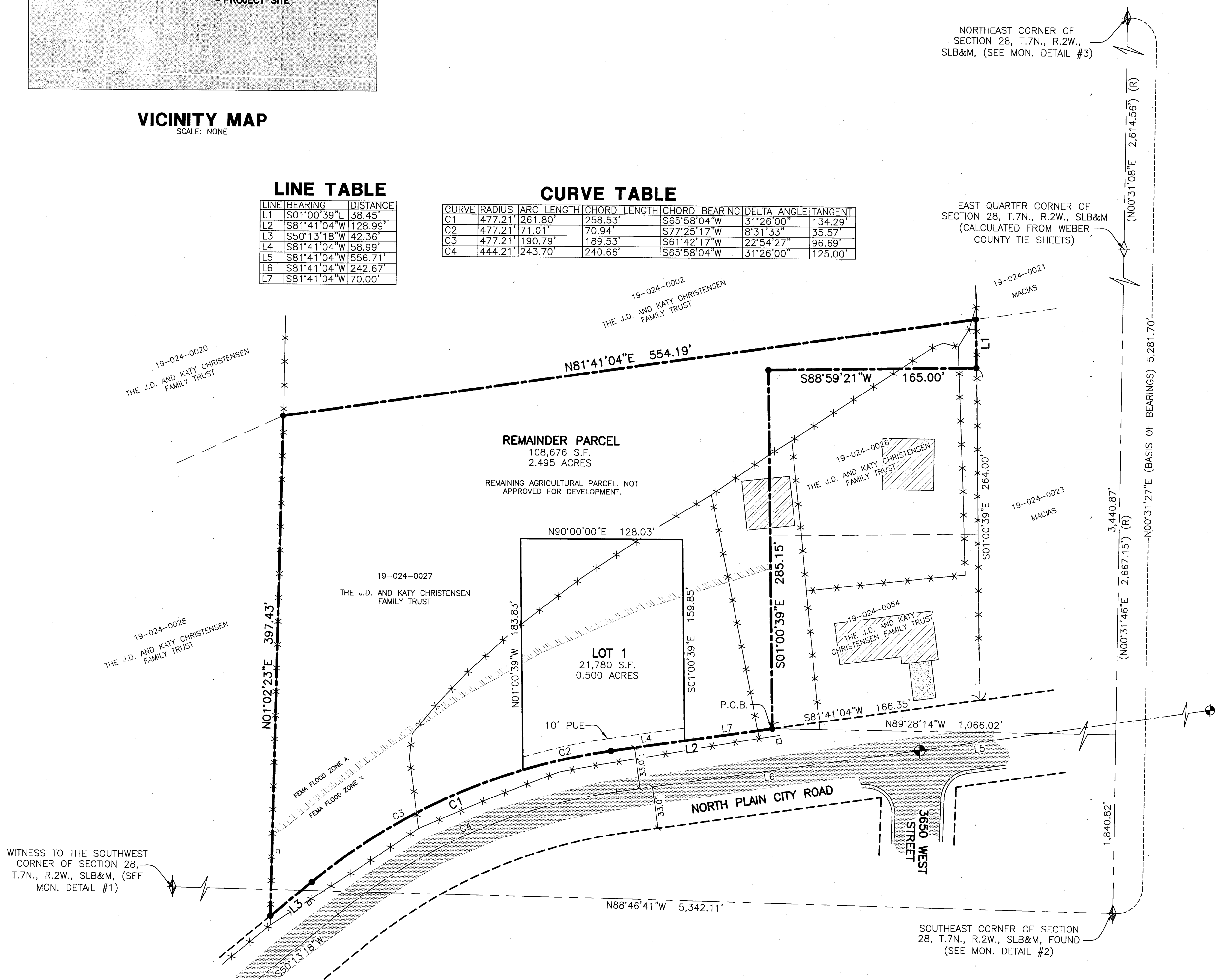
VICINITY MAP  
SCALE: NONE

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°00'39"E	38.45'
L2	S81°41'04"W	128.99'
L3	S50°13'18"W	42.36'
L4	S81°41'04"W	58.99'
L5	S81°41'04"W	556.71'
L6	S81°41'04"W	242.67'
L7	S81°41'04"W	70.00'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	477.21'	261.80'	258.53'	S65°58'04"W	31°26'00"	134.29'
C2	477.21'	71.01'	70.94'	S77°25'17"W	8°31'33"	35.57'
C3	477.21'	190.79'	189.53'	S61°42'17"W	22°54'27"	96.69'
C4	444.21'	243.70'	240.66'	S65°58'04"W	31°26'00"	125.00'

