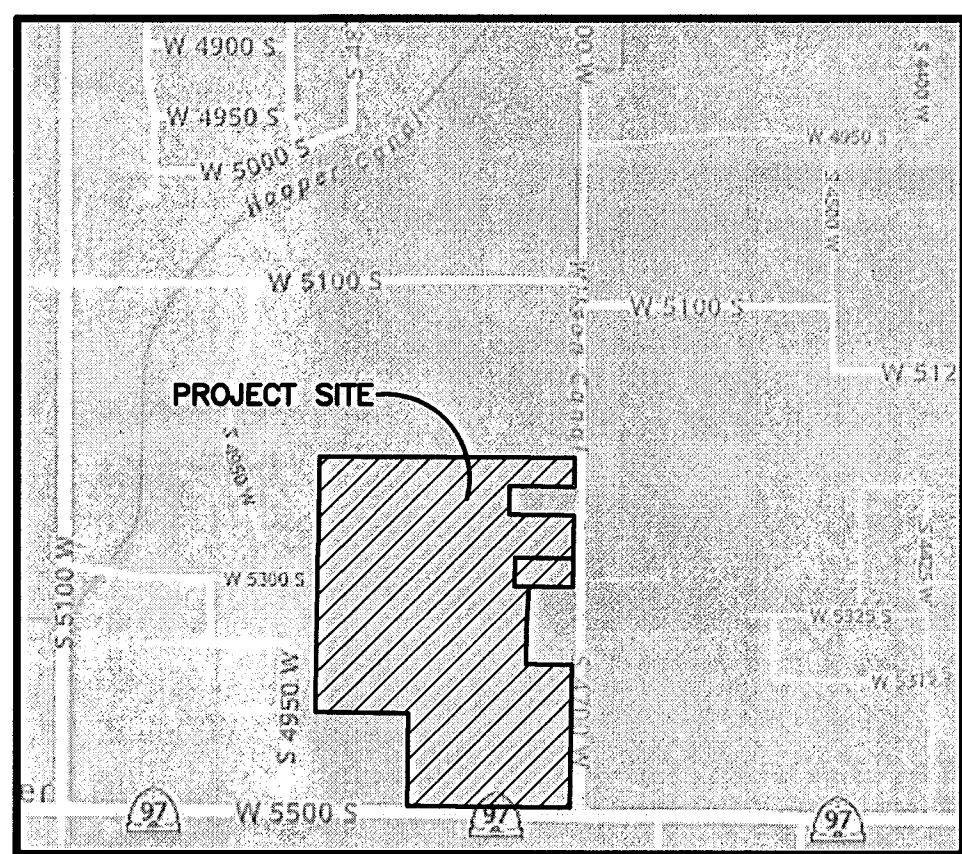


# RECORD OF SURVEY

## PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

### HOOPER CITY, WEBER COUNTY, UTAH

#### OCTOBER, 2020



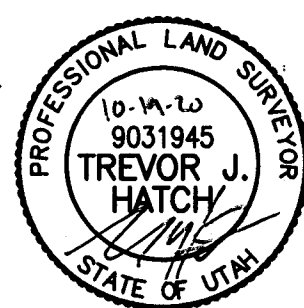
**VICINITY MAP**  
SCALE: NONE

### 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 14<sup>th</sup> DAY OF October, 2020.

9031945  
UTAH LICENSE NUMBER



### NARRATIVE

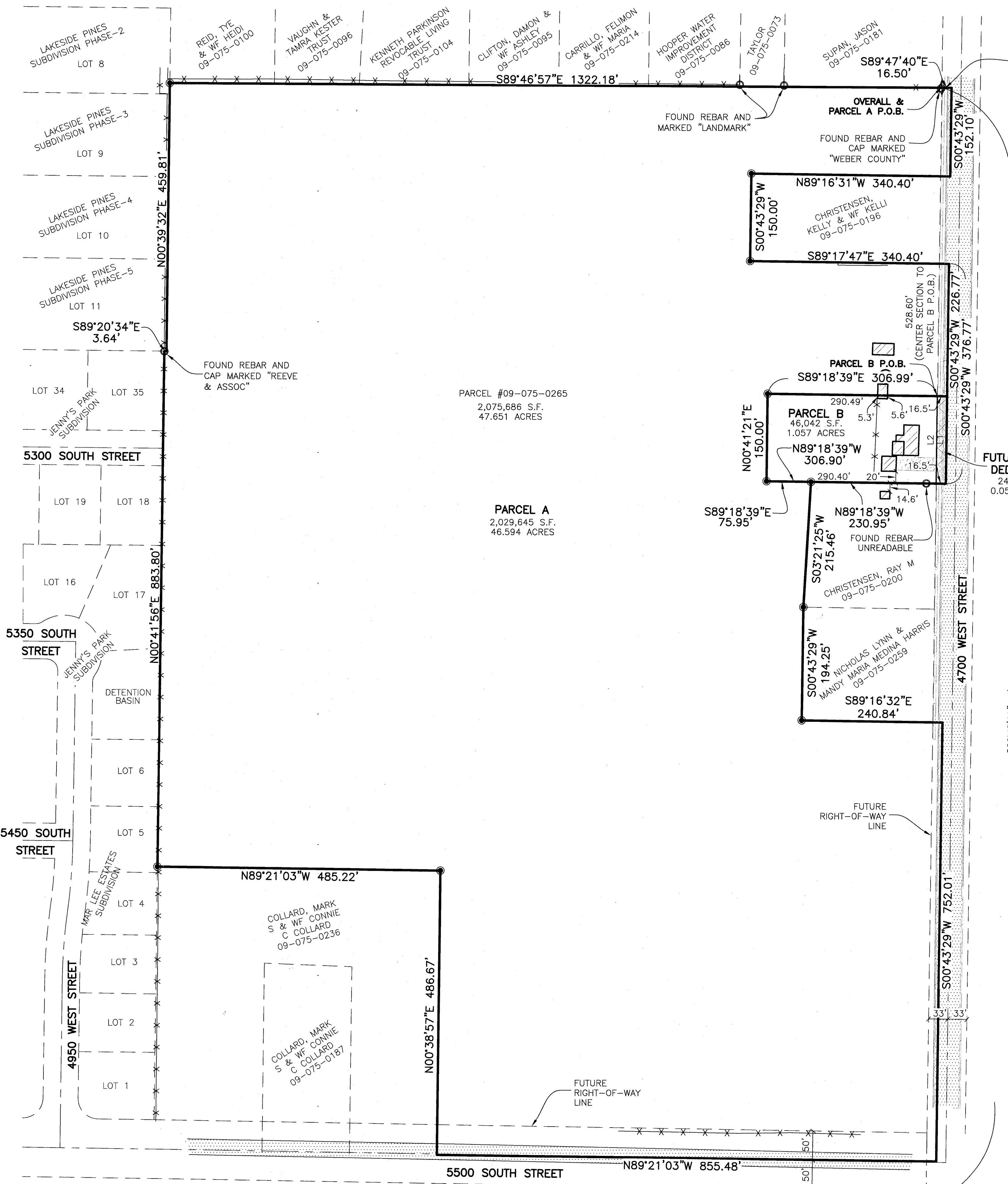
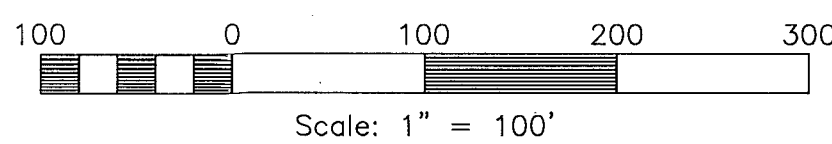
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARY ON THE GROUND AND TO CREATE A LEGAL DESCRIPTION FOR PARCEL B AS SHOWN HEREON. THE BOUNDARIES ON THE EAST AND SOUTH LINES WERE PLACED BY DEED. THE WEST LINE WAS PLACED ALONG SUBDIVISION LINES AS SURVEYED AND SHOWN HEREON. THE NORTH LINE WAS PLACED ALONG THE 1/4 SECTION LINE.

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS A LINE BETWEEN THE CENTER AND SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°43'29"W

### LEGEND

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



CENTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, (FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED 2020, IN CONCRETE FLUSH WITH GROUND)

