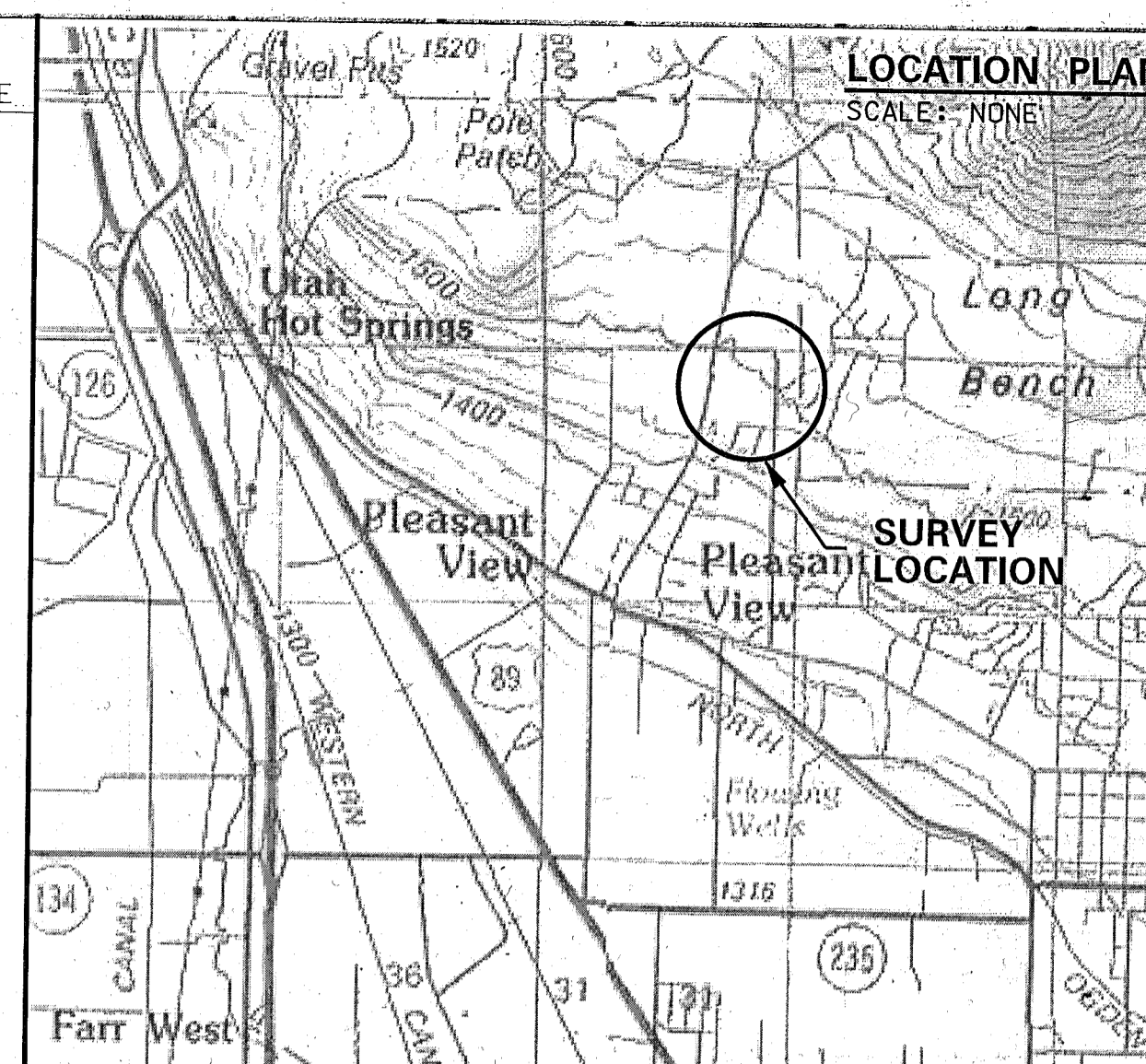
