

RECORD OF SURVEY

PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

TOWN OF UINTAH, WEBER COUNTY, UTAH

MARCH, 2020

OVERALL DESCRIPTION

PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S89°34'40"E 758.99 FEET; THENCE N00°10'48"E 745.03 FEET TO THE SOUTHERLY LINE OF THE EN GEDI DEVELOPMENT; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S84°47'59"E 360.98 FEET; (2) S04°01'11"W 61.31 FEET; AND (3) S85°58'49"E 164.14 FEET; THENCE S04°53'08"W 57.82 FEET; THENCE S85°06'52"E 34.27 FEET; THENCE S04°33'37"W 792.13 FEET TO THE NORTHERLY LINE OF THE WEBER RIVER AS SHOWN ON RECORD OF SURVEY NO. 3489; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SIXTEEN (16) COURSES: (1) N77°09'26"W 32.27 FEET; (2) N69°27'05"W 91.18 FEET; (3) N63°45'32"W 108.58 FEET; (4) N69°52'14"W 85.25 FEET; (5) N83°39'44"W 84.56 FEET; (6) S81°25'08"W 71.51 FEET; (7) S64°30'42"W 96.06 FEET; (8) S78°12'40"W 124.02 FEET; (9) N74°45'03"W 60.84 FEET; (10) N69°53'40"W 64.09 FEET; (11) N75°58'08"W 52.59 FEET; (12) N80°09'12"W 98.91 FEET; (13) S71°34'19"W 131.09 FEET; (14) S62°42'35"W 111.24 FEET; (15) S38°10'07"W 113.53 FEET; AND (16) S28°26'37"W 61.74 FEET; THENCE N00°05'17"E ALONG A PORTION OF THE EASTERLY LINES OF MOUNTAIN VALLEY RANCHETTES PHASE 2 AND AMENDED MOUNTAIN VALLEY RANCHETTES PHASE 1, 345.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 551,927 SQUARE FEET OR 12.671 ACRES MORE OR LESS

PARCEL DESCRIPTIONS

PARCEL 1

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF THE EN GEDI DEVELOPMENT, SAID POINT BEING N00°03'54"E ALONG THE SECTION LINE, 721.70 FEET AND S89°58'06"E 967.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE ALONG SAID SOUTHERLY LINE OF EN GEDI DEVELOPMENT THE FOLLOWING TWO (2) COURSES: (1) S84°47'55"E 153.18 FEET; AND (2) S04°01'11"W 61.31 FEET; THENCE N85°58'49"W 148.29 FEET; THENCE N00°17'01"W 64.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,475 SQUARE FEET OR 0.218 ACRES MORE OR LESS.

PARCEL 2

PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°03'54"E ALONG THE SECTION LINE, 49.60 FEET AND S89°58'06"E 758.09 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE N00°10'48"E 690.69 FEET TO THE SOUTHERLY LINE OF THE EN GEDI DEVELOPMENT; THENCE S84°48'02"E ALONG SAID SOUTHERLY LINE, 207.80 FEET; THENCE S00°17'01"E 64.65 FEET; THENCE S85°58'49"E 312.43 FEET; THENCE S04°53'08"W 57.82 FEET; THENCE S85°06'52"E 18.01 FEET; THENCE S05°32'26"W 281.34 FEET; THENCE S04°33'46"W 302.74 FEET; THENCE S26°26'47"W 6.27 FEET; THENCE S48°45'04"W 8.30 FEET; THENCE S75°47'38"W 12.76 FEET; THENCE N86°01'52"W 33.42 FEET; THENCE N81°33'11"W 74.73 FEET; THENCE N81°08'23"W 73.01 FEET; THENCE N78°53'30"W 230.60 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 7.63 FEET, A DELTA ANGLE OF 10°55'42", A CHORD BEARING OF N84°21'21"W, AND A CHORD LENGTH OF 7.62 FEET; THENCE N89°49'12"W 48.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 338,903 SQUARE FEET OR 7.780 ACRES MORE OR LESS.

PARCEL 3

PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°05'17"W ALONG THE SECTION LINE, 101.82 FEET AND S89°54'43"E 962.51 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE N04°33'28"E 96.46 FEET; THENCE N84°56'29"E 14.49 FEET; THENCE S87°12'16"E 59.89 FEET; THENCE S81°10'35"E 218.65 FEET; THENCE S04°33'37"W 174.53 FEET TO THE NORTHERLY LINE OF THE WEBER RIVER AS SHOWN ON RECORD OF SURVEY NO. 3489; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N77°09'26"W 32.27 FEET; (2) N69°27'05"W 91.18 FEET; (3) N63°45'32"W 108.58 FEET; AND (4) N69°52'14"W 74.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,479 SQUARE FEET OR 0.952 ACRES MORE OR LESS.

