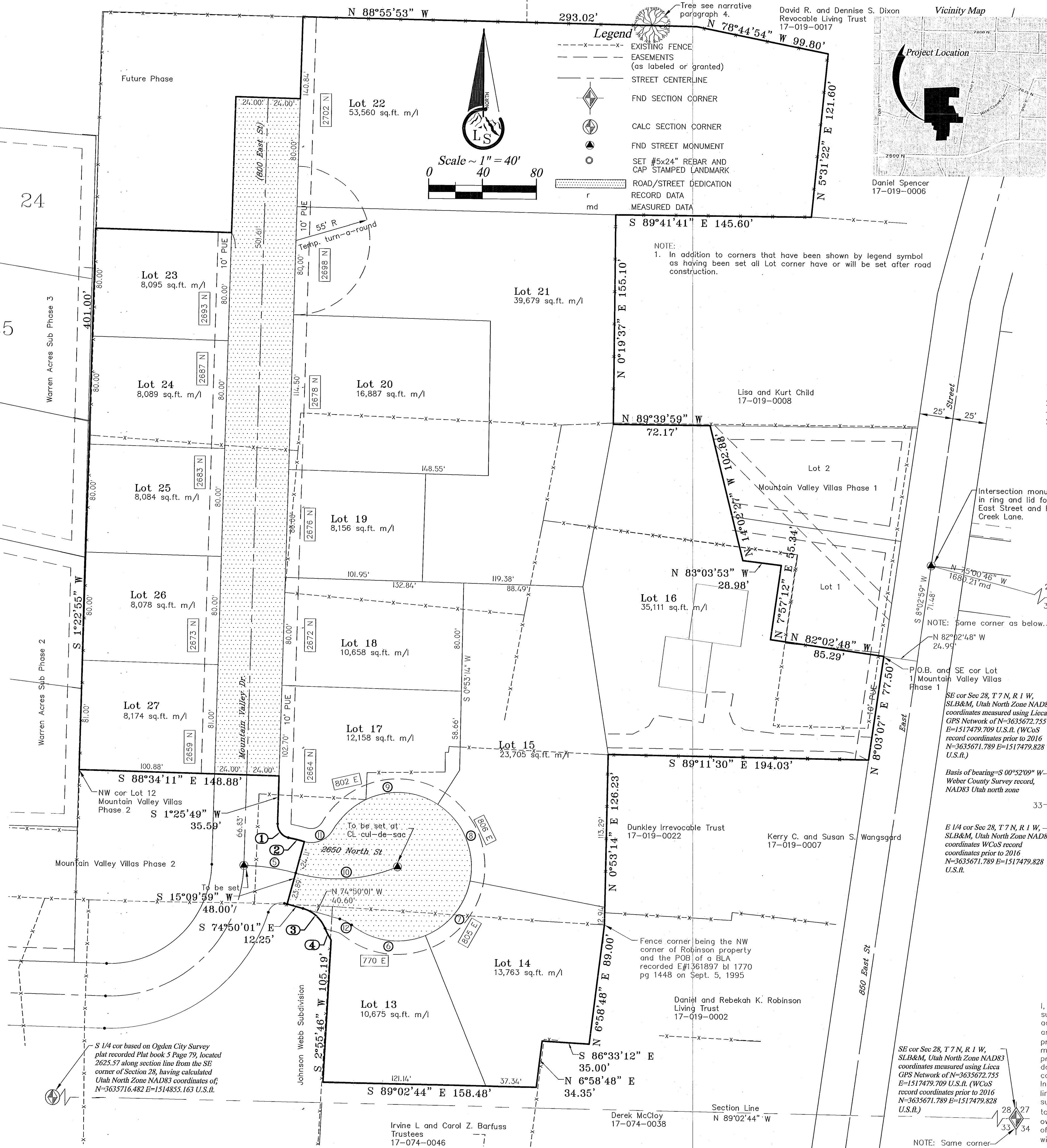


MOUNTAIN VALLEY VILLAS SUBDIVISION PHASE 3

PART OF THE SE 1/4 OF SEC. 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB & M
NORTH OGDEN CITY, WEBER COUNTY, UTAH - Date of Survey: August 2018-November 2020

