

# RECORD OF SURVEY

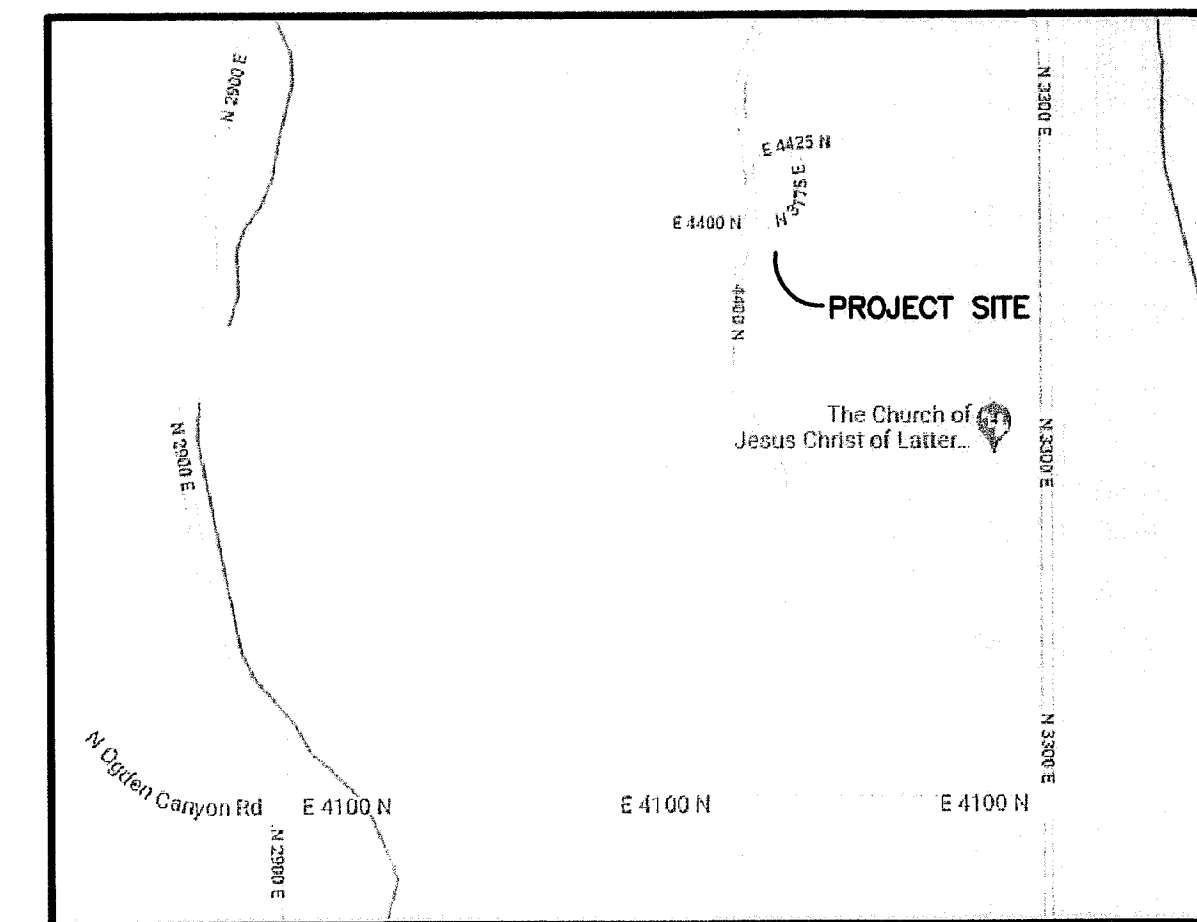
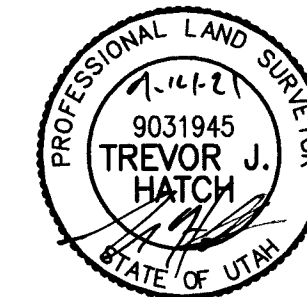
**PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY**  
**WEBER COUNTY, UTAH**  
**SEPTEMBER, 2021**