PARCEL 4

PART OF THE WEST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S89°34'40"E 758.99 FEET; THENCE N00°10'48"E 54.34 FEET; THENCE S89°49'12"E 48.21 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 7.63 FEET, A DELTA ANGLE OF 10°55'42", A CHORD BEARING OF S84°21'21"E, AND A CHORD LENGTH OF 7.62 FEET; THENCE S78°53'30"E 230.60 FEET; THENCE S81°08'23"E 73.01 FEET; THENCE S81°33'11"E 74.73 FEET; THENCE S86°01'52"E 33.42 FEET; THENCE N75°47'38"E 12.76 FEET; THENCE N48°45'04"E 8.30 FEET; THENCE N26°26'47"E 6.27 FEET; THENCE N04°33'46"E 302.74 FEET; THENCE N05°32'26"E 281.34 FEET; THENCE S85°06'52"E 18.26 FEET; THENCE S04°33'37"W 617.80 FEET; THENCE N81°10'35"E 218.65 FEET; THENCE N87°12'16"E 59.89 FEET; THENCE S84°56'29"E 14.49 FEET; THENCE S04°33'28"W 96.46 FEET TO THE NORTHERLY LINE OF THE WEBER RIVER AS SHOWN ON RECORD OF SURVEY NO. 3489; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) N69°52'14"W 10.81 FEET; (2) N83°39'44"W 84.56 FEET; (3) S81°25'08"W 71.51 FEET; (4) S64°30'42"W 96.06 FEET; (5) N75°58'08"W 52.59 FEET; (6) N74°45'03"W 60.84 FEET; (7) N69°53'40"W 64.09 FEET; (8) S78°12'40"W 124.02 FEET; (9) N80°09'12"W 98.91 FEET; (10) S71°34'19"W 131.09 FEET; (11) S62°42'35"W 111.24 FEET; (12) S38°10'07"W 113.53 FEET; AND (13) S28°26'37"W 61.74 FEET; THENCE N00°05'17"E ALONG A PORTION OF THE EASTERLY LINES OF MOUNTAIN VALLEY RANCHETTES PHASE 2 AND AMENDED MOUNTAIN VALLEY RANCHETTES PHASE 1, 345.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 162,071 SQUARE FEET OR 3.721 ACRES MORE OR LESS.

NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.

(BASIS OF BEARINGS)
N00°03'54"E 2637.34' RECORD
(2637.36' MEASURED)

07-102-0075
RULON V & GAYLA L DYE
REVOCABLE TRUST

07-102-0079
RULON V & GAYLA L DYE
REVOCABLE LIVING TRUST

07-102-0081
PACIFIC POINT PROPERTIES LLC

WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT.