Hall Brothers Land Company, LLC
17-019-0028



Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
1	80°07'08"	10.000'	8.41'	13.98'	S 38°37'46" E 12.87'
2	4°34'29"	155.069'	6.19'	12.38'	S 76°42'54" E 12.38'
3	52°13'46"	25.000'	12.26'	22.79'	S 48°43'08" E 22.01'
4	10°14'35"	55.000'	4.93'	9.83'	S 27°43'32" E 9.82'
5	13°44'11"	160.000'	19.27'	38.36'	N 81°42'05" W 38.27'
6	60°28'50"	55.000'	32.06'	58.06'	S 82°10'28" E 55.40'
7	56°54'29"	55.000'	29.81'	54.63'	N 39°07'52" E 52.41'
8	68°08'29"	55.000'	37.20'	65.41'	N 23°23'37" W 61.62'
9	93°01'15"	55.000'	57.98'	89.29'	S 76°01'31" W 79.80'
10	37°59'38"	116.016'	39.94'	76.93'	N 86°10'10" E 75.53'
11	75°38'34"	19.045'	14.78'	25.14'	N 67°20'11" E 23.36'
12	22°53'57"	25.000'	5.06'	9.99'	N 63°23'02" W 9.93'

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 28, Township 7 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, having a basis of bearing of South 00°52'09" West between the monumented Southeast corner of said Section 28 (said monument having Weber County NAD83 coordinates of record of as of 2016 N=3635672.69 E=1517479.72 U.S.ft. record coordinates prior to 2016 N=3635671.79 E=1517479.83 U.S.ft.) and the East Quarter corner of Section 33, of said Township and Range (said monument having Weber County NAD83 coordinates of record of prior to 2016 N=3635761.02 E=1512181.61 U.S.ft.), said tract being described as follows:

BEGINNING at the Southeast corner of Lot 1, Mountain Valley Villas Phase 1, recorded Plat book 87 page 45, said point being located on the westerly right of way of 850 East Street 71.48 feet South 08°02'59" West, and 24.99 feet North 82°02'48" West, FROM the intersection monument at Rice Creek Lane and 850 East Street (said monument having NAD83 coordinates of N=3636107.202 E=1515857.028 U.S.ft. a distance and bearing of 1680.21 feet North 75°00'46" West from the Southeast corner of said Section 28);

RUNNING thence the following Four (4) courses along the boundary of said Mountain Valley Villas Phase 1;

- 1) North 82°02'48" West 85.29 feet;
- 2) North 07°57'12" East 55.34 feet;
- 3) North 83°03'53" West 28.98 feet;
- 4) North 14°02'27" West 102.88 feet;

Thence North 89°39'59" West 72.17 feet, along or near an existing fence line;

Thence North 00°19'37" East 155.10 feet, along or near an existing fence line;

Thence South 89°41'41" East 145.60 feet, along or near an existing fence line;

Thence North 05°31'22" East 121.60 feet, along or near an existing fence line;

Thence North 78°44'54" West 99.80 feet, along or near an existing fence line;

Thence North 88°55'53" West 293.02 feet, along or near an old existing fence line;

Thence South 01°25'49" West 60.84 feet;

Thence North 88°34'11" West 48.00 feet;

Thence South 01°25'49" West 100.61 feet;

Thence North 88°34'11" West 101.22 feet, to the east boundary of Warren Acres Subdivision Phase 3 being represented by an existing fence line;

Thence South 01°22'55" West 401.00 feet, along said east boundary of Warren Acres Subdivision Phase 3 and the east boundary of Warren Acres Subdivision Phase 2 being represented by an existing fence line, to the Northwest corner of Lot 12, Mountain Valley Villas Phase 2;

Thence the following Five (5) courses along the boundary of Mountain Valley Villas Phase 2;

