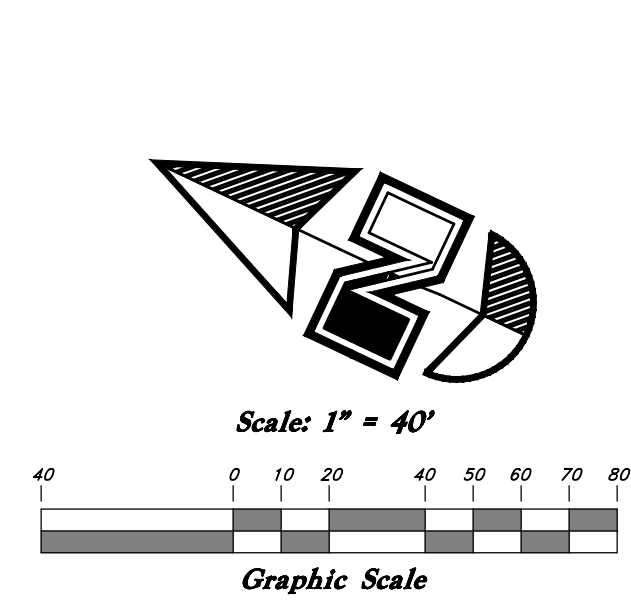


Vicinity Map
(Not to Scale)



Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Found Rebar and Cap
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

- Tie/Monument line
- Center Line
- Existing

AMENDED PLAT OF CHIMES VIEW ACRES

Line	Bearing	Length
L1	S 59°36'33" E	46.37
L2	S 84°40'33" E	17.79
L3	S 69°58'26" E	6.15
L4	S 64°51'32" E	34.95

North Quarter Corner of Section 8, T5N, R1W, SL&M U.S. (Found Brass Cap Monument)

Found Reference Monuments to Northeast Corner of Section 8 T5N R1W SL&M (Found Brass Cap Monument)

Calculated Monument Northeast Corner of section 8 T5N R1W SL&M (Calculated from reference monument)

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	29°44'25"	136.80'	71.01'	N 16°27'45" W	70.21'
C2	74°00'00"	115.70'	149.43'	N 38°35'33" W	139.26'
C3	60°00'00"	136.80'	143.26'	N 45°35'33" W	136.80'
C4	48°37'08"	125.00'	106.07'	N 39°54'07" W	102.92'
C5	32°21'02"	50.00'	28.23'	S 48°41'01" E	27.86'
C6	28°57'58"	120.00'	60.67'	S 50°22'53" E	60.02'
C7	18°25'08"	233.00'	74.90'	S 68°06'26" E	74.58'
C8	56°33'29"	50.00'	49.36'	S 3°11'16" E	47.38'

North Quarter Corner of Section 9, T5N, R1W, (Brass Cap Monument)

Calculated 16th Section Corner of the Northeast Corner of the Northwest Quarter of Section 8

NARRATIVE

This survey was requested by Axis Architects for the purpose of locating the boundaries of the deed found at Entry No. 3074436 in preparation for development.

Basis of bearing for this survey is South 89°45'50" East measured between the North Quarter Corner of Section 8 and the North Quarter Corner of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Field work was completed on Sep 29, 2020. Corners were monumented as show here on.

The boundary for this parcel was established as follows:

- In surveying Burch Creek Estates Subdivision, it was found that the record file bearing and distances did not match to location of occupation. Creating about a 10 foot shift in occupation the plat. In knowing that the location of occupation must be from the intent of the subdivision, and in holding the Judicial Functions of Surveyors (Chief Justice, Thomas M. Cooley Supreme Court of Michigan) The boundary was held as found on the ground. This moved the actual point of beginning to the North East Corner of Parcel "A" Burch Creek Estates rather than the record point beginning at the most Southern corner of lot 36.
- The West Boundary was established by holding Record and the occupation of Country Club Drive.
- East Boundary line was established along the west boundary of lots in Greenwood Subdivision Amended.
- The North line was established along the 40th Street, and Adjoining Deed Lines.