07-107-0009
CHRISTOPHER HOOK
FAMILY TRUST

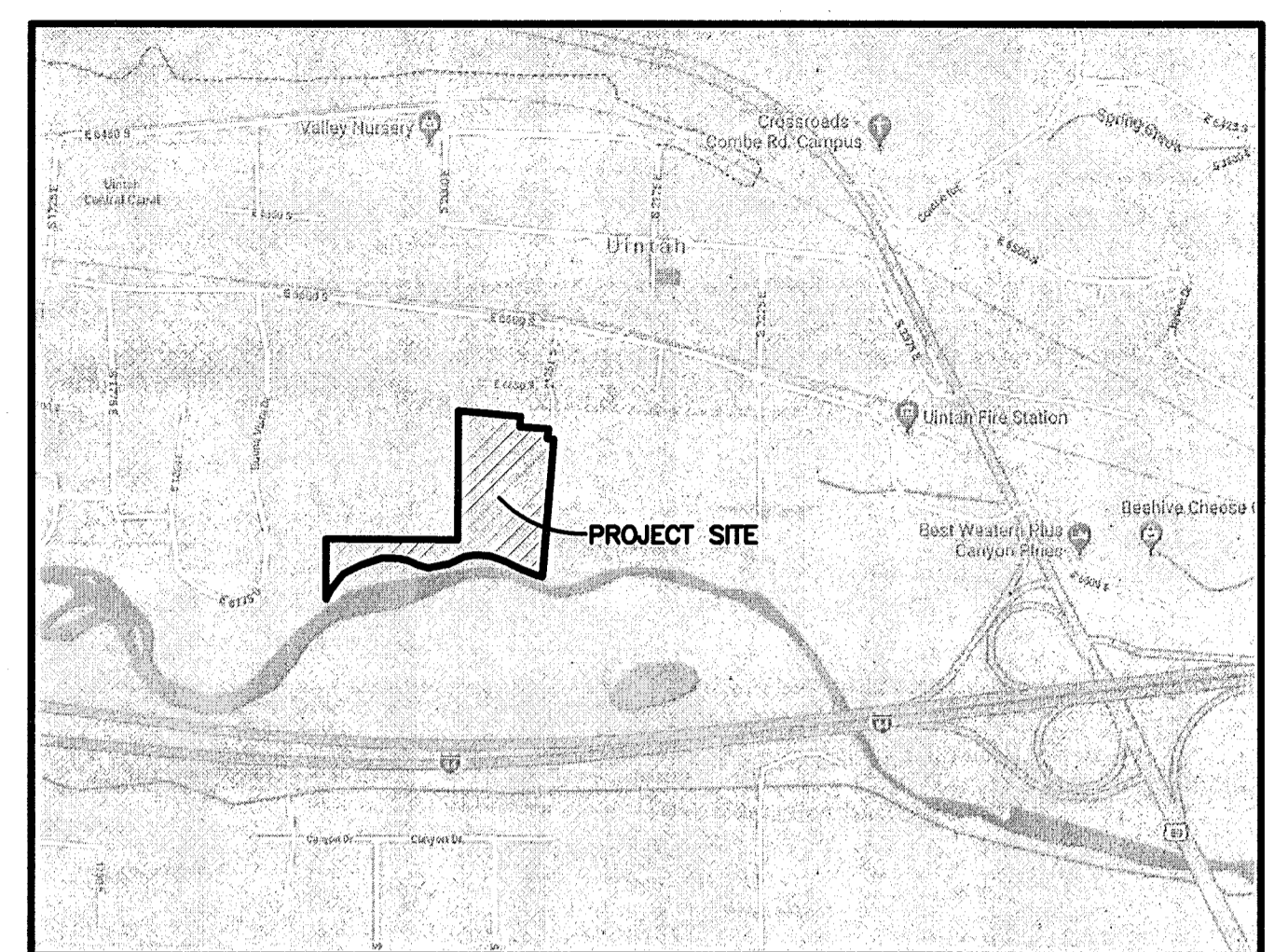
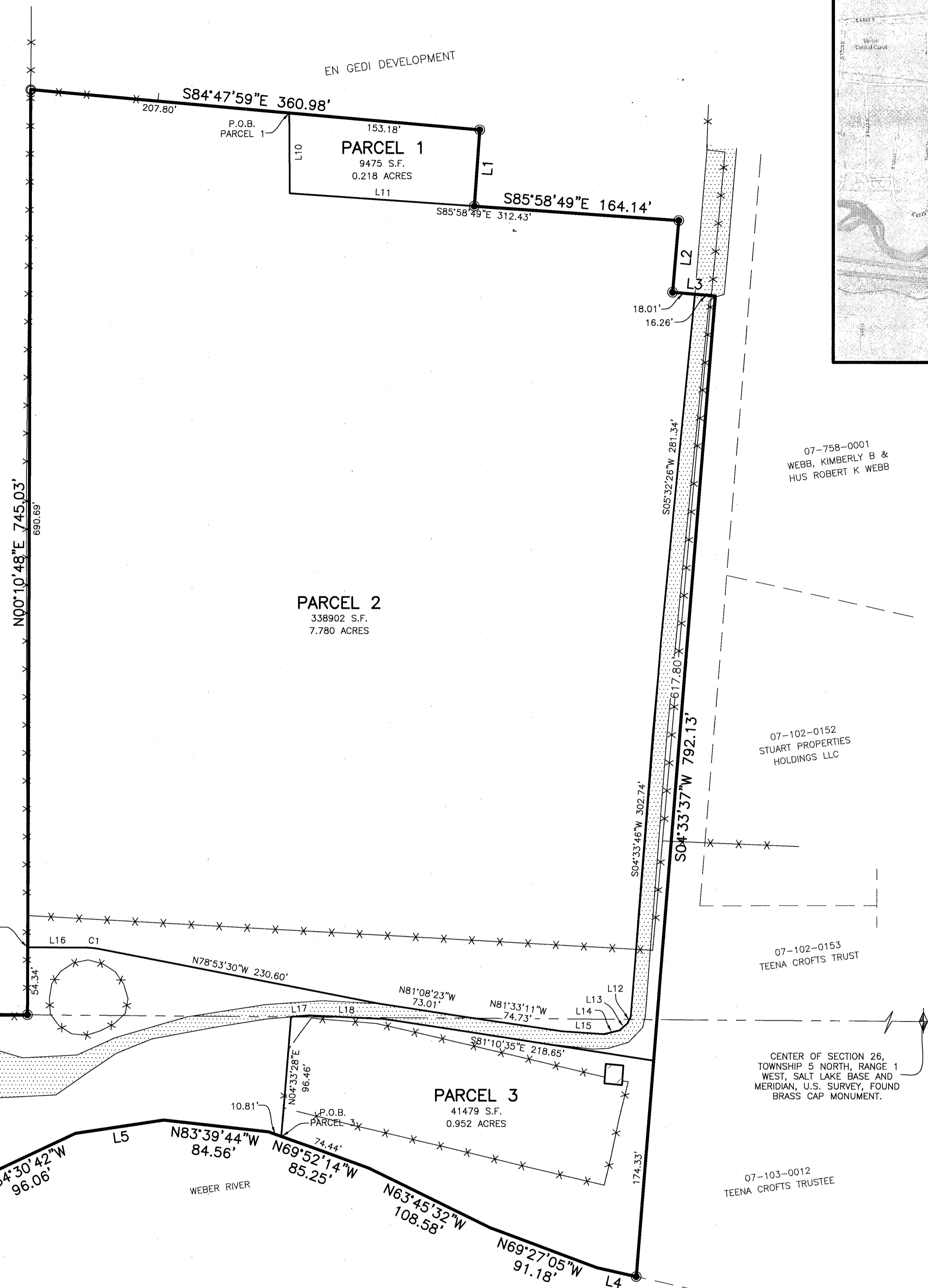
07-103-0012
TEENA CROFTS TRUSTEE

