

NARRATIVE:

Boundary Consultants was retained by Ralph Ormon to survey the subject parcel and prior to re-subdividing Lot 1 into two lots. This survey was carried out using a Trimble RRS GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no coloration. Basis of Bearing for this survey is Geodetic North with East Line of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. The subject parcel occupies the area between the east line of Lot 1, Farr West Commercial Subdivision and the west right of way line of Interstate 15 crossing through the Northeast Quarter of said Section 26. It appears that a blunder was mistakenly running along the prolongation of the west line of Interstate 15 running through the Southeast Quarter of said Section 26. The west right of way line of Interstate 15 actually runs easterly ±10' at Interstate Station 1418+45.37 then runs north. Right of way boundaries have been found and located as depicted herein. UDOT right of way plans were used as a reference for the right of way. Plans: Project Number SP-15-87(34)342, Sheet RW-44, Prepared by Ward Engineering Group with a revision date of 4/12/06.

DESCRIPTIONS:

WARRANTY DEED: ENTRY #3049115:

All of Lot 1, Farr West City Commercial Subdivision, Farr West City, Weber County, Utah.

OCCUPATION DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 3.61 acres, the 3.50 acres contained in Lot 1, Farr West City Commercial Subdivision and the 0.11 acres of occupied land between the east line of said Lot 1 and the west right of way line of Interstate 15. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence southerly with the south line and prolongation thereof of said Lot 1, Farr West City Commercial Subdivision North 89°53'16" West 338.10 feet (measured) coincident with the east line of said Lot 1, Northernly 171.49 feet along the arc of a 11519.20 foot radius curve to the left. (Center bears South 84°50'49" West) through a central angle of 0°03'11" to a number five rebar and plastic cap stamped "LS356548". Thence South 89°53'16" East 354.43 feet to a number five rebar and plastic cap stamped "LS 356548" and a point on the west right of way line of said Interstate 15, Thence South 00°06'58" East 461.12 feet coincident with the west right of way line of said Interstate 15 and the point of beginning.

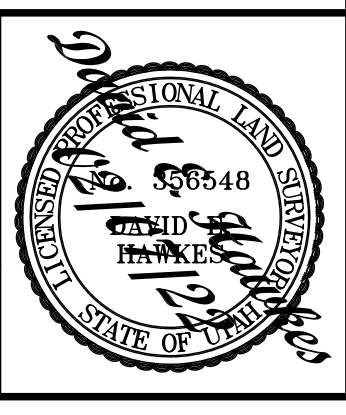
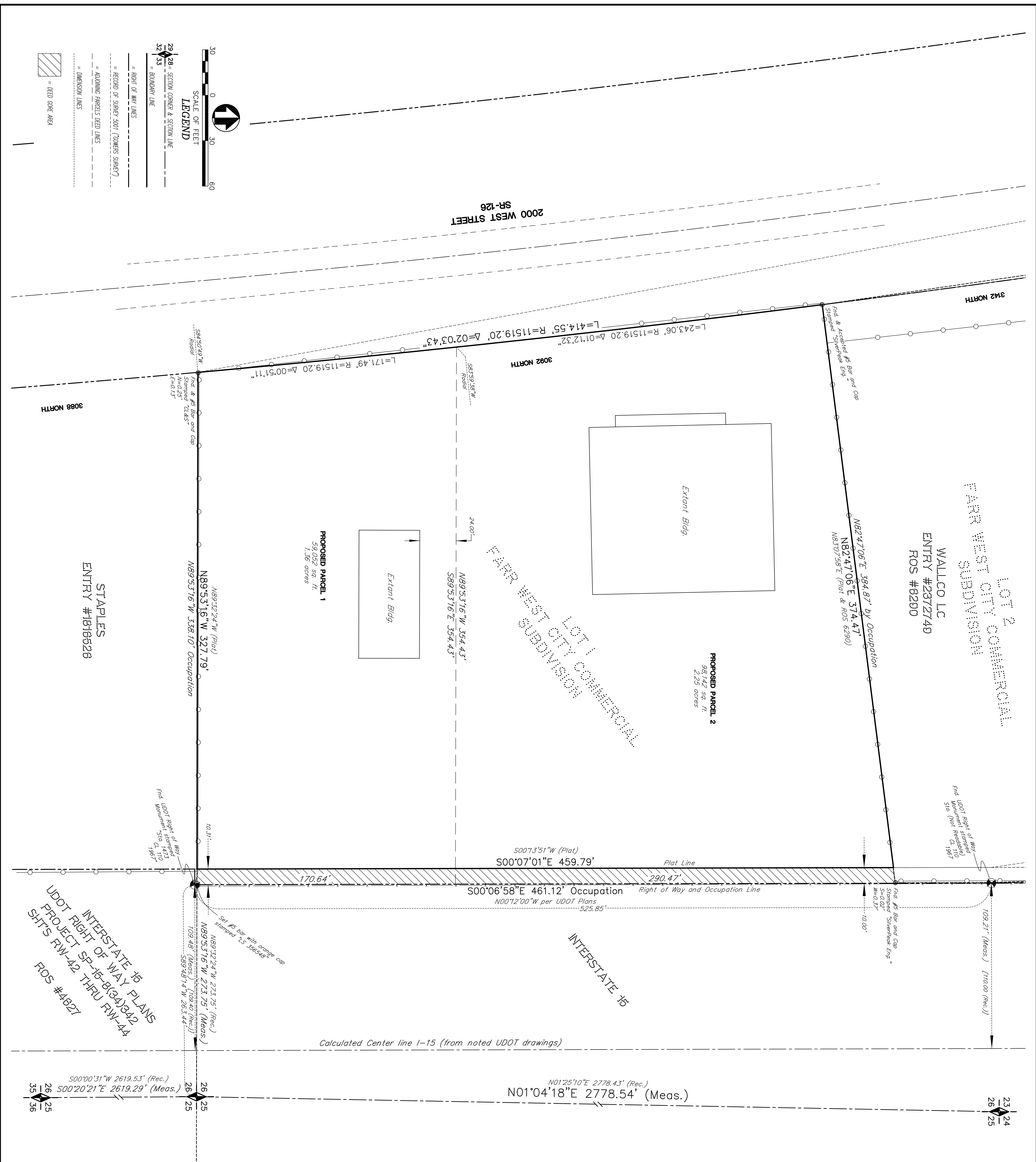
PROPOSED PARCEL 1:

A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 1.36 acres of the occupied Lot 1, Farr West City Commercial Subdivision. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence coincident with the south line and prolongation thereof of said Lot 1, Farr West City Commercial Subdivision North 89°53'16" West 338.10 feet (measured) coincident with the east right of way line of said Lot 1, Northernly 171.49 feet along the arc of a 11519.20 foot radius curve to the left. (Center bears South 84°50'49" West) through a central angle of 0°03'11" to a number five rebar and plastic cap stamped "LS356548". Thence South 89°53'16" East 354.43 feet to a number five rebar and plastic cap stamped "LS 356548" and a point on the west right of way line of said Interstate 15, Thence South 00°06'58" East 170.64 feet coincident with said west right of way line to the point of beginning.

PROPOSED PARCEL 2:

A parcel of land lying and situate in the Northeast Quarter of Section 26, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising 2.25 acres of the occupied Lot 1, Farr West City Commercial Subdivision. Basis of Bearing for Subject Parcel being North 01°04'18" East 2778.54 feet (measured) coincident with the east line of the Northeast Quarter of said Section 26. Subject parcel being more particularly described as follows: Commencing at the East Quarter Corner of said Section 26, thence North 89°53'16" West 263.44 feet to a point on the West Right of Way Line of Interstate 15 a number five rebar and cap stamped "LS 356548". Thence continuing coincident with said Interstate North 00°06'58" West 170.64 feet to a number five rebar and plastic cap stamped "LS 356548" and the True Point of Beginning. Thence North 89°53'16" West 354.43 feet to a point on the easterly right of way of Interstate 15 and a number five rebar and cap stamped "LS 356548". Thence coincident with said east right of way Northernly 243.06 feet along the arc of a 11519.20 foot radius curve to the left. (Center bears South 83°59'38" West) through a central angle of 01°12'32" to a number five rebar and plastic cap stamped "Silver Peak Eng.". Thence North 82°47'06" East 384.87 feet to a number five rebar and plastic cap stamped "Silver Peak Eng." and a point on the west right of way line of said Interstate 15, Thence South 00°06'58" East 390.47 feet coincident with said right of way line to the point of beginning.



DATE:	02-07-22
SCALE:	1"=30'
PROJECT NUMBER:	1641002

RECORD OF SURVEY OF
TAX PARCEL 19-124-0001
700 SOUTH BRIGHAM PLAZA LLC.
LYING AND SITUATE IN THE NORTHEAST QUATER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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DESIGNED:	DEH
DRAFTED:	DEH
CHECKED:	DEH
SHEET:	1