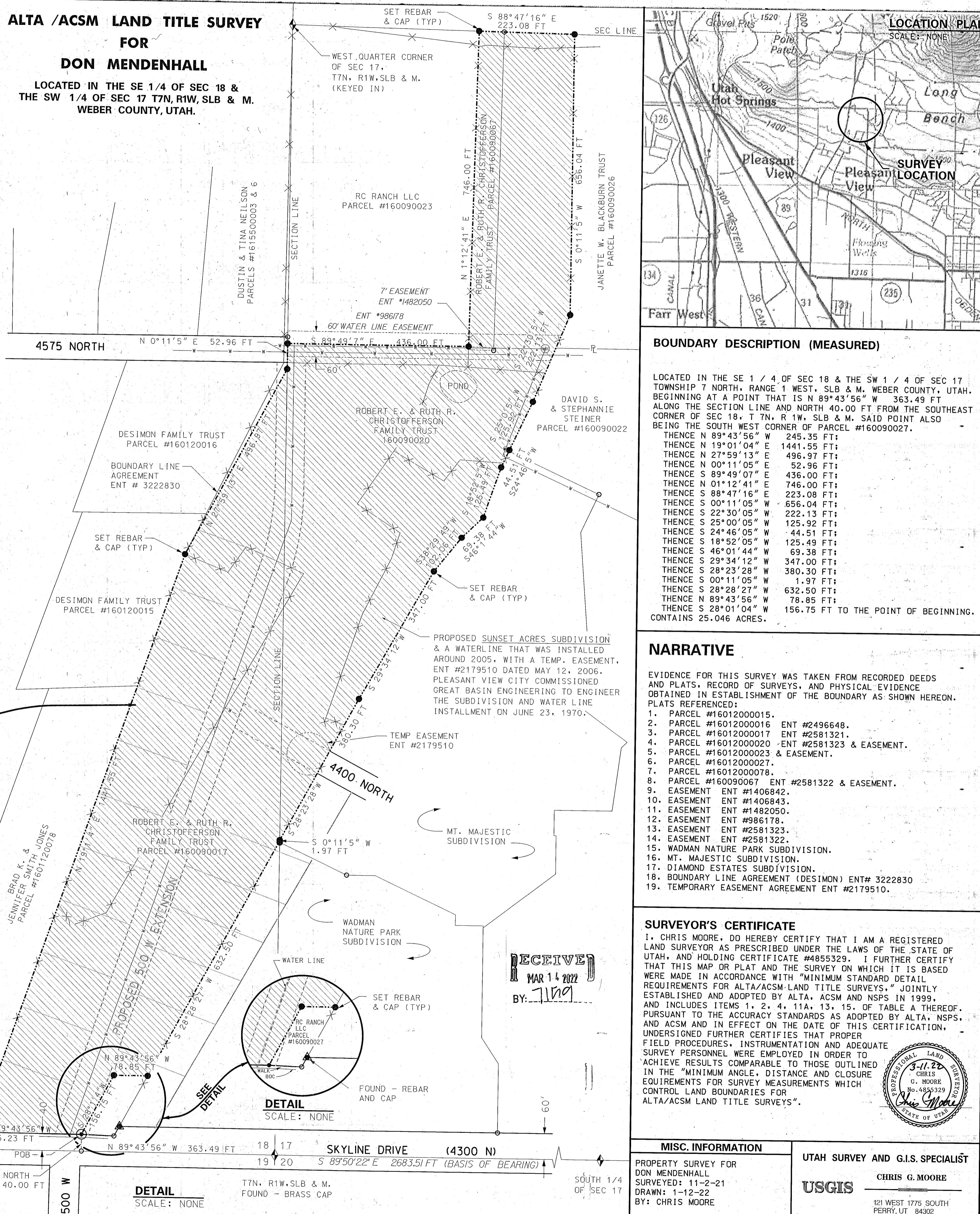