### SURVEYOR'S CERTIFICATE

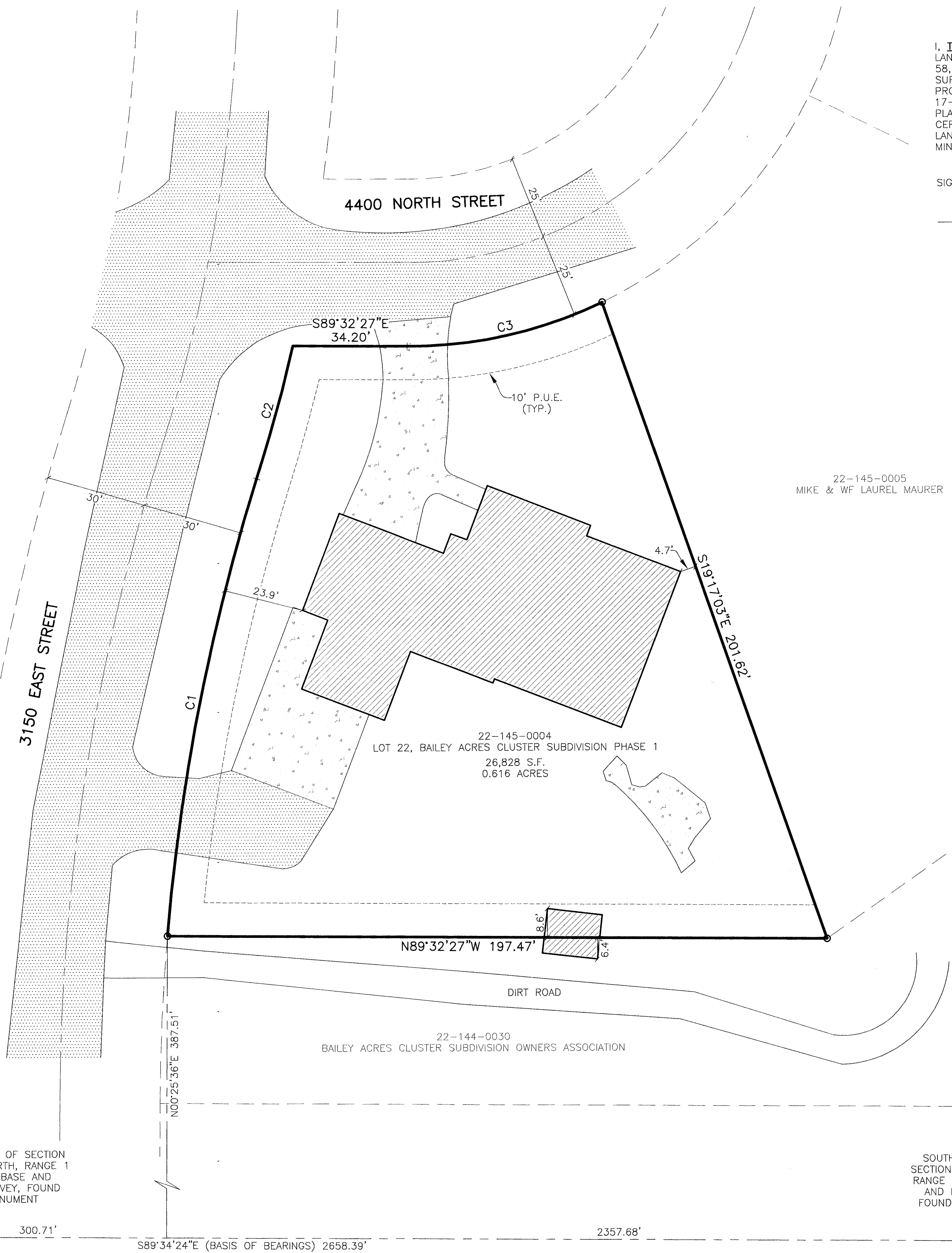
I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 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 September, 2021.