07-103-0012
TEENA CROFTS TRUSTEE

07-102-0152
STUART PROPERTIES HOLDINGS LLC

07-758-0001
WEBB, KIMBERLY B & HUS ROBERT K WEBB

07-102-0153
TEENA CROFTS TRUST



VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°01'11"W	61.31
L2	S84°53'08"W	57.82
L3	S85°06'52"E	34.27
L4	N77°09'26"W	32.27
L5	S81°25'08"W	71.51
L6	N74°45'03"W	60.84
L7	N69°53'40"W	64.09
L8	N75°58'08"W	52.59
L9	S28°26'37"W	61.74
L10	S00°17'01"E	64.65
L11	S85°58'49"E	148.29
L12	S26°26'47"W	6.27
L13	S48°45'04"W	8.30
L14	S75°47'38"W	12.76
L15	N86°01'52"W	33.42
L16	N89°49'12"W	48.21
L17	N63°45'32"W	108.58
L18	S87°12'16"E	59.89

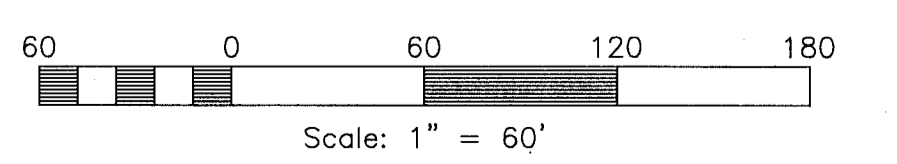
CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	40.00'	7.63'	7.62'	3.83'	N84°21'21"W	10°55'42"

RECEIVED
MAR 26 2020
BY: G4LB

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES"
- = FOUND REEVE REBAR
- = BOUNDARY LINE
- = MONUMENT TIE LINE
- = ADJOINING PROPERTY
- = EXISTING FENCE LINE
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE

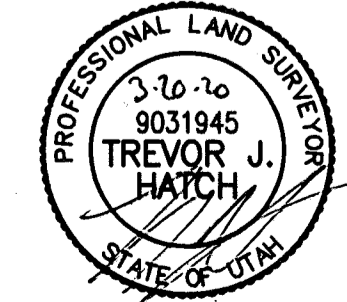


SURVEYOR'S CERTIFICATE

I, **TREVOR HATCH**, 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 20th DAY OF March, 2020.

9031945
UTAH LICENSE NUMBER



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°03'54"E

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THIS PARCEL ON THE GROUND FOR FUTURE DEVELOPMENT. ALL CORNERS NOT FOUND WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

Reeve & Associates, Inc.
5160 SOUTH 1000 WEST, MERIDIAN, UTAH 84403
TEL: (801) 621-1100 FAX: (801) 621-2668 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAVEL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
PART OF THE WEST HALF OF SECTION 26, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
TOWN OF UINTAH, WEBER COUNTY, UTAH

STUART BOYD

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 3-6-2020
Name: STUART BOYD
RECORD OF SURVEY
Scale: 1"=60'
Checked: _____
Number: 3820-04

Sheet **1** of 1
Sheets