- LEGEND**
- = SET 5/8" REBAR 24 INCHES LONG WITH PLASTIC CAPS.
 - ▲ = FOUND EXISTING MONUMENT
 - = PROPERTY CORNER
 - ⊙ = POINT OF BEGINNING
 - ◆ = SECTION CORNER
 - X — = FENCE LINE
 - X — = SECTION LINE
 - X — = POB TIE
 - R — = STREET RIGHT OF WAY LINE
 - R — = PROPERTY LINE
 - R — = EASEMENT LINE
 - R — = CURB & WALK
 - R — = WATER
 - R — = PREVIOUSLY PLATTED ROADWAY AND 1/2 ACRE LOTS
 - X — = WATER LINE
 - X — = BOUNDARY LINE
 - ▨ = PARCEL # 160120017, 20 & 67.

SURVEYOR NOTES:

1. SUNSET ACRES IS AN UNRECORDED SUBDIVISION. HOWEVER THERE ARE RECORDED EASEMENTS THAT WERE DONE IN ASSOCIATION WITH THE PRELIMINARY SUB PLAT AND CULINARY WATER LINE INSTALLATION THAT WERE TO BE IN EFFECT UNTIL THE GRANTOR OR THE GRANTORS ESTATE (HEIRS) DESIRE TO DEVELOPE AND / OR SUBDIVIDE THE GRANTORS PROPERTY CONSISTENT TO ADJACENT PROPERTIES TO THE EAST FOR HOUSING DEMANDS OF 1/2 ACRES OR LESS. ENTRY #2179510 DATED 5-12-2006.
2. ON 6-23-70, PLEASANT VIEW CITY BY WAY OF MAYOR TIM W. HEALY SENT A LETTER TO CHRISTOFFERSON'S TO INFORM THEM THAT THE EASEMENT REQUESTED BY THE PLEASANT VIEW CULINARY WATER ASSOCIATION FOR THE INSTALLATION OF A NEW PIPELINE (AS FAR AS I CAN DETERMINE WAS NEVER PAID FOR) IS ALSO THE PROPOSED ALIGNMENT OF 500 WEST EXTENDED AND WILL AT SOME FUTURE DATE, WHEN THIS LAND IS SUBDIVIDED, BE A STREET WITHIN THE CITY LIMITS OF PLEASANT VIEW. THE WATER LINE WAS LOCATED PURPOSELY IN ITS PROPOSED LOCATION IN ORDER THAT THE STREET COULD BE DEVELOPED ALONG THE ALIGNMENT, THUS MAKING THE PIPELINE AS INSTALLED AVAILABLE TO PROVIDE WATER SERVICE FOR THE LOTS AS THEY ARE DEVELOPED.
3. ALSO A LETTER FROM THE CHAIRMAN OF THE PLEASANT VIEW CULINARY WATER ASSOCIATION ACTING AS LEGAL CONFIRMATION OF 2 WATER CONNECTIONS THAT ARE AVAILABLE TO THE CHRISTOFFERSON FAMILY. DATED 5-10-1988.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO PARCELS SHOWN HEREON WAS GAINED FROM COMMITMENT NUMBER 21-10453-KC-1 PREPARED BY REAL ADVANTAGE TITLE INSURANCE COMPANY. EFFECTIVE 11-22-2021 8:00 AM.

ALTA /ACSM LAND TITLE SURVEY FOR DON MENDENHALL
 LOCATED IN THE SE 1/4 OF SEC 18 & THE SW 1/4 OF SEC 17 T7N, R1W, SLB & M. WEBER COUNTY, UTAH.



LEGAL DESCRIPTION FROM TITLE REPORT (RECORD)

PARCEL 160120067:
 PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT 472.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 18, THENCE WEST 229.34 FEET, THENCE NORTH 18°45' EAST 173.9 FEET; THENCE SOUTH 52°30' EAST 0.50 CHAINS, THENCE NORTH 50°30' EAST 2.85 CHAINS, THENCE SOUTH 1020.82 FEET, MORE OR LESS, TO THE ESTABLISHED FENCE LINE BY QUIT CLAIM DEED RECORDED IN BOOK 928 PAGE 144, THENCE SOUTH 28°12'23" WEST ALONG SAID FENCE 638.74 FEET, MORE OR LESS, THENCE WEST 81.50 FEET, MORE OR LESS, THENCE SOUTH 27°45' WEST 200 FEET TO THE PLACE OF BEGINNING.

