

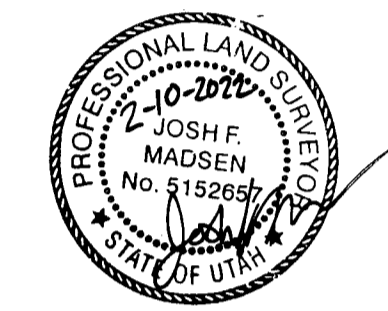
RECORD OF SURVEY

PREPARED FOR
**POWDER MOUNTAIN WATER AND SEWER
 IMPROVEMENT DISTRICT**
**"PUMP HOUSE #2, PIZZEL SPRING #2
 & SEWER GRINDER STATION"**
 UT 158/POWDER MOUNTAIN ROAD, EDEN UTAH
 LOCATED IN THE NORTHEAST ¼ OF SECTION 1,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN.
 WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSH F. MADSEN
 LICENSE NO. 5152657



NARRATIVE:

PROJECT SCOPE:
 THIS SURVEY WAS REQUESTED BY POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT FOR THE PURPOSES OF DEPICTING VARIOUS PARCELS OF LAND TO BE ACQUIRED IN FEE AND/OR EASEMENT

BASIS OF BEARINGS:
 THE BASIS OF BEARING FOR THIS SURVEY IS N3°23'54"E BETWEEN THE EAST ¼ CORNER OF SECTION 1 AND THE NORTHEAST CORNER OF SECTION 1 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON. THE BEARING WAS ESTABLISHED BY VRS RTK OBSERVATION AND BASED ON A PROJECTION OF UTAH NORTH NAD83.

NARRATIVE:
 FIELD DATA WAS GATHERED ON AUGUST 17 & 27 AND OCTOBER 5, 2021 UTILIZING GROUND, SATELLITE AND AERIAL METHODS

CORNERS NOT SET AT THIS TIME

THE RIGHT OF WAY LIMITS OF POWDER MOUNTAIN ROAD HAVE BEEN CALCULATED BASED ON A BEST FIT ANALYSIS OF THE PHYSICAL LOCATION OF THE PAVED SURFACE AT THE TIME OF THE SURVEY. ENTRY #514048 DESCRIBES A STRIP OF LAND 100 FEET WIDE LYING 50 FEET ON BOTH SIDES OF THE DESCRIBED CENTERLINE. THE DESCRIPTION OF THE CENTERLINE IS GENERAL ONLY.

REFERENCE DOCUMENTS:
 1. ENTRY #2691509 ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER
 2. ENTRY #514048, BOOK 906 PAGE 118 ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER

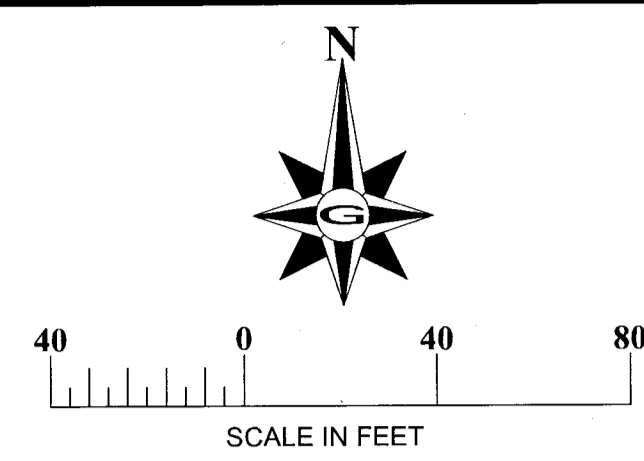
PARCEL DESCRIPTION:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHWESTERLY OF THE WEBER CACHE COUNTY LINE RECORDED AT BOOK-PAGE 40-21: PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 1675.08 FEET; THENCE WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1; THENCE NORTH TO THE LINE OF COUNTY ROAD; THENCE EASTERLY TO A POINT 1660.09 FEET WEST AND 1043.28 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 65D EAST 325 FEET; THENCE EAST 500 FEET; THENCE NORTH 400 FEET; THENCE NORTH 46D28'31" WEST TO THE NORTH LINE OF SECTION 1; THENCE EASTERLY ALONG SECTION LINE TO THE PLACE OF BEGINNING. EXCEPT COUNTY ROAD RECORDED AT BOOK-PAGE 906-177. EXCEPT COUNTY ROAD RECORDED AT BOOK-PAGE 1425-480. EXCEPT THAT PART DEEDED TO POWDER MOUNTAIN DEVELOPMENT COMPANY RECORDED AT BOOK-PAGE 1441-2453. ALSO LESS AND EXCEPTING THE FOLLOWING: PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY OF A COUNTY ROAD, SAID POINT BEING SOUTH 02D14'17" WEST ALONG THE SECTION LINE 880.81 FEET AND SOUTH 87D45'43" EAST 2341.70 FEET FROM THE NORTHWEST CORNER OF SECTION 1; THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 244.94 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 19D20'23" EAST AND A CHORD LENGTH 188.14 FEET; (2) SOUTH 89D30'54" EAST 505.00 FEET; AND (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 84.94 FEET, A RADIUS OF 550.00 FEET, A CHORD BEARING OF NORTH 86D03'38" EAST AND A CHORD LENGTH OF 84.86 FEET; THENCE SOUTH 01D30'51" WEST 35.30 FEET; THENCE SOUTH 42D09'39" WEST 498.54 FEET; THENCE NORTH 72D23'01" WEST 412.96 FEET; THENCE NORTH 61D08'20" WEST 139.46 FEET; THENCE NORTH 13D18'14" EAST 362.05 FEET; THENCE NORTH 72D40'59" EAST 121.54 FEET TO THE POINT OF BEGINNING.

