

Legend

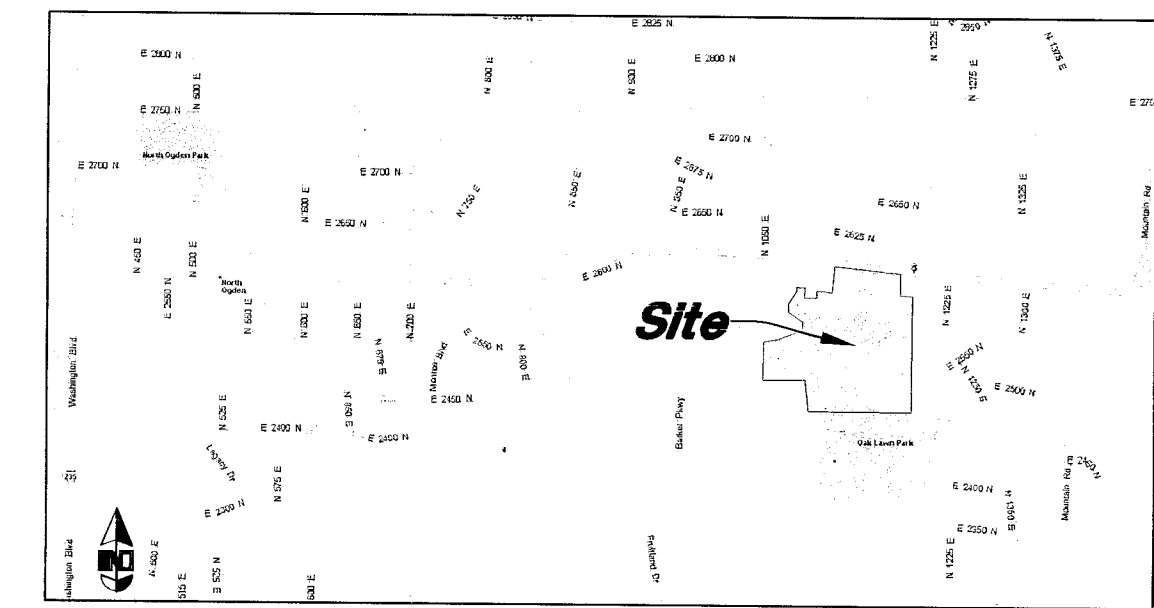
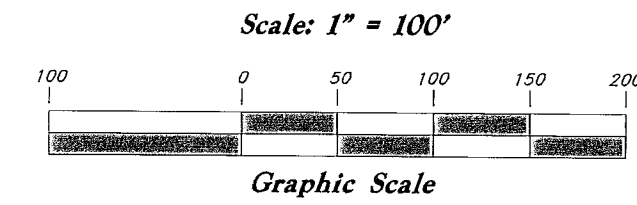
(Note: All items may not appear on drawing)

- San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line
Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line
Direction of Flow
Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Demo'd Road Base
Spill Curb & Gutter
Demo Tree
Tree To Remain in Place