PARCEL 160120020:
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 738.08 FEET, MORE OR LESS, NORTH OF SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 28°12'23" EAST 380.30 FEET, THENCE NORTH 29°23'07" EAST 347.0 FEET, THENCE NORTH 33°18'44" EAST 102.06 FEET, THENCE NORTH 45°50'39" EAST 69.38 FEET, THENCE NORTH 18°41' EAST 125.49 FEET, THENCE NORTH 25°35' EAST 44.51 FEET, THENCE NORTH 24°49' EAST 125.92 FEET, THENCE NORTH 22°19' EAST 222.13 FEET, THENCE NORTH 640 FEET TO LESS, TO THE CENTER LINE OF A 25 FOOT ROAD AND RIGHT OF WAY OF THE PLEASANT VIEW CULINARY WATER ASSOCIATION, THENCE WEST 7.5 CHAINS TO THE SECTION LINE, THENCE SOUTH ALONG THE SECTION LINE 1155.92 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY AND EASEMENT GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAGIE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS, THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 160120017:
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT EAST ALONG THE QUARTER SECTION LINE 436.0 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE EAST ALONG SAID QUARTER LINE 59.0 FEET; THENCE SOUTH 746.0 FEET, THENCE WEST 59.0 FEET, THENCE NORTH 746.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY AND EASEMENT GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:
 BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAGIE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS; THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION (MEASURED)

LOCATED IN THE SE 1/4 OF SEC 18 & THE SW 1/4 OF SEC 17 TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB & M. WEBER COUNTY, UTAH. BEGINNING AT A POINT THAT IS N 89°43'56" W 363.49 FT ALONG THE SECTION LINE AND NORTH 40.00 FT FROM THE SOUTHEAST CORNER OF SEC 18, T7N, R1W, SLB & M. SAID POINT ALSO BEING THE SOUTH WEST CORNER OF PARCEL #160090027.

THENCE N 89°43'56" W 245.35 FT;
 THENCE N 19°01'04" E 1441.55 FT;
 THENCE N 27°59'13" E 496.97 FT;
 THENCE N 00°11'05" E 52.96 FT;
 THENCE S 89°49'07" E 436.00 FT;
 THENCE N 01°12'41" E 746.00 FT;
 THENCE S 88°47'16" E 223.08 FT;
 THENCE S 00°11'05" W 656.04 FT;
 THENCE S 22°30'05" W 222.13 FT;
 THENCE S 25°00'05" W 125.92 FT;
 THENCE S 24°46'05" W 44.51 FT;
 THENCE S 18°52'05" W 125.49 FT;
 THENCE S 46°01'44" W 69.38 FT;
 THENCE S 29°34'12" W 347.00 FT;
 THENCE S 28°23'28" W 380.30 FT;
 THENCE S 00°11'05" W 1.97 FT;
 THENCE S 28°28'27" W 632.50 FT;
 THENCE N 89°43'56" W 78.85 FT;
 THENCE S 28°01'04" W 156.75 FT TO THE POINT OF BEGINNING.

CONTAINS 25.046 ACRES.