### OVERALL LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND WEBER COUNTY BRASS CAP MONUMENT MARKING THE CENTER QUARTER CORNER OF SAID SECTION 17 AND ON THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET AND RUNNING THENCE S89°47'40"E 16.50 FEET; THENCE S00°43'29"W 152.10 FEET; THENCE N89°17'47"E 340.40 FEET; THENCE S00°43'29"W 150.00 FEET; THENCE S89°17'47"E 340.40 FEET; THENCE S03°21'25"W 215.46 FEET; THENCE S00°43'29"W 194.25 FEET; THENCE S89°16'32"E 240.84 FEET; THENCE S00°43'29"W 752.01 FEET; THENCE N89°21'03"W 855.48 FEET; THENCE N00°38'57"E 486.67 FEET; THENCE N89°21'03"W TO AN EXISTING FENCELINE AND THE EASTERLY LINE OF MAR LEE ESTATES SUBDIVISION 485.22 FEET; THENCE N00°41'56"E ALONG SAID FENCELINE AND SAID EASTERLY LINE AND ALSO ALONG THE EAST LINE OF JENNY'S PARK SUBDIVISION, 883.80 FEET TO THE SOUTHERLY LOT LINE OF LOT 11 OF LAKESIDE PINES SUBDIVISION PHASE-5; THENCE S89°20'34"E ALONG SAID SOUTHERLY LINE, 3.64 FEET TO THE EASTERLY LINE OF LOT 11 OF LAKESIDE PINES SUBDIVISION PHASE-5; THENCE N00°39'32"E ALONG SAID EASTERLY LINES OF LAKESIDE PINES SUBDIVISION PHASES 5 THROUGH 2, 459.81 FEET TO THE 1/4 SECTION LINE BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE S89°46'57"E ALONG SAID FENCELINE, 1322.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,075,686 SQUARE FEET OR 47.651 ACRES MORE OR LESS.