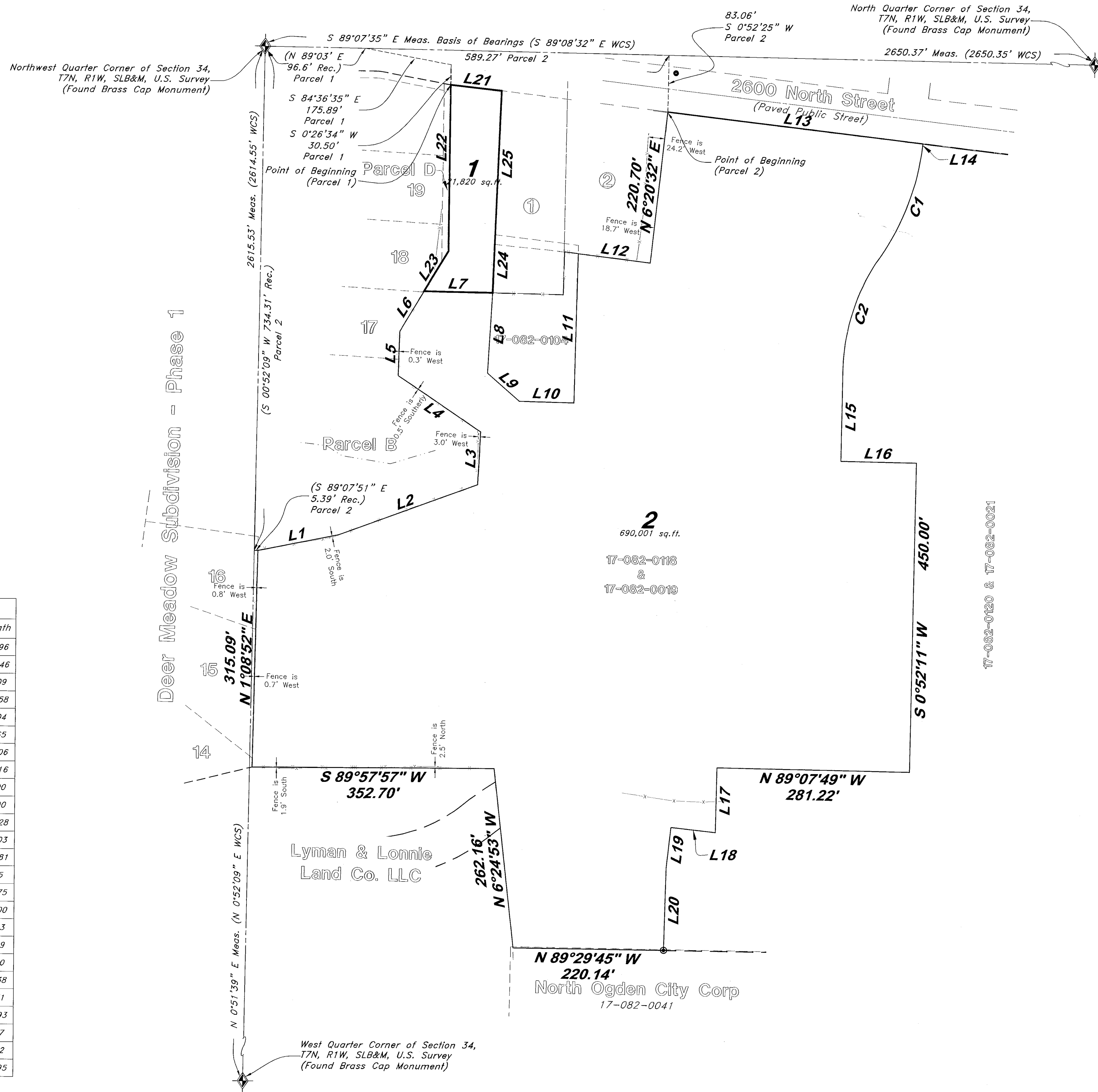
Table with columns: Line, Bearing, Length. Lists lines L1 through L25 with their respective bearings and lengths.

PROPERTY LINE CURVE DATA table with columns: Curve, Delta, Radius, Length, Chord, Chord Bearing. Lists curves C1 and C2 with their geometric data.

NARRATIVE
This Lot Line Adjustment was requested by Dallas Nicol of Visionary Homes for the purpose of Amending the Property Lines
A Line between Monuments in the Northwest Corner and the North Quarter Corner of Section 34 with a measured bearing of South 89°07'35" East was used as the Basis of Bearings for this Lot Line Adjustment.
Property Corners were monumented as depicted on this Lot Line Adjustment.



VICINITY MAP
Not to Scale



RECORD DESCRIPTIONS

PARCEL 1 (17-082-0003)

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 2600 NORTH STREET, WHICH IS NORTH 89°03' EAST 96.6 FEET SOUTH 84°26' EAST 179.41 FEET AND SOUTH 33.16 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, RUNNING THENCE SOUTH 84°26' EAST 85 FEET THENCE SOUTH 34°35' WEST 200.08 FEET TO THE LIMITS LINE OF NORTH OGDEN CITY, THENCE NORTH 84°26'08" WEST 71.74 FEET THENCE NORTH 200.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS.