- 1) South 88°34'11" East 148.88 feet, through the northeast corner of said Lot 12, to a point on the east right of way of Mountain Valley Drive (800 East St);
- 2) South 01°25'49" West 35.59 feet, along said east right of way, to a point of curvature;
- 3) along the arc of a curve to the left 13.98 feet, having a radius of 10.00 feet with a chord bearing and distance of South 38°37'46" East 12.87 feet (1), to a point of reverse curvature;
- 4) along the arc of a curve to the right 12.38 feet, having a radius of 184.00 feet with a chord bearing and distance of South 76°45'40" East 12.38 feet (2), along the north right of way of 2650 North Street, to a point of non-tangency;
- 5) South 15°09'59" West 48.00 feet, to the south right of way of said 2650 North Street;

Thence the following Four (4) courses along the boundary of Johnson Webb Subdivision;

- 1) South 74°50'01" East 12.25 feet, along said south right of way;
- 2) along the arc of a curve to the right 22.79 feet, having a radius of 25.00 feet with a chord bearing and distance of South 48°43'08" East 22.01 feet (3), along said south right of way, to a point of reverse curvature;
- 3) along the arc of a curve to the left 9.83 feet, having a radius of 55.00 feet with a chord bearing and distance of South 27°43'32" East 9.82 feet (4), along said south right of way, said point being on the title line of a parcel of land described in a Quit-Claim Deed recorded as Entry number 1494137 bk 1852 pg 249 on September 22, 1997;
- 4) South 02°55'46" West 105.19 feet, along or near an existing fence line (N. 02°51'11" E., by said Quit-Claim Deed E#1494137);

Thence North 89°02'44" East 158.48 feet;

Thence North 06°58'48" East 34.35 feet, along or near an existing old fence line which represents the west title line of the Clinton Y. and Iona H. Scottern property as described in said Quit-Claim Deed E#1494137, which document identifies this line as S. 01°37'48" W., ... along the west line of said Scottern parcel..., said line terminating at a point which is also described in E#1494137 as the Northwest corner of said Scottern parcel);

Thence South 86°33'12" East 35.00 feet, said line being near an existing fence line and an existing out building, (said line is described in said Quit-Claim Deed E#1494137 as N85°17'12" W., 31.89 feet and being the north line of said Clinton Y. and Iona H. Scottern property);

Thence North 06°58'48" East 89.00 feet, (said line is described in said Quit-Claim Deed E#1494137 as S.08°14'48" W., 99.92 feet along the west line of the Daniel & Rebekah Robinson Parcel...), to a fence corner being the point of beginning of a Boundary Line Agreement recorded as Entry number 1361897 bk 1770 pg 1448 on September 5, 1995;

Thence North 00°53'14" East 126.23 feet, along or near an existing fence line;

Thence South 89°11'30" East 194.03 feet, along or near an existing fence line, to the west right of way of said 850 East Street;

Thence North 08°03'07" East 77.50 feet, along said west right of way, to the point of beginning.

Containing 6.8717 Acres, more or less.

NARRATIVE

1. The purpose of the survey is to create a subdivision as shown. The basis of bearing of bearing is as described in the description. NAD83 State Plane coordinates have been expanded to U.S.ft ground using a combined factor of 1.000 252.087 73.33.
2. For additional information see the narratives for Mountain Valley Villas Phase 1 and 2.
3. Needs for the properties of not only the subdivision but the adjoining parcels described by metes and bounds have to be issues and in some cases closure errors that make it a challenge to identify the properties and their boundaries. It has been found that in most cases there are old fence lines that are close enough to the described lines that they are being held as the intended lines of title.
4. In particular the fence line on the north of the subdivision has been in place long enough that trees have grown around the wire and are deeply embedded in them.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

Weber County Recorder

DEVELOPER: Pat Burns

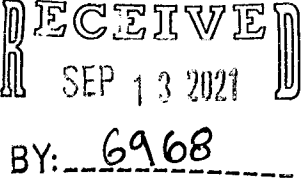
1 of 1

SE 1/4 of Section 28, Township 7 North,
Range 1 West, Salt Lake Base and Meridian.

Subdivision
Phase 3

Revisions
DRAWN BY: EDR
CHECKED BY: ...
DATE: August 19, 2021
FILE: 3847

Entry no. _____
Fee paid _____
Filed for record and recorded _____
day of _____ 20____
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____



Project Name: 3847 CCS-Mountain Valley Villa PHASE 3-Subdividing Show Date: August 12, 2021 11:21 AM Sheet: ###