The following Documents were relied upon during the course of the Survey and Boundary determination.

Amended Plat of Chimes View Acres (Weber County Recorder Book 09 Page 011), Amended Plat of Greenwood Village (Weber County Recorder's Book 09 Page 026), Burch Creek Estates (Weber County Recorder's Entry #2227480 Book 65 page 003), Country Club Heights (Weber County Recorder's Book 09 page 027), Sour Note Subdivision (Weber County Recorder's Entry #1460626 Book 43, Page 098), Warranty Deed from Miller to Allen (Weber County Recorder's Book 652 Page 117), Warranty Deed from Miller to Nichols (Weber County Recorder's Book 1050 Page 440), Warranty Deed from Chantry to The Depot Townhomes, LLC (Weber County Recorder's Entry #3074436), Record of Survey Chantry Property, Prepared by Reeve & Associates (Weber County Surveyor's Filing #3340), Record of Survey for Hanley Property Prepared by Reeve & Reeve, Inc. (Weber County Surveyor's Filing #1428), and Record of Survey for Hardy Property prepared by Gardner Engineering (Weber County Surveyor's Filing #6250).

RECORD DESCRIPTION

Parcel 1 Part of lot 42 Chimes view acres, Amended Plat, South Ogden City, Weber County, Utah: Beginning on the South line of Chimes View Drive South 59°11' East and 176.47 feet from the Northwest Corner of said lot 42; thence South 55°11' East 50.25 feet; thence South 25°09' West 67.5 feet; thence Southerly along a 50 foot radius curve to the right to the South line of said lot 42; thence North 27° East 42 feet, more or less; thence South 58°40' East 5 feet, more or less; thence North 25°09' East 105.09 feet to beginning.

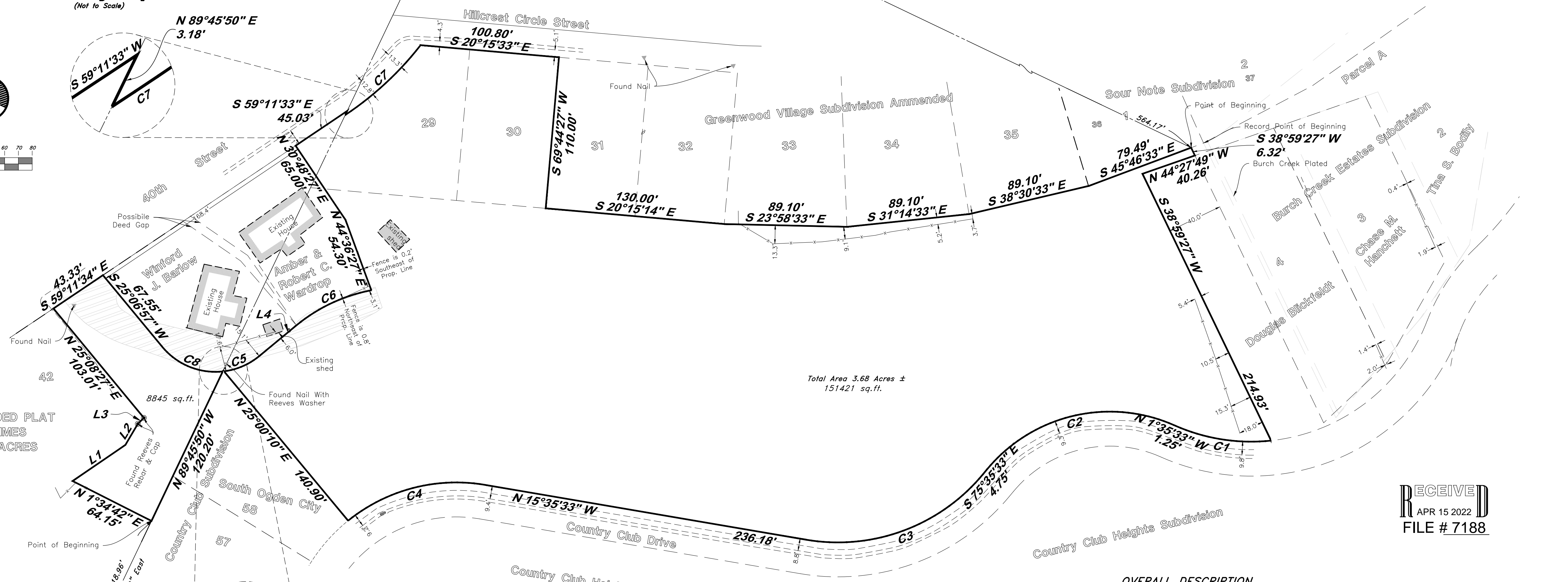
Parcel 2 Part of lot 42, Chimes View Acres, Amended plat, South Ogden city, Weber county, Utah: Beginning at a point 116.47 feet South 59°11' East and 119.43 feet South 38°21' East and 17.74 feet South 71°06' East from the Northwest Corner of said lot; running thence South 59°36' East 48.10 feet; thence South 84°40' East 17.79 feet, more or less; thence South 27° West 42 feet, more or less to the South line of said lot; thence westerly along said line 39 feet, more or less, to a point 218.99 feet south 89°45' East of the Southwest corner of said lot; thence North 00°15' East 65 feet to beginning.