PARCEL 2 (17-082-0118 & 17-082-0119)

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH MOST CORNER OF PARCEL B AS SHOWN IN DEER MEADOWS SUBDIVISION PHASE 1 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE WHICH COURSES AND DISTANCES ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION PHASE 1 (1) NORTH 78°32'10" EAST 119.96 FEET THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION PHASE 1 (2) NORTH 69°50'22" EAST 215.46 FEET (3) NORTH 02°44'24" EAST 77.09 FEET (4) NORTH 56°17'39" WEST 145.58 FEET (5) NORTH 01°52'30" EAST 65.04 FEET (6) NORTH 30°57'39" EAST 136.32 FEET (7) NORTH 00°30'58" EAST 31.91 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECORD OF SURVEY NUMBER 003093 AS RECORDED IN WEBER COUNTY SURVEYORS OFFICE, THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY, (1) SOUTH 03°17'58" WEST 117.16 FEET TO A FOUND 1/2" REBAR (2) SOUTH 49°02'29" EAST 62.00 FEET (3) SOUTH 88°47'49" EAST 80.00 FEET (4) NORTH 01°12'11" EAST 217.28 FEET TO AN EXISTING CHAIN LINK FENCE, THENCE SOUTH 83°22'47" EAST 106.03 FEET ALONG SAID CHAIN LINK FENCE AND AN EASTERLY EXTENSION TO A REBAR AND CAP, THENCE NORTH 06°20'31" EAST 221.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF 2600 NORTH STREET, THENCE SOUTH 83°20'37" EAST 374.82 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT WHICH IS A SOUTH EXTENSION OF THE EAST RIGHT OF WAY LINE OF 1125 EAST STREET, THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: (1) SOUTH 06°39'23" WEST 3.56 FEET ALONG SAID SOUTH EXTENSION TO A POINT OF CURVATURE WITH A 360.00 FOOT RADIUS CURVE TO THE RIGHT, (2) 125.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°54'19" (CHORD BEARS SOUTH 20°36'33" WEST 173.61 FEET) TO A POINT OF REVERSE CURVATURE WITH A 300.00 FOOT RADIUS CURVE TO THE LEFT (3) 176.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°41'32" (CHORD BEARS SOUTH 17°42'57" WEST 173.88 FEET) TO A POINT OF TANGENCY (4) SOUTH 00°52'11" WEST 131.75 FEET (5) SOUTH 89°07'49" EAST 110.00 FEET (6) SOUTH 00°52'11" WEST 450.00 FEET (7) NORTH 89°07'49" WEST 281.22 FEET (8) SOUTH 00°53'17" WEST 94.43 FEET (9) NORTH 83°47'31" WEST 65.29 FEET (10) SOUTH 06°12'29" WEST 60.00 FEET (11) SOUTH 01°25'05" WEST 119.38 FEET THENCE NORTH 89°29'45" WEST 220.14 FEET TO A FOUND REBAR & CAP THENCE NORTH 06°24'53" WEST 262.16 FEET ALONG THE REMNANTS OF AN OLD FENCE, THENCE SOUTH 89°57'57" WEST 352.70 FEET ALONG AN EXISTING WIRE FENCE TO THE SOUTHEAST MOST CORNER OF LOT 14 OF SAID DEER MEADOWS SUBDIVISION, PHASE 1 THENCE NORTH 01°09'01" EAST 315.10 FEET ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION PHASE 1 TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE NORTHERLY 1.00 FOOT THEREON AS DESCRIBED IN BOOK 1946 AT PAGE 659 IN THE WEBER COUNTY RECORDERS OFFICE, ALSO EXCEPTING THEREFROM: THAT PORTION LYING SOUTH OF THE NORTH OGDEN CITY CORPORATE LIMITS LINE, DESCRIBED PARCEL CONTAINS 74,111 SQUARE FEET OR 1.701 ACRES MORE OR LESS IN NORTH OGDEN CITY.

