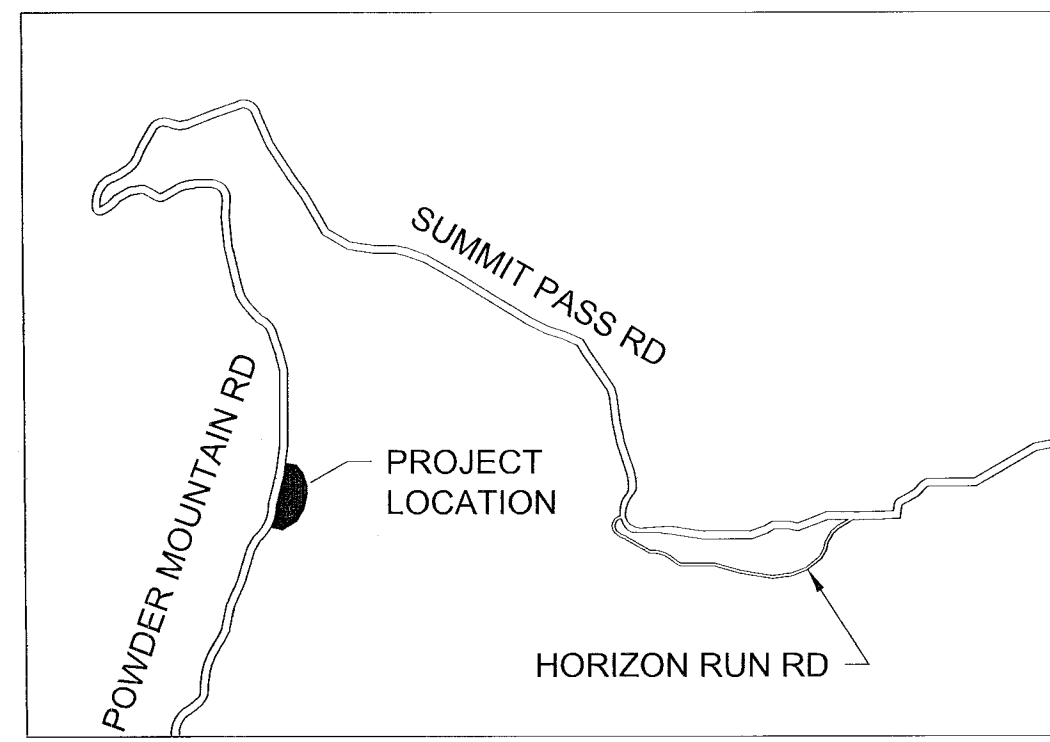


VICINITY MAP:



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
	W WATER LINE
	SD STORM DRAIN LINE
	S SEWER LINE
	POWER POLE
	FIRE HYDRANT
	SIGN
	E ELECTRICAL BOX
	SD STORM DRAIN BOX
	TREE
	LIGHT POLE
	T TELEPHONE BOX
	W/I WATER/IRRIGATION VALVE
	W/M WATER METER
	G/M GAS METER
	MB MAILBOX
	S/M SEWER MANHOLE