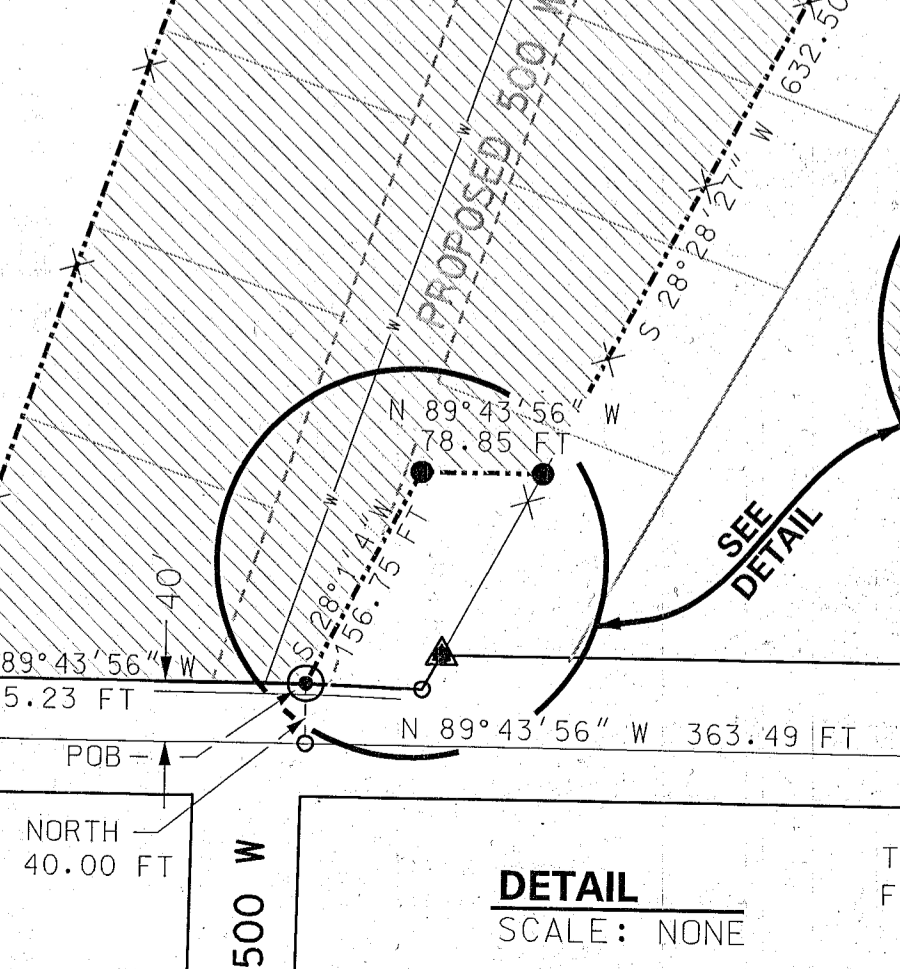
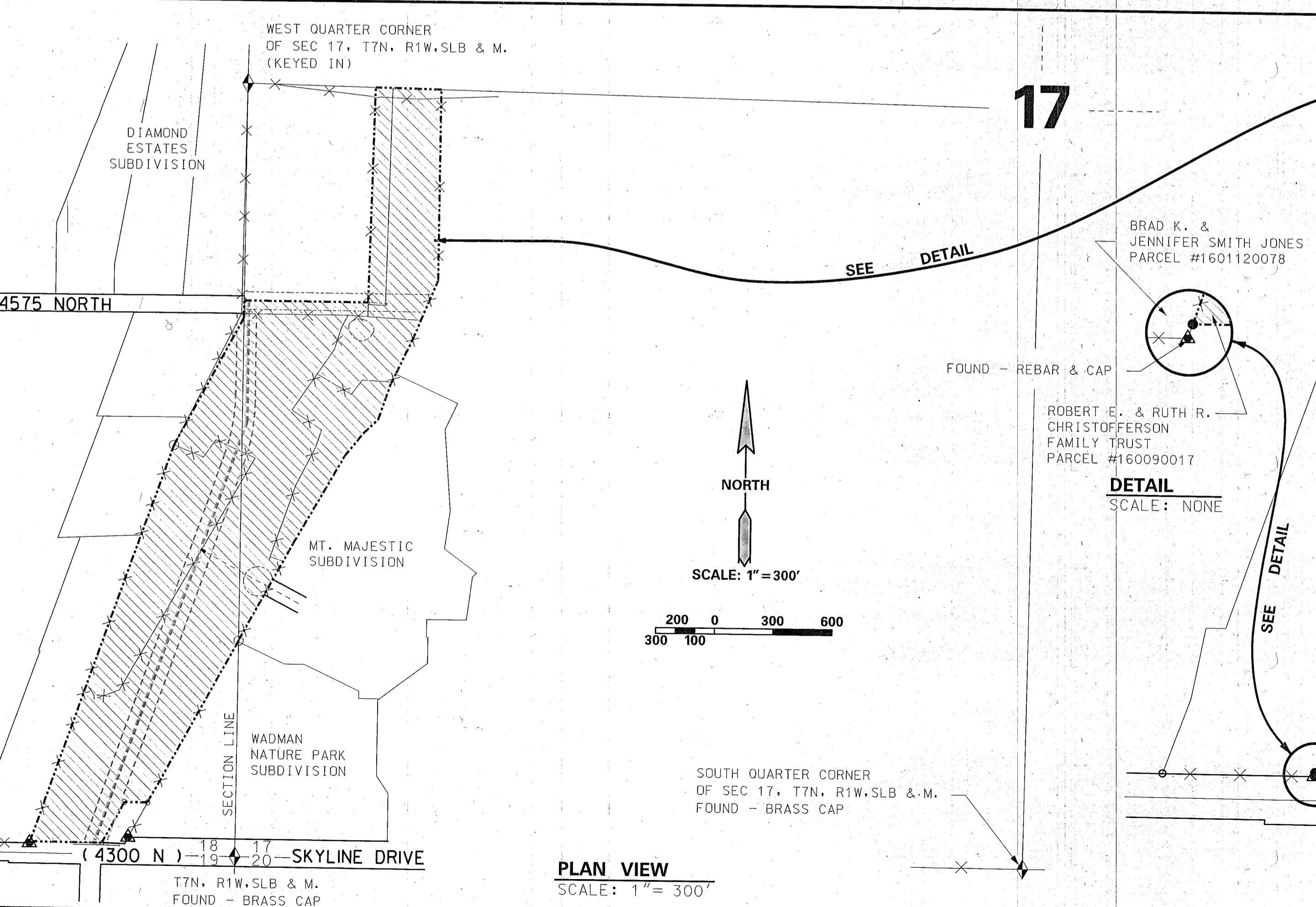
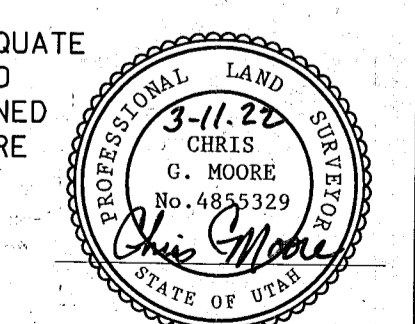
NARRATIVE

