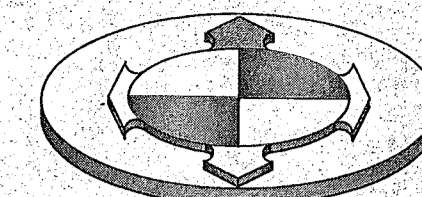


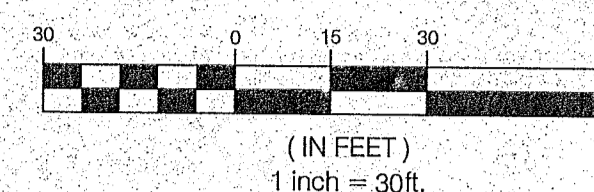
BOUNDARY & TOPOGRAPHY SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

NORTH



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE:

I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



NO.	DATE	DESCRIPTION

RECORD DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT THAT IS NORTH 33°58' EAST 294.10 FEET FROM THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD AND THE NORTH RIGHT OF WAY LINE OF 3300 SOUTH STREET (STATE HIGHWAY #37, F.A.S. PROJECT NO. 2) BEING NORTH 177.19 FEET AND EAST 103.89 FEET, AND NORTH 33°58' EAST 294.10 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, RUNNING THENCE NORTH 33°58' EAST 281.77 FEET ALONG SAID EAST RAILROAD RIGHT OF WAY, THENCE SOUTH 12°32'04" EAST 415.82 FEET TO A POINT ON A 1113.3 FEET RADIUS CURVE BEING THE SAID NORTH STREET RIGHT OF WAY, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT 85.4 FEET (L.C. = SOUTH 78°53'28" WEST 55.39 FEET); THENCE SOUTH 80°19' WEST 159.8 FEET ALONG SAID STREET RIGHT OF WAY, THENCE NORTH 9°41' WEST 212.80 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY JASON BALL OF RIDGELINE DESIGN TO PERFORM A BOUNDARY AND TOPOGRAPHY SURVEY, AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°50'15" EAST, AS SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS
R1) WARRANTY DEED, RECORDED MARCH 10, 2017 AS ENTRY NO. 2463172, AT THE OFFICE OF THE WEBER COUNTY RECORDER.

R2) SHUPE SUBDIVISION PHASE - 1, RECORDED JANUARY 27, 1997 AS ENTRY NO. 1452054 IN BOOK 43 OF PAGE 75, AT THE OFFICE OF THE WEBER COUNTY RECORDER.

BENCHMARK
THE SOUTHWEST CORNER SECTION 36, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4387.70 (NAVD88)

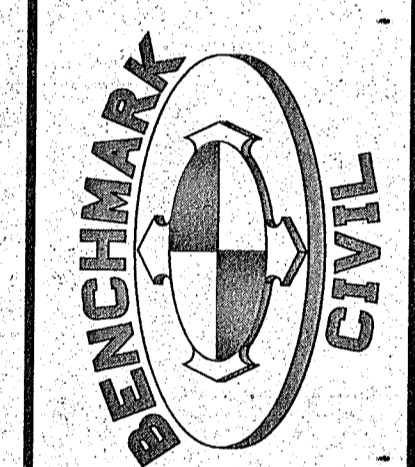
NARRATIVE
THE SHUPE SUBDIVISION PHASE - 1 WAS USED TO ESTABLISH THE RIGHT OF WAY OF MIDLAND DRIVE AND DENVER & RIO GRANDE WESTERN RAILROAD. THE TIE FROM THE INTERSECTION OF SAID RIGHT OF WAYS WAS USED TO DETERMINE LOCATION AND ORIENTATION THE SUBJECT PROPERTY BOUNDARY. THERE IS A POSSIBILITY THAT A PORTION OF THE PROPERTY MAY NEED TO BE DEDICATED TO THE CITY.

LEGEND AND ABBREVIATIONS:

SECTION CORNER & LINE (FOUND)	SS	SANITARY SEWER MANHOLE & PIPE
PROPERTY CORNER (PLAT NOTED)	SD	STORM DRAIN MANHOLE & PIPE
ADJACENT PL. or LOT LINES	SDI	STORM DRAIN INLET BOX
EXISTING RIGHT-OF-WAY LINE	W	CULINARY PIPE LINE
CENTERLINE	W	WATER VALVE & WATER METER
EASEMENT LINE	W	FIRE HYDRANT
CURB & GUTTER	W	POWER POLE & OVERHEAD POWER
EDGE OF EXISTING ASPHALT	OHP	UNDERGROUND POWER
FENCE, CHAIN	UGP	TELECOMM PEDESTAL
COMMUNICATION LINE	UGP	MAILBOX
COMM	COMM	

SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SD	STORM DRAIN
CB	CATCH BASIN
IE	INVERT ELEVATION
TOG	TOP OF GRATE
POB	POINT OF BEGINNING

BENCHMARK ENGINEERING & LAND SURVEYING
9133 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com



RIDGELINE-DESIGN ARCHITECTS
1839 W. 3300 S.
OGDEN CITY, UTAH

PROJECT NO. 2003057
BOUNDARY SURVEY
SVB.01
1 OF 1

WEST QUARTER CORNER SECTION 36,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP)

6567.73

BASIS OF BEARINGS
N 00°50'15" E 2675.97 (MEASURED)

179.28 (MEASURED)
(DEED = NORTH 177.19)

SOUTHWEST CORNER SECTION 36,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND 3" BRASS CAP)

S 89°09'45" E 422.40'

NOT SET
FENCE POST IS
PROPERTY CORNER

MIDLAND PROPERTIES, LLC
LOT 7, SHUPE SUBDIVISION PHASE 6
PARCEL # 15-891-0001

RIO GRANDE WESTERN RAILROAD CO.
(DEED = N 33°58' E)
N 34°33'18" E 281.77'

POB
SET REBAR & CAP

RFR PROPERTIES, LLC
PARCEL # 15-102-0033
N 09°05'42" W 212.80'
(DEED = N 6°41' W)

CURB WALL WITH CHAIN LINK FENCE ON EAST SIDE ACQUIESCENCE MAY HAVE BEEN ESTABLISHED TO CURB WALL

AREA CONTAINS:
85,513 SQ FT OR
1,504 ACRES
MORE OR LESS

MIDLAND PROPERTIES, LLC
LOT 1, SHUPE SUBDIVISION PHASE - 1
PARCEL # 15-102-0043
S 11°56'46" E 415.82'
(DEED = S 12°20'4" E)

S 80°54'18" W 159.80'
(DEED = S 80°19' W)

MIDLAND DRIVE
(PUBLIC ROAD)
L=55.40
R=1113.30
Δ=2°51'03"
CH=S 79°28'46" W
CL=55.39
(DEED CH = S 78°53'28" W)

RECEIVED
DEC 08 2020
BY: C711