

VICINITY MAP
NOT TO SCALE

RECORD OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

DECEMBER, 2022

BOUNDARY DESCRIPTION

ALL OF LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION TOGETHER WITH OTHER LANDS BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET, SAID POINT BEING S89°31'10"E 778.73 FEET AND N00°28'50"E 70.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16 (SOUTH QUARTER CORNER BEING N89°31'10"W 2616.48 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16); THENCE ALONG THE EASTERLY LINE OF LOT 205, SUNSHINE VALLEY ESTATES PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) N35°15'46"E 237.07 FEET; (2) N75°18'23"E 44.12 FEET; AND (3) N02°20'27"W 171.70 FEET; THENCE S81°01'33"E 101.40 FEET; THENCE N00°27'10"W 52.16 FEET; THENCE N86°38'59"E 100.70 FEET; THENCE S86°36'59"E 119.55 FEET; THENCE N77°58'04"E 173.81 FEET; THENCE N41°46'24"E 63.93 FEET; THENCE N00°31'32"W 157.00 FEET; THENCE N48°24'04"E 236.61 FEET; THENCE S71°51'16"E 259.84 FEET; THENCE S00°59'48"W 44.44 FEET; THENCE S00°13'54"E 230.83 FEET; THENCE S00°56'59"E 186.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 850 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S86°06'15"W 289.33 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 224.38 FEET, A DELTA ANGLE OF 38°36'24", A CHORD BEARING OF S66°48'03"W, AND A CHORD LENGTH OF 220.16 FEET; (3) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 117.00 FEET, AN ARC LENGTH OF 90.28 FEET, A DELTA ANGLE OF 44°12'47", A CHORD BEARING OF S69°36'15"W, AND A CHORD LENGTH OF 88.06 FEET; (4) N88°17'22"W 54.93 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 183.00 FEET, AN ARC LENGTH OF 158.76 FEET, A DELTA ANGLE OF 49°42'22", A CHORD BEARING OF S66°51'27"W, AND A CHORD LENGTH OF 153.83 FEET; (6) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 182.45 FEET, A DELTA ANGLE OF 48°10'28", A CHORD BEARING OF S66°05'30"W, AND A CHORD LENGTH OF 177.13 FEET; AND (7) N89°49'16"W 198.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 403,575 SQUARE FEET OR 9.265 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°31'10"E.

NARRATIVE

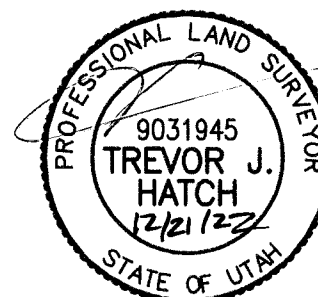
THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE SUBJECT PROPERTY. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 204 OF SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2 AND BY DEED. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

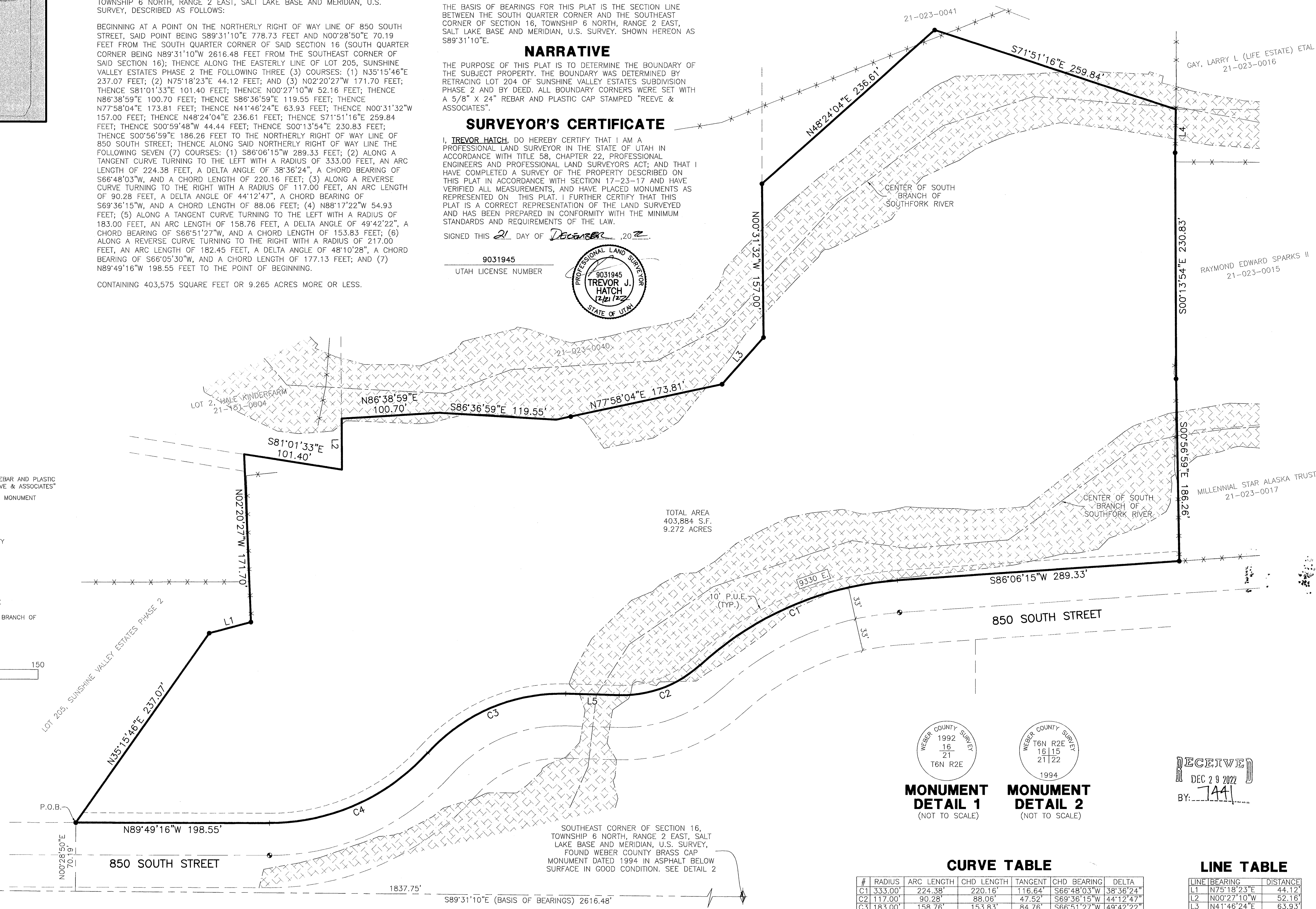
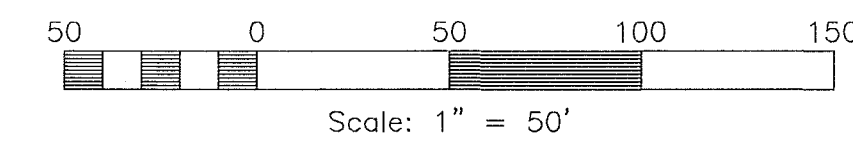
SIGNED THIS 21 DAY OF December, 2022.

