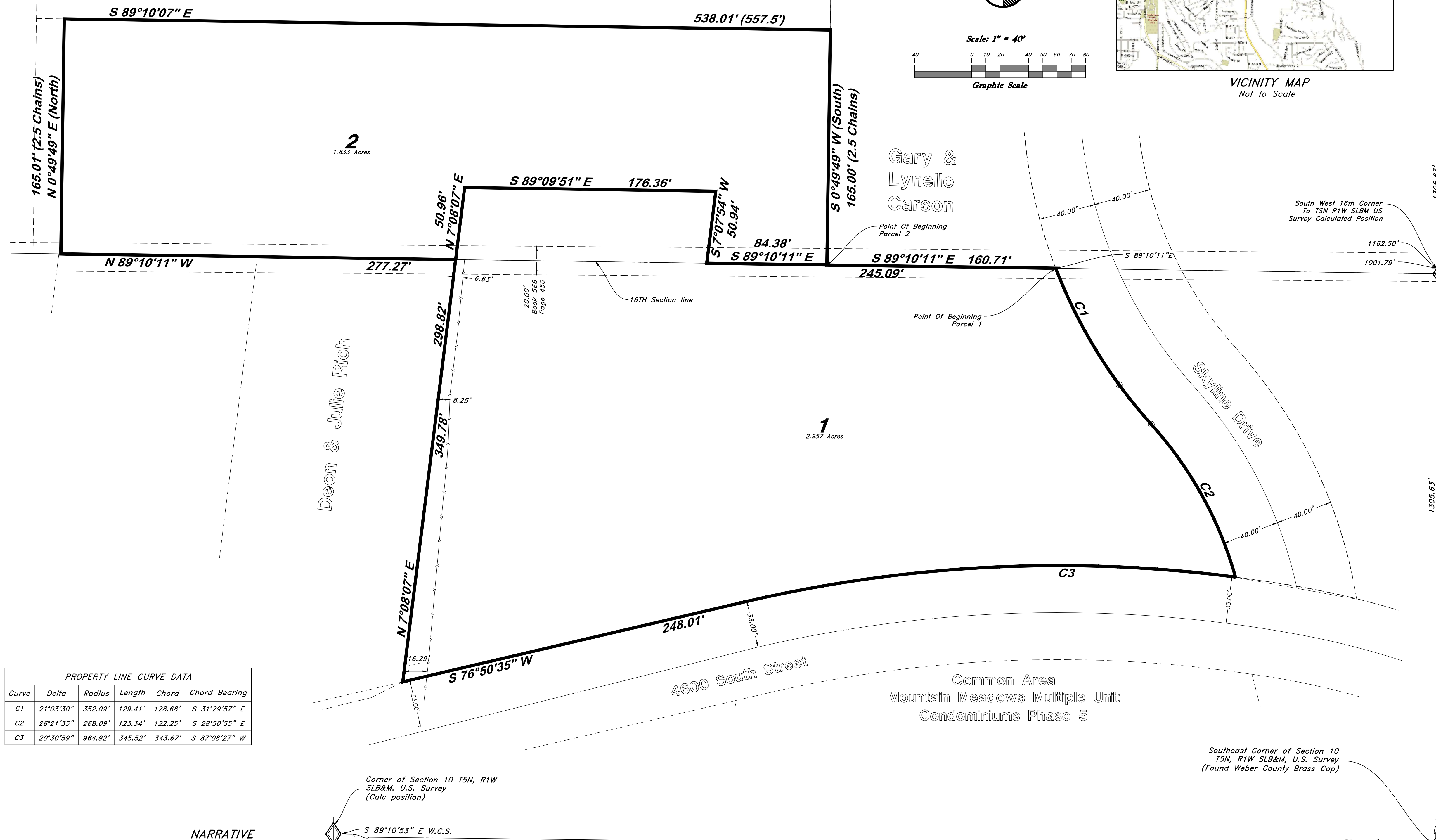


Nick & Gail Breeze Living Trust



- ### Legend
- ⊕ Monument to be set
 - ⊕ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PUE&D Public Utility & Drainage Easement
 - Fence
 - Buildable Area
 - Pathway
 - Easement
 - Buildable area
 - Existing Boundary
 - Set Hub & Tack
 - ▲ A will be set Nail in Curb
 - ⊙ Extension of Property
 - ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

