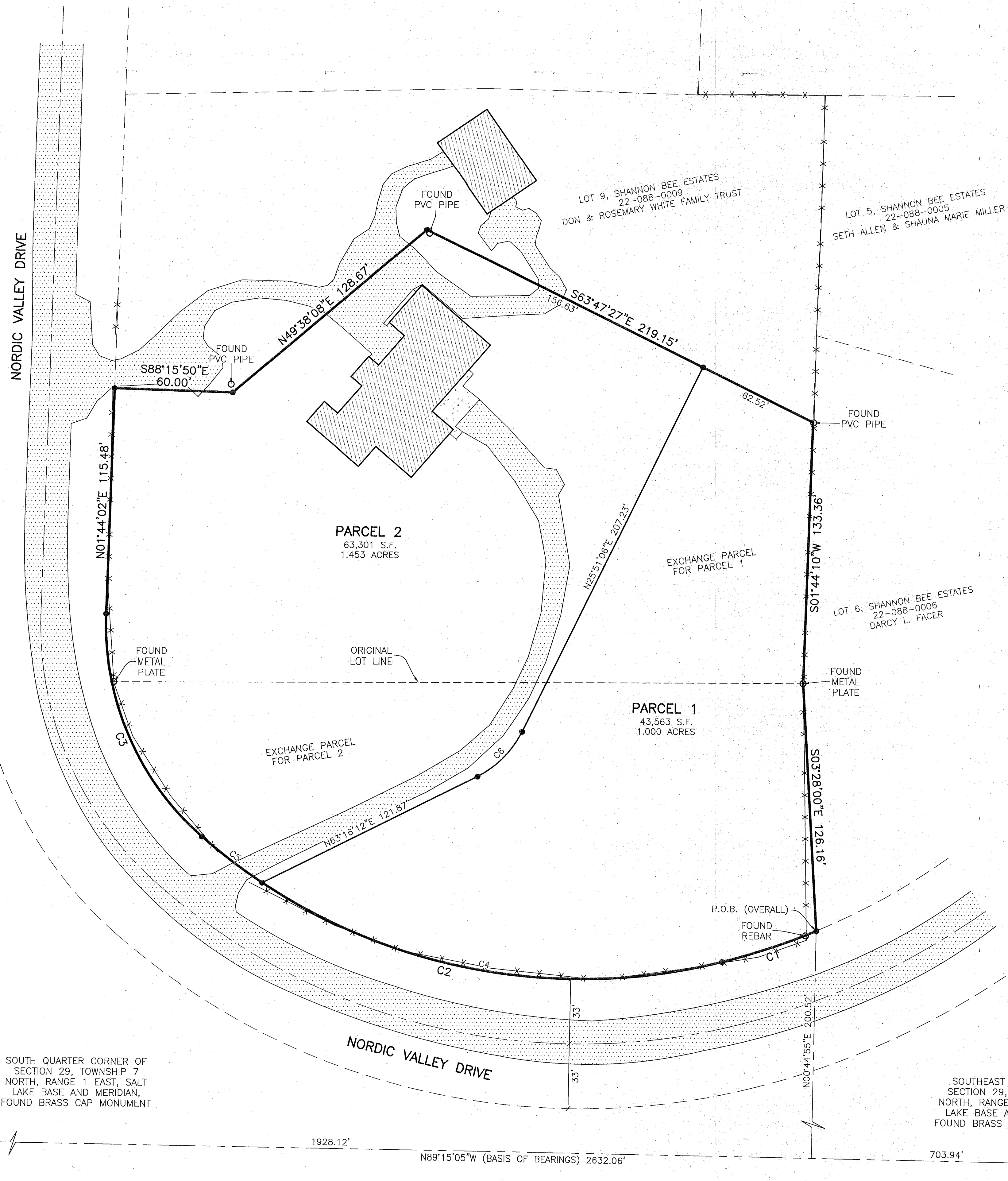


RECORD OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 JULY, 2020



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS: N89°15'05"W

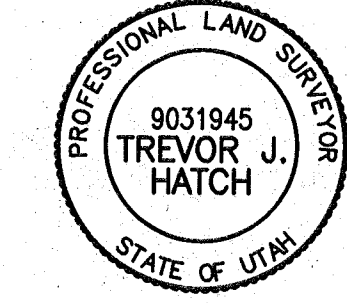
NARRATIVE

THE PURPOSE OF THIS PLAT IS TO FACILITATE A PROPERTY SWAP AS DEPICTED HEREON. THE BOUNDARY WAS DETERMINED USING A BEST FIT SOLUTION OF LOCAL FOUND PROPERTY MARKERS AS WELL AS EXISTING IMPROVEMENTS. THE BEARINGS FOR THE SUBDIVISION WERE LEFT AS REPRESENTED ON THE RECORDED PLAT OF SHANNON BEE ESTATES AND THE SECTION CORNERS WERE MEASURED FROM THAT BEARING BASE.

SURVEYOR'S CERTIFICATE

I, TREVOR J. 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 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 16th DAY OF July, 2020.