9031945  
UTAH LICENSE NUMBER



**VICINITY MAP**  
NOT TO SCALE



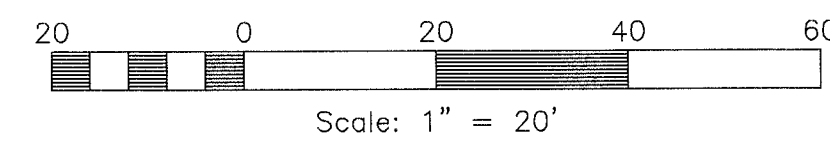
22-145-0005  
MIKE & WF LAUREL MAURER

22-145-0004  
LOT 22, BAILEY ACRES CLUSTER SUBDIVISION PHASE 1  
26,828 S.F.  
0.616 ACRES

22-144-0030  
BAILEY ACRES CLUSTER SUBDIVISION OWNERS ASSOCIATION

### LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING CONCRETE
- = P.U.E. = PUBLIC UTILITY EASEMENT



### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°34'24"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE BELOW DESCRIBED PARCEL. LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY RETRACING THE RECORDED SUBDIVISION FROM FOUND SECTION CORNERS.

### BOUNDARY DESCRIPTION

ALL OF LOT 22, BAILEY ACRES CLUSTER SUBDIVISION PHASE 1 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE BEING FURTHER DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 3150 EAST STREET, SAID POINT BEING S89°34'24"E 300.71 FEET AND N00°25'36"E 387.51 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 3150 EAST STREET THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 630.07 FEET, AN ARC LENGTH OF 139.42 FEET, A DELTA ANGLE OF 12°40'40"; A CHORD BEARING OF N11°20'59"E, AND A CHORD LENGTH OF 139.13 FEET; AND (2) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 538.97 FEET, AN ARC LENGTH OF 41.19 FEET, A DELTA ANGLE OF 04°22'45", A CHORD BEARING OF N15°29'57"E, AND A CHORD LENGTH OF 41.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 4400 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S89°32'27"E 34.20 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 133.35 FEET, AN ARC LENGTH OF 60.21 FEET, A DELTA ANGLE OF 25°52'22", A CHORD BEARING OF N77°31'22"E, AND A CHORD LENGTH OF 59.70 FEET; THENCE S19°17'03"E 201.62 FEET; THENCE N89°32'27"W 197.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,828 SQUARE FEET OR 0.616 ACRES MORE OR LESS.

RECEIVED  
SEP 17 2021  
BY: 6976

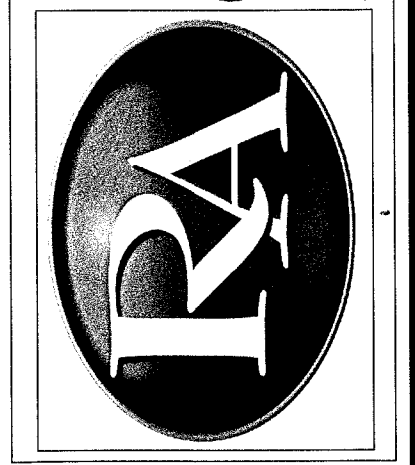
### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	630.07'	139.42'	139.13'	69.99'	N11°20'59"E	12°40'40"
C2	538.97'	41.19'	41.18'	20.61'	N15°29'57"E	4°22'45"
C3	133.35'	60.21'	59.70'	30.63'	N77°31'22"E	25°52'22"

SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

**Reeve & Associates, Inc.**  
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 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DESCRIPTION	DATE

**RECORD OF SURVEY**  
WEBER COUNTY, UTAH  
**RALPH PHILLIPS**

**Project Info.**  
 Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 9-14-2021  
 Name: PHILLIPS  
 RECORD OF SURVEY  
 Scale: 1"=20'  
 Checked: \_\_\_\_\_  
 Number: 7742-01

Sheet **1** of 1 Sheets