RECORD PARCEL 1 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHEAST CORNER OF MOUNTAIN MEADOWS MULTIPLE UNIT CONDOMINIUM PHASE 5 WHICH IS ALSO THE NORTHWESTLINE OF SKYLINE DRIVE AND THE SOUTH LINE OF 4600 SOUTH STREET, RUNNING THENCE TO THE LEFT ALONG A 898.75 FOOT RADIUS CURVE FOR A DISTANCE OF 342.10 FEET, (THE LONG CHORD BEARING SOUTH 87°46'47" WEST 340.04 FEET), THENCE SOUTH 76°52'31" WEST 278.11 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 967.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 45.96 FEET, THENCE SOUTH 74°09'07" WEST 95.26 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF A 741.72 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 30.21 FEET, THENCE NORTH 26°51'54" WEST 33 FEET, THENCE NORTH 38°59'06" WEST 21.46 FEET, THENCE ALONG A 329 FOOT RADIUS CURVE 100 FEET, THENCE NORTH 6°19' EAST 39.22 FEET, THENCE NORTH 73°29'10" EAST 300.49 FEET, THENCE NORTH 6°19' EAST 298.10 FEET, THENCE EAST 864.37 FEET, THENCE SOUTH 90°43' WEST 400 FEET, MORE OR LESS, TO QUAIL CREEK CHATEAUX NO. 1, THENCE NORTHWESTERLY ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING, EXCEPT 4600 SOUTH ROAD DEDICATION 43-13, EXCEPT THAT PART IN 4600 SOUTH STREET (PLATS 24-74 AND 75), ALSO EXCEPT: PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS 1745.26 FEET WEST AND 938.12 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 73°29'10" EAST 300.49 FEET THENCE SOUTH 6°19' WEST 33 FEET, MORE OR LESS, TO THE NORTH LINE OF 4600 SOUTH STREET, THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID 4600 SOUTH STREET TO A POINT WHICH IS SOUTH 6°19' WEST 39.22 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 6°19' EAST 39.22 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 20.00 FOOT WIDE ACCESS EASEMENT BEING 20.00 FEET TO THE LEFT (SOUTH AND EAST) OF THE FOLLOWING DESCRIBED SCENE: A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1320 FEET NORTH ALONG THE SECTION LINE AND 300 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 10, RUNNING THENCE WEST 560 FEET, THENCE SOUTH 220 FEET, MORE OR LESS, TO THE NORTH LINE OF RIGHT OF WAY LINE OF 4600 SOUTH STREET, (E# 1834389 2217 1314) LESS AND EXCEPT: BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTHERLY LINE OF QUAIL RIDGE ESTATES PHASE #8, SAID POINT BEING SOUTH 0°42'52" WEST, (SOUTH 0°42'24" WEST) ALONG THE SECTION LINE, 359.46 FEET AND NORTH 89°17'08" WEST 903.08 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 10, AND RUNNING THENCE ALONG A 588.16 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 185.98 FEET (LONG CHORD BEARS SOUTH 80°51'22" EAST, 185.21 FEET); THENCE SOUTH 0°12'10" WEST 83.60 FEET; THENCE ALONG A 348.09 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 136.72 FEET (LONG CHORD BEARS SOUTH 11°27'18" WEST 135.85 FEET); THENCE SOUTH 22°42'27" WEST 85.0 FEET; THENCE ALONG A 275.35 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 108.14 FEET (LONG CHORD BEARS SOUTH 11°27'23" WEST 107.45 FEET); THENCE SOUTH 0°12'10" WEST 232.25 FEET; THENCE ALONG A 272.09 FOOT CURVE TO THE LEFT A DISTANCE OF 200.52 FEET (LONG CHORD BEARS SOUTH 20°54'28" EAST 196.02 FEET); THENCE ALONG A 348.09 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 198.25 FEET (LONG CHORD BEARS SOUTH 25°42'18" EAST 195.58 FEET); TO THE NORTH RIGHT OF WAY LINE OF 4600 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A 798.32 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 86.66 FEET (LONG CHORD BEARS NORTH 79°45'32" WEST 86.62 FEET); THENCE ALONG A 268.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 123.53 FEET (LONG CHORD BEARS NORTH 28°49'14" WEST 122.44 FEET); THENCE ALONG A 352.09 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 259.48 FEET (LONG CHORD BEARS NORTH 20°54'28" WEST 253.65 FEET); THENCE NORTH 0°12'18" EAST 232.25 FEET; THENCE ALONG A 355.35 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 139.56 FEET (LONG CHORD BEARS NORTH 11°27'23" EAST 138.67 FEET); THENCE NORTH 22°42'27" EAST 85.06 FEET; THENCE ALONG A 268.09 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 105.30 FEET (LONG CHORD BEARS NORTH 11°27'18" EAST 104.62 FEET); THENCE NORTH 0°12'10" EAST 83.60 FEET; THENCE ALONG A 508.16 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 162.78 FEET (LONG CHORD BEARS NORTH 8°58'26" WEST 162.08 FEET); THENCE NORTH 15°08'04" WEST 24.86 FEET, TO THE SOUTH LINE OF SAID QUAIL RIDGE ESTATES PHASE #8; THENCE SOUTH 89°02'56" EAST 83.27 FEET, TO THE POINT OF BEGINNING

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	21°03'30"	352.09'	129.41'	128.68'	S 31°29'57" E
C2	26°21'35"	268.09'	123.34'	122.25'	S 28°50'55" E
C3	20°30'59"	964.92'	345.52'	343.67'	S 87°08'27" W

NARRATIVE

This Survey was requested by Kirk and Brett Dean for the purpose of adjusting the lot parcels as shown. This Survey is meant to correct the Lot Line Adjustment Survey filed with the Weber County Surveyors Office as Filing # 6964.