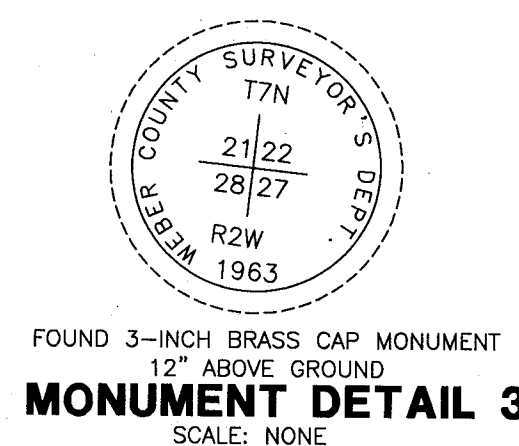
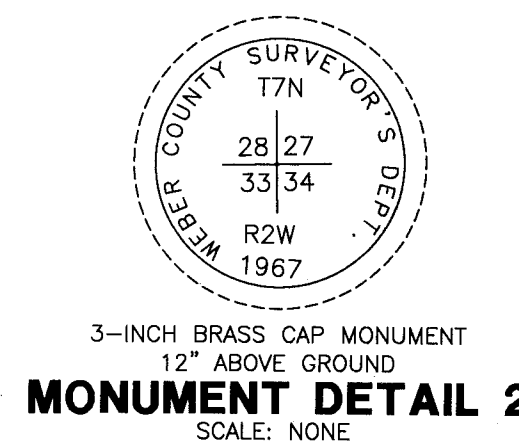
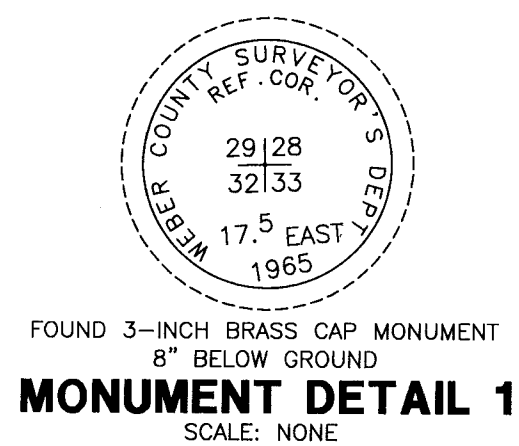


WITNESS TO THE SOUTHWEST CORNER OF SECTION 28, T.7N., R.2W., SLB&M, (SEE MON. DETAIL #1)

NORTHEAST CORNER OF SECTION 28, T.7N., R.2W., SLB&M, (SEE MON. DETAIL #3)

EAST QUARTER CORNER OF SECTION 28, T.7N., R.2W., SLB&M (CALCULATED FROM WEBER COUNTY TIE SHEETS)

SOUTHEAST CORNER OF SECTION 28, T.7N., R.2W., SLB&M, FOUND (SEE MON. DETAIL #2)



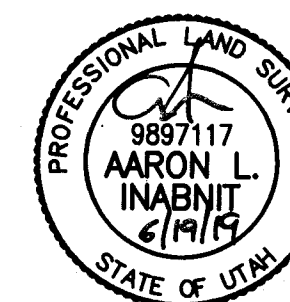
RECEIVED  
JUL 05 2019  
BY: 6279

### SURVEYOR'S CERTIFICATION

I, **AARON INABNIT**, 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 PROFESSIONAL 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 19<sup>th</sup> DAY OF June, 2019.