PROPOSED DESCRIPTIONS

PARCEL 1

A part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:
Beginning on the Southerly Right-of-Way Line of 2600 North Street, said point being 96.60 feet South 89°07'35" East along the Quarter Section Line; 175.89 feet South 82°36'35" East and 30.50 feet South 00°26'34" West from the Northwest Corner of said Section 34; thence South 83°47'46" East 74.71 feet along said Southerly Right-of-Way Line; thence South 02°14'11" West 209.95 feet; thence South 02°11'30" West 84.42 feet to an existing fence line; thence North 89°11'25" West 100.06 feet along said fence line to the East line of Deer Meadow Subdivision - Phase 1; thence two (2) courses along said East line as follows: (1) North 30°57'39" East 68.67 feet; and (2) North 00°26'34" East 241.93 feet to the POINT OF BEGINNING.

Containing 21,819.64 square feet more or less.

PARCEL 2

A part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:
Beginning on the Southerly Right-of-Way Line of 2600 North Street, said point being 589.27 feet South 89°07'35" East along the Quarter Section Line and 83.06 feet South 0°52'25" West from the Northwest Corner of said Section 34; and running; thence South 83°20'37" East 374.81 feet along said Southerly Right-of-Way Line; thence South 06°39'23" West 2.55 feet to the point of curve of a non-tangent curve, of which the radius point lies North 83°20'35" West; thence Southerly along the arc of a 360.00 foot radius curve to the right a distance of 175.33 feet (Central Angle equals 27°54'17" and Long Chord bears South 20°36'33" West 173.60 feet) to the point of curve of a non-tangent curve, of which the radius point lies South 55°26'18" East; thence Southerly along the arc of a 300.00 foot radius curve to the left a distance of 176.41 feet (Central Angle equals 33°41'31" and Long Chord bears South 17°42'57" West 173.88 feet); thence South 00°52'11" West 131.75 feet; thence South 89°07'49" East 110.00 feet; thence South 00°52'11" West 450.00 feet; thence North 89°07'49" West 281.22 feet; thence South 00°53'17" West 94.43 feet; thence North 83°47'31" West 65.29 feet; thence South 06°12'29" West 60.00 feet; thence South 01°25'05" West 119.38 feet; thence North 89°29'45" West 220.14 feet; thence North 06°24'53" West 262.16 feet; thence South 89°57'57" West 352.70 feet to the East line of Deer Meadow Subdivision - Phase 1; thence seven (7) courses along said East line as follows: (1) North 01°08'52" East 315.09 feet; (2) North 78°32'10" East 119.96 feet; (3) North 69°50'22" East 215.46 feet; (4) North 02°44'24" East 77.09 feet; (5) North 56°17'39" West 145.58 feet; (6) North 01°52'30" East 65.04 feet; (7) North 30°57'39" East 67.65 feet to an existing fence line; thence South 89°11'25" East 100.06 feet along said fence line; thence South 03°17'58" West 117.16 feet; thence South 49°02'29" East 62.00 feet; thence South 88°47'49" East 80.00 feet; thence North 01°12'11" East 217.28 feet; thence South 83°13'21" East 106.03 feet; thence North 06°20'32" East 220.70 feet to the POINT OF BEGINNING.

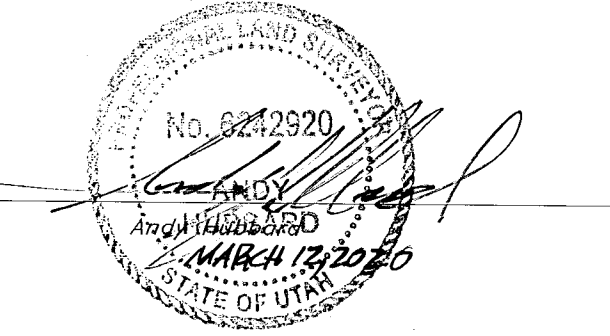
Less and Excepting that portion lying South of the North Ogden City Corporate limits line, described parcel contains 74,111 square feet or 1.701 acres more or less in North Ogden City.
Containing 14.1 acres, more or less.

PARCEL OWNERS

- 1 Darlene F. Bates Trustee
2 Fred C. Brown Revocable Trust

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 25, of the Professional Engineers and Professional 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
MAR 12 2020
BY: 6464

GREAT BASIN ENGINEERING

Lot Line Adjustment
Northwood Hills
Approximately 1200 East 2600 North
North Ogden City, Weber County, Utah
A part of Section 34, T7N, R1W, SL&M, U.S. Survey

12 Mar, 2020

SHEET NO.

1