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS AND PLATS, RECORD OF SURVEYS, AND PHYSICAL EVIDENCE OBTAINED IN ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON. PLATS REFERENCED:

1. PARCEL #16012000015.
2. PARCEL #16012000016 ENT #2496648.
3. PARCEL #16012000017 ENT #2581321.
4. PARCEL #16012000020 ENT #2581323 & EASEMENT.
5. PARCEL #16012000023 & EASEMENT.
6. PARCEL #16012000027.
7. PARCEL #16012000078.
8. PARCEL #160090067 ENT #2581322 & EASEMENT.
9. EASEMENT ENT #1406842.
10. EASEMENT ENT #1406843.
11. EASEMENT ENT #1482050.
12. EASEMENT ENT #986178.
13. EASEMENT ENT #2581323.
14. EASEMENT ENT #2581322.
15. WADMAN NATURE PARK SUBDIVISION.
16. MT. MAJESTIC SUBDIVISION.
17. DIAMOND ESTATES SUBDIVISION.
18. BOUNDARY LINE AGREEMENT (DESIMON) ENT# 3222830
19. TEMPORARY EASEMENT AGREEMENT ENT #2179510.

SURVEYOR'S CERTIFICATE

I, CHRIS MOORE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND HOLDING CERTIFICATE #4855329. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 4, 11A, 13, 15, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".



RECEIVED
 MAR 14 2022
 BY: Jln

MISC. INFORMATION

PROPERTY SURVEY FOR DON MENDENHALL
 SURVEYED: 11-2-21
 DRAWN: 11-2-22
 BY: CHRIS MOORE

UTAH SURVEY AND G.I.S. SPECIALIST

USGIS CHRIS G. MOORE

121 WEST 1775 SOUTH
 PERRY, UT 84302
 (801) 558-5159
 moore3417@msn.com

DWG# PLAT.DGN