

3900 NORTH STREET

4700 EAST STREET

LOT 79

LOT 80

LOT 81

LOT 78

L. SCOTT PESSETTO TRUST
22-057-0016

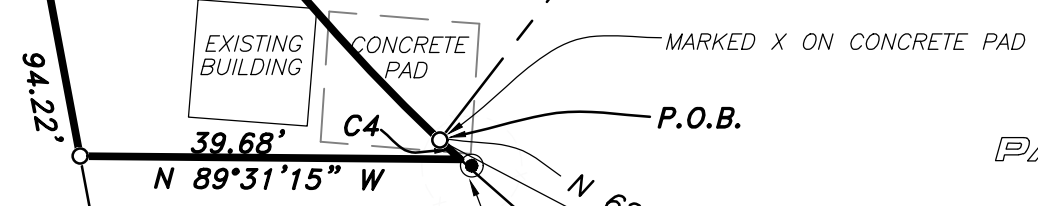
PARCEL 2
1,280 S.F.
0.029 ACRES

LOT 77

PATIO SPRINGS LLC
22-057-0015

LOT 76

CENTERLINE MONUMENT IN 3900
NORTH STREET CUL-DE-SAC
FOUND BRASS CAP MONUMENT



C3 C4
 $\Delta = 30^{\circ}47'20''$ $\Delta = 0^{\circ}50'48''$
 $R = 200.00'$ $R = 200.00'$
 $L = 107.47'$ $L = 2.95'$
 $LC = 106.18'$ $LC = 2.95'$
 $S 31^{\circ}23'46'' E$ $S 47^{\circ}12'50'' E$

OGDEN VALLEY LAND TRUST
22-016-0049

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

PARCEL 2 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 SOUTH CORNER OF LOT 78, PATIO SPRINGS UNIT NO. 1 SUBDIVISION LOCATED 379.79 FEET SOUTH 27°24'18" WEST ALONG THE MONUMENT LINE AND 423.32 FEET NORTH 62°35'42" WEST FROM THE CENTERLINE MONUMENT IN THE CUL-DE-SAC OF 3900 NORTH STREET;
 RUNNING THENCE ALONG THE SOUTHERLY LINE OF LOT 77, PATIO SPRINGS UNIT NO. 1 SUBDIVISION SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 2.95 FEET, CHORD BEARS SOUTH 47°12'50" EAST 2.95 FEET, HAVING A CENTRAL ANGLE OF 0°50'48"; THENCE NORTH 89°31'15" WEST 39.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4700 EAST STREET; THENCE NORTH 10°55'06" WEST 94.22 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE BOUNDARY LINE OF SAID LOT 78; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 107.47 FEET, CHORD BEARS SOUTH 31°23'46" EAST 106.18 FEET, HAVING A CENTRAL ANGLE OF 30°47'20" TO THE POINT OF BEGINNING. CONTAINING 1,280 SQUARE FEET OR 0.029 ACRES.

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, 77N, 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.

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.

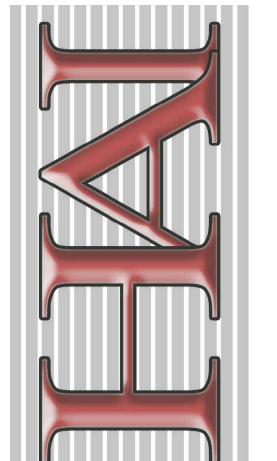
SIGNED THIS 18TH DAY OF FEBRUARY, 2022.

MATT PRETL, PLS
 UTAH LAND SURVEYOR LICENSE NO. 10437995



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 (435) 723-4491 (801) 399-4905 (435) 723-6272
 Celebrating over 60 Years of Business



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

BOUNDARY LINE ADJUSTMENT SURVEY FOR
OGDEN VALLEY LAND TRUST
 LOT 78 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

No. Date By Revision