9031945
UTAH LICENSE NUMBER

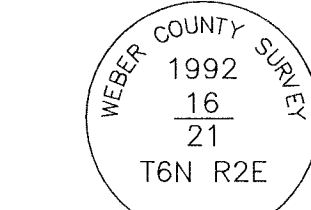


LEGEND

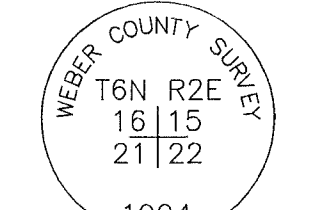
- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = CENTER OF SOUTH BRANCH OF SOUTHFORK RIVER
- = FEMA FLOOD PLAIN



TOTAL AREA
403,884 S.F.
9.272 ACRES



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

RECEIVED
DEC 29 2022
BY: TAH

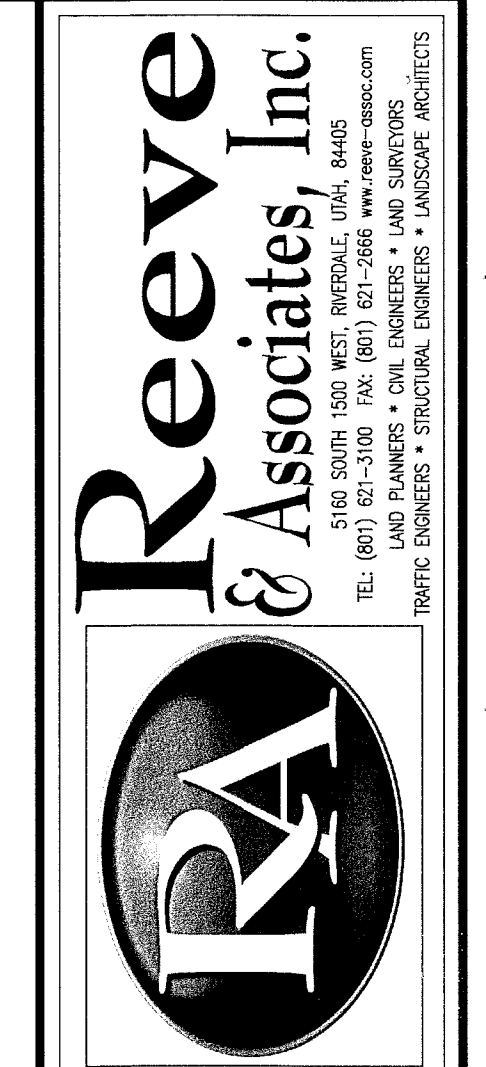
CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	333.00'	224.38'	220.16'	116.64'	S66°48'03"W	38°36'24"
C2	117.00'	90.28'	88.06'	47.52'	S69°36'15"W	44°12'47"
C3	183.00'	158.76'	153.83'	84.76'	S66°51'27"W	49°42'22"
C4	217.00'	182.45'	177.13'	97.01'	S66°05'30"W	48°10'28"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N75°18'23"E	44.12'
L2	N00°27'10"W	52.16'
L3	N41°46'24"E	63.93'
L4	S00°59'48"W	44.44'
L5	N88°17'22"W	54.93'

SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1992 ENCASED IN CONCRETE FLUSH WITH GROUND IN GOOD CONDITION. SEE DETAIL 1



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH

MATT LOWE

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 12-21-2022
Name: MATT LOWE
RECORD OF SURVEY
Scale: 1"=50'
Checked:
Number: 4825-25