Brass Cap monuments were found at the East Quarter Corner and Southeast Corner Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Centerline monuments were found in 4600 South Street and along Skyline Drive. A line bearing North 0°42'24" East between said Southeast Corner and East Quarter Corner of Section 10 was used as the basis of bearings for this survey.

The West Right of Way along Skyline Drive was established from a Warranty Deed conveyed to Ogden City No. 2996742. Said deed had a basis of bearing of South 0°42'52" West and was related to match the basis of bearing of South 0°42'24" West. Doing so was found to be in harmony with the two found center line monuments.

The South Boundary of Parcel 1 was established by holding the North Right of Way of 4600 street. The West Boundary was established by holding the record angles from the deeds found at Entry No. 2143109, 1944694, and 1150118. The North boundary was established by the intent of the landowners and from the surveyed location of the 16th Quarter Section line. Said position agreeing with record of survey filed at 4326 with Weber County Surveyor's Office.

Said 16th Section line being the North line of the South half of the Southeast Quarter of said Section 10. Said line was established from the midpoint of measured Quarter Section line to the midpoint of the West 16th Quarter of said Quarter Section. The bearing and distance being calculated as 2650.16 North 89°10'11" West.

Parcel 2 original description was written using cardinal directions which were related to match the measured section lines. The south boundary was established honoring the call to said 16th Section line. A deed overlap was found from taxing description of parcel 06-096-0003 and from deed found at Entry No. 1150118. Looking back through the abstract of the said parcel 1981 Quit-Claim Deed was found at Book 1382 Page 1293. Said deed calls to the 16th line. I believe that this call over the years of conveyance became lost where only that distance was carried over in the record. A property owner can not gain additional ground by modifying their deed nor can a landowner sell ground that he does not have a claim to. For this reason, the survey held the call to the 16th Section line as explained. The West boundary of Parcel 2 a record of survey filed at 4394 in 2010, was held and the property line. The North and East boundary held the record from the deed.

Property corners were set as shown here on.

PARCEL 1 DESCRIPTION

A part of the Southeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah

Beginning at a point on the West Right of way line of Skyline Drive said point being 1305.63 feet South 0°42'24" West along the Section Line and 1001.79 feet North 89°10'11" West along the 16th Section line from the Northeast Corner of the Southeast Quarter of said Section 10; and running thence two (2) courses along said West right of way line as follows: (1) Southeasterly along the arc of a 552.09 foot radius curve to the left a distance of 129.41 feet (Central Angle equals 21°03'30" Long Chord bears South 31°29'57" East 128.68 feet) to a point of reverse curvature; and (2) Southeasterly along the arc of a 268.09 foot radius curve to the right continuing along Skyline Drive a distance of 123.34 feet (Central Angle equals 26°21'35" Long Chord bears South 28°50'55" East 122.25 feet) to the North Right of Way of 4600 South street; thence Southwesterly along the arc of a 964.92 foot radius curve to the left a distance of 346.84 feet (Central Angle equals 20°30'59" Long Chord bears South 87°06'05" West); thence South 76°50'35" West along said North Right of Way 246.68 feet; thence North 7°08'07" East 349.78 feet; thence South 89°09'51" East 176.36 feet; thence South 7°07'54" West 50.94 feet to the 16th Section line; thence South 89°10'11" East 245.09 feet to the Point of Beginning.

Contains 2.957 acres.

RECORD DESCRIPTION PARCEL 2

Part of the Southeast quarter of section 10, township 5 North, range 1 West, Salt Lake base and meridian, U.S. survey; beginning at a point 1162.5 feet West of the Southeast corner of the Northeast North 2.5 chains; thence West 557.5 feet; thence South 2.5 chains; thence East 557.5 feet to the beginning.

PARCEL 2 DESCRIPTION

A part of the Southeast Quarter of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Ogden City, Weber County, Utah

Beginning at a point 1305.63 feet South 0°42'24" West along the Section Line and 1162.50 feet North 89°10'11" West along the 16th Section line from the Northeast Corner of the Southeast Quarter of said Section 10; and running thence North 89°10'11" West 84.37 feet; thence North 7°07'54" East 50.94 feet; thence North 89°09'51" West 176.36 feet; thence South 7°08'07" West 50.96 feet to said 16th Section line; thence North 89°10'11" West (West) 277.27 feet; thence North 0°49'49" East (North) 165.01 feet (2.5 Chains) thence South 89°10'07" East 538.01 feet (557.5 feet); thence South 0°49'49" West (South) 165.00 feet (2.5 chains) to the Point of Beginning.

Contains 1.833 acres

Surveyor's Certificate

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate no. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

11/17/2021
 Andy Hubbard
 STATE OF UTAH

GREAT BASIN ENGINEERING

5744 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GRETBASINENGINEERING.COM

Lot Line Adjustment Survey

Reflection Ridge

Approx. 4600 South & Skyline Drive
 Ogden City, Weber County, Utah
 A part of Section 10, T5N, R1W, SLB&M, U.S. Survey

April, 2021

SHEET NO.

1

17N812