Parcel 3 All of lots 29 and 30, Greenwood Village Amended, South Ogden City, Weber County, Utah. Except: beginning at the Northwest corner of said lot 29; thence South 89°45'17" East 4.3 feet; thence South 30°49' West to the west line of said lot; thence North 20°15' West to beginning.

Parcel 4 All of Block 1, Country Club Heights, South Ogden City, Weber County, Utah. Excepting however, all that portion of block 1, described as follows: Beginning at the most Southerly corner of lot 36, Greenwood Village Amended Plat; running thence South 53°02' East 89.1 feet; thence South 60°18' East 114.3 feet; thence North 13°18' East 46.3 feet; thence South 76°00' East 150.9 feet, more or less, to the West line of Country Club Drive in said Country Club Heights; thence Southerly and Westerly along said Country Club Drive to a point which is South 39°00' West from the point of beginning; thence North 39°00' East to the point of beginning.

Also: Except that portion in the Northeast corner of said block as conveyed to Kenneth Allen & wife Leona Allen by deed in book 652, Page 117.

Also: Except that part deeded to Harry W. Nichols & wife Leila s. Nichols in book 1050, Page 440. Less and excepting: the Southeasterly 40 feet of block 1, Country Club Heights, South Ogden City, Weber County Utah abutting lot 4, Burch Creek Estates Subdivision, according to the official plat thereof on file and of record in the Weber County Recorder's Office.



Total Area 3.68 Acres ±
151421 sq. ft.

RECEIVED
APR 15 2022
FILE # 7188

OVERALL DESCRIPTION

A part of Block 1, Country Club Heights (Book 9 Page 27) being a part of the Northeast Quarter of Section 8 and the Southwest Quarter of Section 5, Township 5 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey, South Ogden, Weber County, Utah:

Beginning at the Northeast Corner of parcel "A" Burch Creek Estates as occupied on the ground (Book 65 Page 03) said point being North 45°46'33" West 9.61 feet from the most Southerly Corner of lot 36, Greenwood Village Amended Plat (Book 9 Page 26) said point also being 788.46 feet South 89°45'50" East along the Section line and 564.17 feet from the North Quarter Corner of said Section 8; and running thence South 38°59'27" West along the west line of said parcel "A" 6.32' feet (record 6.54 feet) to the most Northerly Corner of lot 4 of said Burch Creek Subdivision; thence North 44°27'49" West 40.26 feet; thence South 38°59'27" West 214.93 feet to a point on an arc being on the Easterly Right of Way line of Country Club Drive; thence along said Right of Way line the following seven (7) courses 1) Northwesterly along the arc of a 136.80 foot radius curve to the right a distance of 71.01 feet (Central Angle equals 29°44'25" Long Chord bears North 16°27'45" West 70.21 feet); 2) North 1°35'33" West 1.25 feet to a point on an arc; 3) Northwesterly along the arc of a 115.70 foot radius curve to the left a distance of 149.43 feet (Central Angle equals 74°00'00" Long Chord bears North 38°35'33" West 139.26 feet); 4) North 75°35'33" West 4.75 feet to a point on an arc; 5) Northwesterly along the arc of a 136.80 foot radius curve to the right a distance of 143.26 feet (Central Angle equals 60°00'00" Long Chord bears North 45°35'33" West 136.80 feet); 6) North 15°35'33" West 236.18 feet to a point on an arc; and 7) Northwesterly along the arc of a 125.00 foot radius curve to the left a distance of 106.07 feet (Central Angle equals 48°37'08" Long Chord bears North 39°54'07" West 102.92 feet) to the Southeast Corner of lot 58 of said Country Club Heights Subdivision; thence along the East boundary line of said lot 58, North 25°00'10" East 140.90 feet to a point on an arc and the South boundary of the property conveyed to Kenneth Allen and Wife Leona Allen (deed in Book 652, Page 117), thence Southeasterly and Northeasterly along said South boundary the following five (5) courses 1) Northeasterly along the arc of a 50.00 foot radius curve to the left a distance of 28.23 feet (Central Angle equals 32°21'02" Long Chord bears South 48°41'01" East 27.86 feet); 2) South 64°51'32" East 34.95 feet to a point on an arc; 3) Southeasterly along the arc of a 120.00 foot radius curve to the right a distance of 60.67 feet (Central Angle equals 28°57'58" Long Chord bears South 50°22'53" East 60.02 feet); 4) North 44°36'27" East 54.30 feet; and 5) North 30°48'27" East 65.00 feet to the South Right of Way of 40th street; thence along said South Right of Way line the following three (3) courses 1) South 59°11'33" East 44.85 feet to the Section line; 2) thence South 88°27'08" West 3.18 along the Section line feet to a point on an arc; 3) thence Southeasterly along the arc of a 233.00 foot radius curve to the right a distance of 74.90 feet (Central Angle equals 18°25'08" Long Chord bears South 68°06'26" East 74.58 feet) to a point on the Intersection of said South Right of Way line and the East Right of Way of Hillcrest Circle street; thence along said Right of Way North 20°15'33" West 100.80 feet to the most Northern corner of Greenwood Village subdivision lot 31 (Book 9 Page 26); thence North 69°44'27" East 110.00 feet to the Northwest corner of said lot 31; thence following along said green wood Village Subdivision the following five(5) courses 1) South 20°15'14" East 130.00 feet; 2) thence South 23°58'33" East 89.10 feet; 3) South 31°14'33" East 89.10 feet; 4) South 38°30'33" East 89.10 feet; and 5) South 45°46'33" East 79.49 feet to the point of beginning.

Together with:

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

Beginning at a point on the Section line 218.96 feet South 89°45'50" East from the South Quarter Corner of said Section 5 and running thence North 1°34'42" East 64.15 feet; thence South 59°36'33" East 46.37 feet; thence South 84°40'33" East 17.79 feet; thence South 69°58'26" East 6.15 feet; thence North 25°08'27" East 103.01 feet to the South Right of Way of 40th street; thence South 59°11'33" East 43.33 feet along said South Right of Way line; thence South 25°08'27" East 67.55 feet to a point on an arc; thence Southeasterly along the arc of a 50.00 foot curve to the left a distance of 49.36 feet (Central Angle equals 56°33'29" Long Chord bears South 3°11'16" East 47.38 feet) to the Section line; thence North 89°45'50" West 120.20 feet to the point of beginning.

Comprising of 3.68 Acres plus or minus.

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 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.



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey

Axis Burch Creek

APPROX: 4011 South Hillcrest Circle
 South Ogden City, Weber County, Utah
 A part of Section 8 and 5, T5N, R1W, SL&M, U.S. Survey

October, 2020

SHEET NO.

C1

20N609