

PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHEASTERLY CORNER OF LOT 102, PATIO SPRINGS UNIT NO. 1 SUBDIVISION LOCATED 1544.28 FEET SOUTH 27°24'18" WEST ALONG THE MONUMENT LINE AND 55.32 FEET SOUTH 62°35'42" EAST FROM THE CENTERLINE MONUMENT IN THE CUL-DE-SAC OF 3900 NORTH STREET;

RUNNING THENCE SOUTH 10°17'00" WEST 15.41 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A SPRING PIPING AND DRAINAGE EASEMENT, INST. NO. 2165504, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 44°26'35" WEST 82.14 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 79°21'45" WEST 100.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4700 EAST STREET; THENCE NORTH 10°17'00" EAST 18.47 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 102; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 102 EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 165.01 FEET, CHORD BEARS NORTH 76°38'53" EAST 160.37 FEET, HAVING A CENTRAL ANGLE OF 47°16'14" TO THE POINT OF BEGINNING. CONTAINING 4,119 SQUARE FEET OR 0.095 ACERS.

NARRATIVE

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GARY JENSEN FOR OGDEN VALLEY LAND TRUST. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS# 753, AND ROS# 4268. THE EXISTING CENTERLINE MONUMENTATION AND PROPERTY CORNERS OF THE PATIO SPRINGS UNIT NO. 1 SUBDIVISION, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, T7N, R1E, SLB&M.

THE BASIS OF BEARING IS BETWEEN THE CENTERLINE MONUMENT IN THE CUL-DE-SAC OF 3900 NORTH STREET AND THE CENTERLINE MONUMENT IN THE INTERSECTION OF 3600 NORTH STREET AND 4700 EAST STREET WHICH BEARS SOUTH 27°24'18" WEST, AN ASSUMED BEARING ROTATED TO MATCH THE BEARINGS OF SAID PATIO SPRINGS UNIT NO. 1 SUBDIVISION.

C5
 $\Delta = 47^{\circ}16'14''$
 $R = 200.00'$
 $L = 165.01'$
 $LC = 160.37'$
 $N 76^{\circ}38'53'' E$

- LEGEND**
- Subject Property Line
 - - - Adjoining Property Line
 - - - Existing Concrete
 - - - Centerline
 - - - Fence Line
 - ⊕ Street Monument
 - ⊙ Found rebar set by others
 - ⊙ Set 5/8"x24" Rebar With Cap
 - ⊙ Section Corner

RECEIVED
MAY 13 2022
FILE # 7236

SURVEYOR'S CERTIFICATE

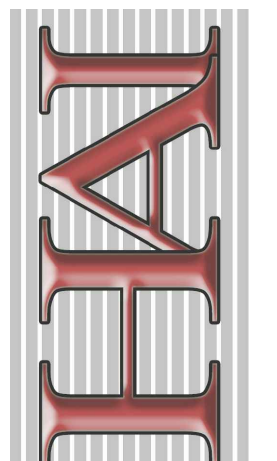
I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 18TH DAY OF FEBRUARY, 2022.

MATT PRETL, PLS
UTAH LAND SURVEYOR LICENSE NO. 10437995



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Drawn By: MP Date: 02/17/2022
Designed By: GS
Checked By: ES
Approved By: [Signature]
Scale: 1" = 20'
Drawing File: 21-3-405v19
JOB NUMBER: 21-3-405

BOUNDARY LINE ADJUSTMENT SURVEY FOR
OGDEN VALLEY LAND TRUST
LOT 102 PATIO SPRINGS UNIT NO. 1 SUBDIVISION
EDEN, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

Sheet
1
of
1
Sheets

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