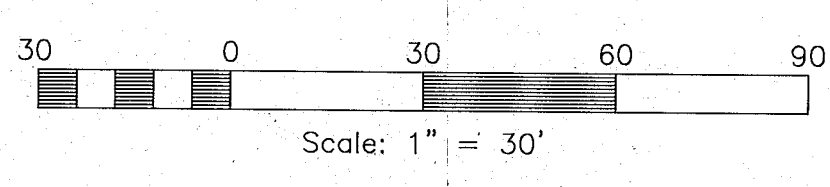
TREVOR J. HATCH

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	349.96	50.46	50.42	25.28	S71°16'41"W	8°28'47"
C2	292.00	243.88	271.69	153.45	N76°45'36"W	55°29'56"
C3	143.89	127.53	123.39	88.29	N2°38'57"W	50°49'49"
C4	292.00	243.88	236.86	129.56	N80°33'26"W	47°51'16"
C5	292.00	39.70	36.98	19.38	N52°49'58"W	7°35'40"
C6	50.00	32.65	32.65	16.93	N44°33'39"E	37°25'07"

LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = PARCEL LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = ROAD CENTERLINE
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = EXISTING STRUCTURE



LEGAL DESCRIPTIONS

OVERALL PARCEL
 ALL OF LOTS 7 AND 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL 1
 PART OF LOTS 7 AND 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD, SAID POINT BEING N89°15'05"W 703.94 FEET AND N00°44'55"E 200.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 340.96 FEET, AN ARC LENGTH OF 50.46 FEET, A DELTA ANGLE OF 08°28'47", A CHORD BEARING OF S71°16'41"W, AND A CHORD LENGTH OF 50.42 FEET; AND (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.00 FEET, AN ARC LENGTH OF 243.88 FEET, A DELTA ANGLE OF 47°51'16", A CHORD BEARING OF N80°33'26"W, AND A CHORD LENGTH OF 236.86 FEET; THENCE N63°16'12"E 121.87 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.65 FEET, A DELTA ANGLE OF 37°25'07", A CHORD BEARING OF N44°33'39"E, AND A CHORD LENGTH OF 32.65 FEET; THENCE N25°51'06"E 207.23 FEET TO THE SOUTHERLY LINE OF LOT 9 OF SHANNON BEE ESTATES; THENCE S63°47'27"E ALONG SAID SOUTHERLY LINE, 62.52 FEET TO THE WESTERLY LINE OF LOT 6 OF SHANNON BEE ESTATES; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S01°44'10"W 133.36 FEET; AND (2) S03°28'00"E 126.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,563 SQUARE FEET OR 1.000 ACRES MORE OR LESS.

PARCEL 2
 PART OF LOTS 7 AND 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD, SAID POINT BEING N89°15'05"W 985.61 FEET AND N00°44'55"E 219.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.00 FEET, AN ARC LENGTH OF 38.70 FEET, A DELTA ANGLE OF 07°35'40", A CHORD BEARING OF N52°49'58"W, AND A CHORD LENGTH OF 38.68 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 143.89 FEET, AN ARC LENGTH OF 127.53 FEET, A DELTA ANGLE OF 50°49'49", A CHORD BEARING OF N2°38'57"W, AND A CHORD LENGTH OF 123.39 FEET; AND (3) N01°44'02"E 115.48 FEET; THENCE S88°15'50"E 60.00 FEET; THENCE N49°38'08"E 128.67 FEET; THENCE S63°47'27"E 156.63 FEET; THENCE S25°51'06"W 207.23 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.65 FEET, A DELTA ANGLE OF 37°25'07", A CHORD BEARING OF S44°33'39"W, AND A CHORD LENGTH OF 32.08 FEET; THENCE S63°16'12"W 121.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,301 SQUARE FEET OR 1.453 ACRES MORE OR LESS.

EXCHANGE AREA FOR PARCEL 1
 PART OF LOT 8 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 6 OF SHANNON BEE ESTATES, SAID POINT BEING N89°15'05"W 703.94 FEET AND N00°44'55"E 200.52 FEET AND S03°28'00"E 126.16 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE S89°46'48"W 130.26 FEET; THENCE N25°51'06"E 179.36 FEET TO THE SOUTHERLY LINE OF LOT 9 OF SHANNON BEE ESTATES; THENCE S63°47'27"E ALONG SAID SOUTHERLY LINE, 62.52 FEET TO THE WESTERLY LINE OF LOT 6 OF SHANNON BEE ESTATES; THENCE S01°44'10"W ALONG SAID WESTERLY LINE, 133.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,287 SQUARE FEET OR 0.328 ACRES MORE OR LESS.

EXCHANGE AREA FOR PARCEL 2
 PART OF LOT 7 OF SHANNON BEE ESTATES ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD, SAID POINT BEING N89°15'05"W 985.61 FEET AND N00°44'55"E 219.52 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF NORDIC VALLEY ROAD THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.00 FEET, AN ARC LENGTH OF 38.70 FEET, A DELTA ANGLE OF 07°35'40", A CHORD BEARING OF N52°49'58"W, AND A CHORD LENGTH OF 38.68 FEET; AND (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 143.89 FEET, AN ARC LENGTH OF 92.81 FEET, A DELTA ANGLE OF 36°57'28", A CHORD BEARING OF N50°33'38"W, AND A CHORD LENGTH OF 91.21 FEET; THENCE N89°46'48"E 220.71 FEET; THENCE S25°51'06"W 27.57 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.65 FEET, A DELTA ANGLE OF 37°25'07", A CHORD BEARING OF S44°33'39"W, AND A CHORD LENGTH OF 32.08 FEET; THENCE S63°16'12"W 121.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,276 SQUARE FEET OR 0.328 ACRES MORE OR LESS.

3160 SOUTH 1500 WEST, BENTONVILLE, UTAH 84005
 TEL: (801) 621-1100 FAX: (801) 621-2668 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 WHITE ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY

WEBER COUNTY, UTAH

DON WHITE

Project Info.

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 7-16-2020
 Name: RECORD OF SURVEY
 Scale: 1" = 30'
 Checked:
 Number: 7465-01

Sheet **1** of 1 Sheets

RECEIVED
 JUL 16 2020
 BY: [Signature]