

(C1)  
 $\Delta = 1'22'27''$   
 $R = 315.00'$   
 $L = 7.55'$   
 $LC = 7.55'$   
 $N 60'14'19'' W$

(C2)  
 $\Delta = 43'44'52''$   
 $R = 115.00'$   
 $L = 87.81'$   
 $LC = 85.69'$   
 $N 37'40'35'' W$

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PHIL OWEN FOR PETERSEN INC. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS COTTAM SUBDIVISION 1ST AMENDMENT, ENTRY NO. 2270793 AND EXISTING FENCE LINES ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 2, T6N, R2W, SLB&M.

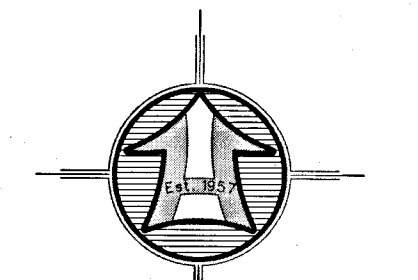
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°01'43" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**AS SURVEYED BOUNDARY DESCRIPTION**  
 PROPERTY TAX ID NO. 15-004-0110

A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF COTTAM SUBDIVISION 1ST AMENDMENT, RECORDED AS ENTRY NO. 2270793 IN THE WEBER COUNTY RECORDER'S OFFICE BEING DESCRIBED OF RECORD AS 764.39 FEET NORTH 89°01'43" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND 3066.22 FEET SOUTH 00°42'25" WEST AND 428.07 FEET NORTH 88°40'33" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE ALONG THE BOUNDARY OF SAID COTTAM SUBDIVISION 1ST AMENDMENT THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°40'33" WEST 118.61 FEET; AND (2) SOUTH 01°03'05" WEST 233.59 FEET TO THE NORTHERLY LINE OF THE WILLARD CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTHWESTERLY TO THE NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 315.00 FOOT RADIUS CURVE, A DISTANCE OF 7.55 FEET, CHORD BEARS NORTH 60°14'19" WEST 7.55 FEET, HAVING A CENTRAL ANGLE OF 01°22'27"; (2) NORTH 59°33'05" WEST 321.00 FEET; (3) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE, A DISTANCE OF 87.81 FEET, CHORD BEARS NORTH 37°40'35" WEST 85.69 FEET, HAVING A CENTRAL ANGLE OF 43°44'52"; AND (4) NORTH 15°48'05" WEST 112.44 FEET (112.46 FEET BY RECORD) TO AN EXISTING FENCE LINE DESCRIBED OF RECORD AS THE NORTH PROPERTY LINE IN WARRANTY DEED RECORDED IN BOOK 574, PAGE 535; THENCE SOUTH 88°57'13" EAST 507.83 FEET (524.46 FEET BY RECORD) ALONG SAID EXISTING FENCE LINE; THENCE SOUTH 10°18'17" WEST 104.03 FEET (104.11 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 2.200 ACRES.



SCALE: 1" = 40'

Scale in Feet  
 (Data in Parentheses is Record)

- LEGEND**
- SUBJECT PROPERTY LINE
  - - - SUBDIVISION BOUNDARY
  - - - ADJOINING PROPERTY LINE
  - - - CENTERLINE
  - - - FENCE LINE
  - ⊙ STREET MONUMENT
  - ⊙ FOUND SURVEY MARKER
  - ⊙ SET 5/8"X24" REBAR WITH CAP
  - ⊙ SECTION CORNER

**SURVEYOR'S CERTIFICATE**

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 7TH DAY OF JANUARY, 2021.

ROGER C. SLADE, PLS  
 UTAH LAND SURVEYOR LICENCE NO. 11386802



RECEIVED  
 FEB 12 2021  
 BY: G. 771

PROPERTY SURVEY FOR  
**PETERSEN INC.**  
 1437 NORTH 2000 WEST  
 FARR WEST, WEBER COUNTY, UTAH  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 2  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

DESIGNED BY: JSH  
 CHECKED BY: JSH  
 APPROVED BY: JSH  
 SCALE: 1" = 40'  
 DRAWING FILE: 20-3-318/18.dwg  
 JOB NUMBER: 20-3-318

DATE: 01/07/2021

HANSEN & ASSOCIATES, INC.  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.hansen.net  
 Ogden  
 Brigham City  
 (435) 723-4491 (801) 399-4905 (435) 723-8272  
 Celebrating over 60 Years of Business

Sheet  
**1**  
 of  
**1**  
 Sheets