### PARCEL A LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND WEBER COUNTY BRASS CAP MONUMENT MARKING THE CENTER QUARTER CORNER OF SAID SECTION 17 AND ON THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET AND RUNNING THENCE S89°47'40"E 16.50 FEET; THENCE S00°43'29"W 152.10 FEET; THENCE N89°16'31"W 340.40 FEET; THENCE S00°43'29"W 150.00 FEET; THENCE S89°17'47"E 340.40 FEET; THENCE S00°43'29"W 226.77 FEET; THENCE N89°18'39"E 306.99 FEET; THENCE S00°41'21"W 150.00 FEET; THENCE S89°18'39"E 75.95 FEET; THENCE S03°21'25"W 215.46 FEET; THENCE S00°43'29"W 194.25 FEET; THENCE S89°16'32"E 240.84 FEET; THENCE S00°43'29"W 752.01 FEET; THENCE N89°21'03"W 855.48 FEET; THENCE N00°38'57"E 486.67 FEET; THENCE N89°21'03"W TO AN EXISTING FENCELINE AND THE EASTERLY LINE OF MAR LEE ESTATES SUBDIVISION 485.22 FEET; THENCE N00°41'56"E ALONG SAID FENCELINE AND SAID EASTERLY LINE AND THE EAST LINE OF JENNY'S PARK SUBDIVISION, 883.80 FEET TO THE SOUTHERLY LOT LINE OF LOT 11 OF LAKESIDE PINES SUBDIVISION PHASE-5; THENCE S89°20'34"E ALONG SAID SOUTHERLY LINE, 3.64 FEET TO THE EASTERLY LINE OF LOT 11 OF LAKESIDE PINES SUBDIVISION PHASE-5; THENCE N00°39'32"E ALONG SAID EASTERLY LINES OF LAKESIDE PINES SUBDIVISION PHASES 5 THROUGH 2, 459.81 FEET TO THE 1/4 SECTION LINE BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER OF SAID SECTION 17; THENCE S89°46'57"E ALONG SAID 1/4 SECTION LINE 1322.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,075,686 SQUARE FEET OR 47.651 ACRES MORE OR LESS.

### PARCEL B LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE 1/4 SECTION LINE BETWEEN THE CENTER AND SOUTH QUARTER CORNERS OF SAID SECTION 17 AND ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET, SAID POINT BEING S00°43'29"W 528.60 FEET FROM THE CENTER OF SAID SECTION 17 AND RUNNING THENCE S89°18'39"E 16.50 FEET; THENCE S00°43'29"W 150.00 FEET; THENCE N89°18'39"E 306.99 FEET; THENCE N00°41'21"E 150.00 FEET; THENCE S89°18'39"E 290.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING.

CONTAINING 46,042 SQUARE FEET OR 1.057 ACRES MORE OR LESS.

SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, (FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED 1961, IN CONCRETE 3" ABOVE GROUND)

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°43'29"W	150.00'
L2	N00°43'29"E	150.00'

RECEIVED  
OCT 15 2020  
BY: 6682

**Reeve & Associates, Inc.**  
5160 SOUTH 1000 WEST, RIVERDALE, UTAH, 84405  
TEL: (801) 875-0000 FAX: (801) 875-0000 www.reeve-assoc.com  
LAND SURVEYORS • CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

RECORD OF SURVEY  
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
HOOPER CITY, WEBER COUNTY, UTAH

Reeve & Associates, Inc. - Solutions You Can Build On

**Connie Collard**

**Project Info.**  
Surveyor: T. HATCH  
Designer: E. ROCHE  
Begin Date: 10-13-20  
Name: CONNIE COLLARD  
RECORD OF SURVEY  
Scale: 1"=100'  
Checked: 7533-01  
Number: 7533-01

Sheet **1** of 1 Sheets