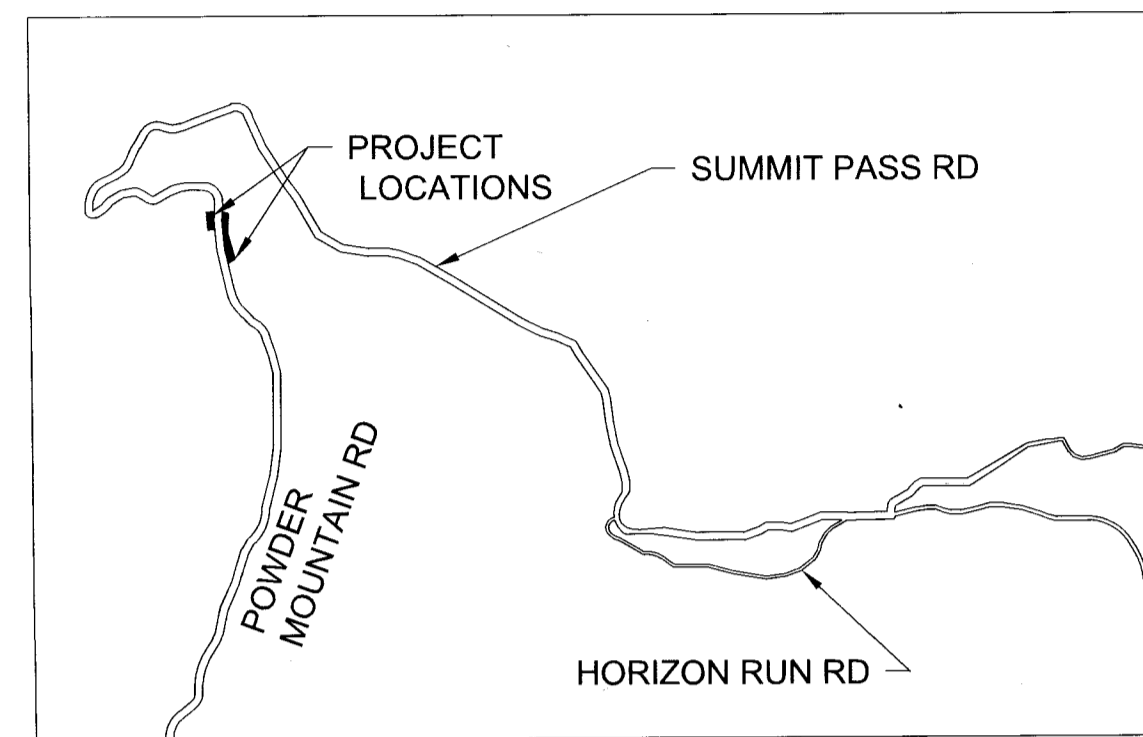
RECEIVED
 APR 04 2023
 BY: [Signature]

DATE: FEBRUARY 10, 2022	
PROJECT FILE: P/M-022-21	
FIELD: JB/JFM	DRAFTED: JB
CHECKED: JFM	APPROVED: JFM

1/1



VICINITY MAP:



LEGEND

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT (LOCATED)
- COUNTY LINE MONUMENT
- PROPERTY CORNER SET (AS NOTED)
- PROPERTY CORNER FOUND (AS NOTED)
- MONUMENT LINE
- TIE LINE
- EDGE OF PAVEMENT
- ROW LINE
- BOUNDARY LINE
- CENTERLINE
- CONCRETE
- WATER LINE
- SD STORM DRAIN LINE
- S SEWER LINE
- POWER POLE
- FIRE HYDRANT
- SIGN
- ELECTRICAL BOX
- STORM DRAIN BOX
- TREE
- LIGHT POLE
- TELEPHONE BOX
- WATER/IRRIGATION VALVE
- WATER METER
- GAS METER
- MAILBOX
- SEWER MANHOLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	105.10	450.00	13°22'52"	S2° 23' 21"W	104.86
C3	13.70	550.00	1°25'37"	S8° 21' 59"W	13.70

Line #	Length	Direction
L4	52.77	S12° 55' 26"E
L5	22.00	S77° 04' 34"W
L6	52.77	N12° 55' 26"W
L7	22.00	N77° 04' 34"E
L8	28.18	S9° 04' 47"W
L9	26.07	S89° 10' 25"W

ACQUISITION PARCEL DESCRIPTIONS:

PARCEL B:
 DESCRIBING AN EASEMENT TO BE GRANTED (PIZZEL SPRING #2)
 BEGINNING AT A POINT LOCATED N3°23'54"E 679.35' AND N86°36'06"W 1645.35' FROM THE EAST ¼ CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTH 80°15'35" WEST 20.00' TO THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD THENCE NORTHEASTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD, NORTH 4°18'05" WEST 86.04', A 450.00' RADIUS CURVE CONCAVE TO THE EAST 105.10' (DELTA ANGLE OF 13°22'52", CHORD N2°23'21"E 104.86) AND NORTH 9°04'47" EAST 124.53', THENCE SOUTH 82°20'06" EAST 20.25', SOUTH 0°42'37" WEST 190.00', SOUTH 14°10'09" EAST 45.00', SOUTH 0°15'29" WEST 20.00', SOUTH 26°12'22" WEST 60.00' TO THE POINT OF BEGINNING WITH AN AREA OF 11,499.78 S.F.

PARCEL B1:
 DESCRIBING A PARCEL OF LAND TO BE ACQUIRED IN FEE TITLE (PUMP HOUSE #2)
 BEGINNING AT A POINT LOCATED N3°23'54"E 779.13' AND N86°36'06"W 1646.93' FROM THE EAST ¼ CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTH 12°55'26" EAST 52.77', SOUTH 77°04'34" WEST 22.00', NORTH 12°55'26" WEST 52.77', NORTH 77°04'34" EAST 22.00' TO THE POINT OF BEGINNING WITH AN AREA OF 1055.40 S.F.

ACQUISITION PARCEL DESCRIPTIONS:

PARCEL C:
 DESCRIBING AN EASEMENT TO BE GRANTED (SEWER GRINDER STATION)
 BEGINNING AT A POINT ON THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD LOCATED N3°23'54"E 995.86' AND N86°36'06"W 1765.67' FROM THE EAST ¼ CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTHWESTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD SOUTH 9°04'47" WEST 93.47', THENCE SOUTH 89°10'25" WEST 26.07', NORTH 0°49'35" WEST 94.00', SOUTH 88°12'18" EAST 42.20' TO THE POINT OF BEGINNING WITH AN AREA OF 3181.74 S.F.

PARCEL C1:
 DESCRIBING A PARCEL OF LAND TO BE ACQUIRED IN FEE TITLE (SEWER GRINDER STATION)
 BEGINNING AT A POINT ON THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD LOCATED N3°23'54"E 995.86' AND N86°36'06"W 1765.67' AND SOUTH 9°04'47" WEST 93.47' FROM THE EAST ¼ CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTHWESTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD SOUTH 9°04'47" WEST 28.18', A 550.00' RADIUS CURVE CONCAVE TO THE EAST 13.70' (DELTA ANGLE OF 1°25'37", CHORD S8°21'59"W 13.70), THENCE NORTH 84°01'28" WEST 19.17', NORTH 0°49'35" WEST 39.02', NORTH 89°10'25" EAST 26.07' TO THE POINT OF BEGINNING WITH AN AREA OF 906.86 S.F.

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