9897117  
UTAH LICENSE NUMBER



### AS SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING NORTHERLY RIGHT-OF-WAY OF NORTH PLAIN CITY ROAD, SAID POINT IS 1,840.82 FEET N00°31'46"E ALONG THE SECTION LINE AND 1,066.02 FEET N89°28'14"W FROM A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 28 (NOTE: BASIS OF BEARINGS FOR THIS DESCRIPTION IS N00°31'27"E 5,281.70 FEET BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE SOUTHEAST AND NORTHEAST CORNERS OF SAID SECTION 28), AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) S81°41'04"W 128.99 FEET TO THE BEGINNING OF A 477.21-FOOT RADIUS CURVE TO THE LEFT; (2) THENCE SOUTHWESTERLY 261.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 31°26'00" TO THE LEFT; (3) THENCE SOUTHWESTERLY 261.80 FEET ALONG THE ARC OF SAID CURVE BEARS S65°58'04"W FOR A DISTANCE OF 258.53 FEET; (3) S50°13'18"W 42.36 FEET, MORE OR LESS, TO A POINT IN A FENCE; THENCE N01°02'23"E 397.43 FEET ALONG SAID FENCE; THENCE N81°41'04"E 554.19 FEET, MORE OR LESS, TO A POINT IN A FENCE; THENCE S01°00'39"E 38.45 FEET ALONG SAID FENCE; THENCE S88°59'21"W 165.00 FEET; THENCE S01°00'39"E 285.15 FEET TO THE POINT OF BEGINNING. CONTAINING 130,456 SQUARE FEET OR 2.995 ACRES, MORE OR LESS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE SOUTHEAST CORNER OF SECTION 28 AND NORTHEAST CORNER OF SECTION 28, T.7N., R.2W., SLB&M., SHOWN HEREON AS: N00°31'27"E

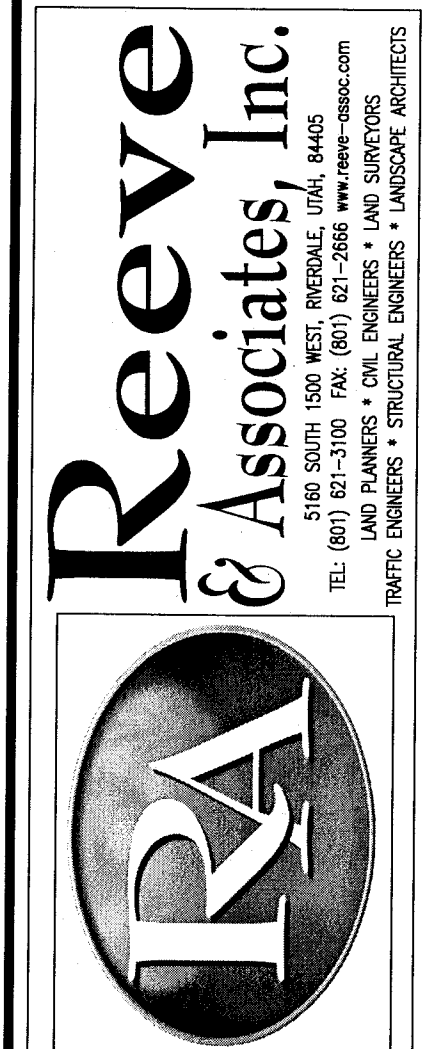
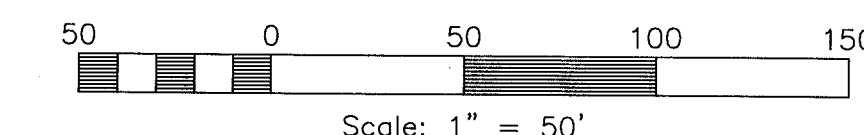
### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO IDENTIFY THE BOUNDARY ON THE GROUND FOR FUTURE DEVELOPMENT OF THE PROPOSED TAYLOR CHRISTENSEN SUBDIVISION. BOUNDARY LINES WERE DETERMINED AS FOLLOWS:

THE SOUTHERLY LINE IS BOUNDED BY NORTH PLAIN CITY ROAD. THE ROAD WAS IDENTIFIED BY REFERENCING THE KYLER KLONP SUBDIVISION (ENTRY #2197718, BOOK 64, PAGE 36), THE NORTHLANDS SUBDIVISION-AMENDED (ENTRY #2099921, BOOK 61, PAGE 62), A SURVEY BY JOHN REEVES (SURVEY NO. 1299) RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR, AND BY MEASUREMENTS TO IMPROVEMENTS AND FOUND MONUMENTS AS SHOWN HEREON. THE WESTERLY LINE WAS DETERMINED TO BE AN OLD FENCE LONG RELIED UPON AS THE BOUNDARY THROUGH CONSULTATION WITH PROPERTY OWNER J.D. CHRISTENSEN. THE NORTHERLY LINE IS IDENTIFIED BY CURRENT DEED OF RECORD TO BE ALONG "CORPORATE LIMITS", IN REFERENCE TO THE MAP OF PLAIN CITY TOWNSITE (RECORDED JAN. 14TH 1944, BOOK 9, PAGE 42). THIS TOWNSITE MAP PLACES THE "CORPORATE LIMIT" AT 333 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF NORTH PLAIN CITY ROAD IN THE AREA OF THE SURVEYED PARCEL. THE EASTERLY 38.45' FOOT LINE WAS DETERMINED TO BE AN OLD FENCE LONG RELIED UPON AS THE BOUNDARY THROUGH CONSULTATION WITH SAID PROPERTY OWNER J.D. CHRISTENSEN. THIS LINE MATCHES THE WESTERLY LINE OF A SURVEY BY DALLAS K. BUTTARS (SURVEY #1200) RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYOR. THE FINAL TWO COURSES AND DISTANCES, S88°59'21"W 165.00' AND S01°00'39"E 285.15', RESPECTIVELY, ARE INTENDED BY THE CURRENT DEED OF RECORD TO BE THE NORTHERLY LINE OF TAX ID 19-024-0026 AND WESTERLY LINES OF TAX ID 19-024-0026 AND 19-024-0054. AT THE TIME OF SURVEY, THESE PARCELS WERE UNDER THE SAME OWNERSHIP AS THE SURVEYED PARCEL. TO PLACE PARCELS 19-024-0026 AND 19-024-0054 FOR THE PURPOSES OF THIS SURVEY, AND, THUS, IDENTIFY SAID FINAL TWO CALLS OF THE SURVEYED PARCEL, THE POINT OF BEGINNING FOR PARCEL 19-024-0054 WAS PLACED AT THE INTERSECTION OF THE PROJECTED LINE OF THE AFOREMENTIONED OLD FENCE WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NORTH PLAIN CITY ROAD, PER DEED LANGUAGE. THE DEED CALLS WERE THEN ROTATED TO THEIR CURRENT GEOMETRY AROUND THIS POINT. THIS GEOMETRY WAS DETERMINED AS FOLLOWS: THE COURSES IN THE CURRENT DEED OF RECORD ARE MAINLY DUE CARDINAL DIRECTIONS. TO DETERMINE WHAT THE HISTORICAL UNDERSTANDING OF "NORTH" WAS TO THE GRANTOR'S AND GRANTEE'S OF PARCELS 19-024-0022, 19-024-0026, 19-024-0027 AND 19-024-0054, MEASUREMENTS WERE TAKEN ON AN OLD POST AND WIRE FENCE LONG RELIED UPON AS THE BOUNDARY. THIS FENCE IS A 750' FENCE ALONG THE EASTERLY LINES OF THE AFOREMENTIONED PARCELS. WHILE UTILIZING THE BASIS OF BEARINGS SHOWN ON THIS PLAT, A BEST FIT LINE THROUGH SURVEY MEASUREMENT ALONG THIS FENCE WAS DETERMINED TO BE N01°00'39"W. THIS RESULT MATCHES VERY WELL WITH THE PREVIOUSLY MENTIONED SURVEY BY DALLAS BUTTARS.

### LEGEND

- = FOUND SECTION CORNER
- = CALCULATED SECTION CORNER
- = FOUND CENTERLINE MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- (R)
- = SECTION/MONUMENT TIE LINE
- = STREET CENTER LINE
- = BOUNDARY LINE
- = LOT LINE
- = EASEMENT
- = EXISTING FENCE LINE
- = TAX ID PARCEL LINE
- = RIGHT-OF-WAY
- = FEMA FLOOD ZONE DIVISION LINE (SCALED FROM FEMA FLOOD ZONE PANEL 49057C0187E, 12/16/2005, SHOWN FOR GRAPHICAL PURPOSES ONLY)
- = STRUCTURE FOOTPRINT
- = EXISTING PAVEMENT
- = EXISTING CONCRETE



REVISIONS	DESCRIPTION
DATE	

**RECORD OF SURVEY**  
PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
PLAIN CITY, WEBER COUNTY, UTAH

**J.D. CHRISTENSEN**

**Project Info.**  
Surveyor: **A. INABNIT**  
Designer: **A. INABNIT**  
Begin Date: **5-13-2019**  
Name: **J.D. CHRISTENSEN**  
Scale: **1"=50'**  
Checked:  
Number: **7165-01**