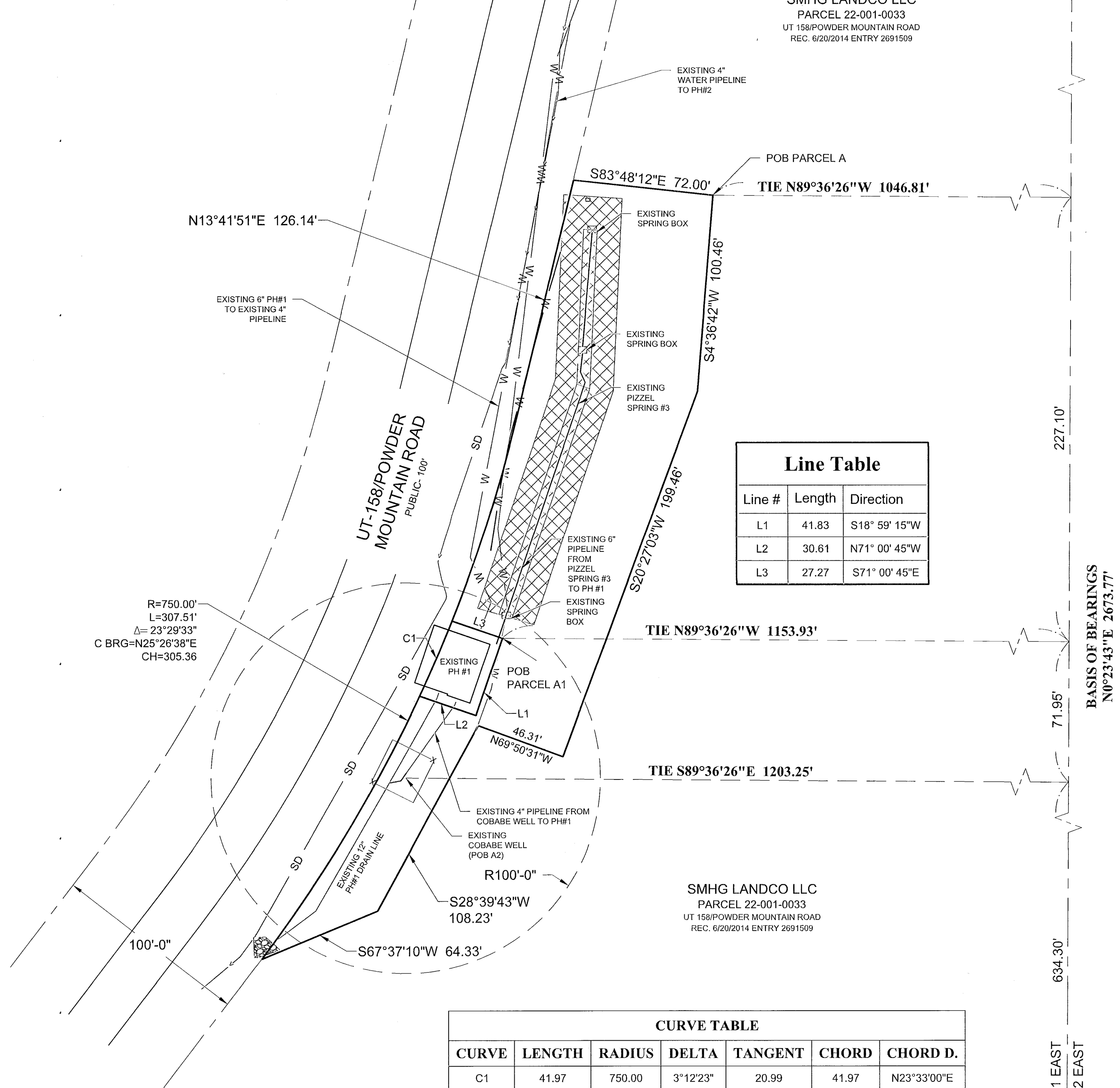
ACQUISITION PARCEL DESCRIPTIONS:

PARCEL A:
DESCRIBING AN EASEMENT TO BE GRANTED (PIZZEL SPRING #3 & COBABE WELL)
BEGINNING AT A POINT LOCATED N00°23'43"E 933.35' AND N89°36'26"W 1046.81' FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE S4°36'42"W 100.46', S20°27'03"W 199.46', N69°50'31"W 46.31', S28°39'43"W 108.23', S67°37'10"W 64.33' TO THE CALCULATED EASTERLY RIGHT OF WAY LINE OF POWDER MOUNTAIN ROAD. THENCE NORTHEASTERLY ALONG THE CALCULATED RIGHT OF WAY LINE OF POWDER MOUNTAIN ROAD A 750.00' RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST 307.51' (DELTA ANGLE OF 23°29'33", CHORD N25°26'38"E 305.36'), CONTINUING ALONG THE CALCULATED RIGHT OF WAY LINE OF POWDER MOUNTAIN ROAD N13°41'51"E 126.14, THENCE S83°48'12"E 72.00' TO THE POINT OF BEGINNING
WITH AN AREA OF 0.6289 +/- ACRES

PARCEL A1:
DESCRIBING A PARCEL OF LAND TO BE ACQUIRED IN FEE TITLE (PUMP HOUSE #1)
BEGINNING AT A POINT LOCATED N00°23'43"E 706.25' AND N89°36'26"W 1153.93' FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THENCE SOUTH 18°59'15" WEST 41.83' AND NORTH 71°00'45" WEST 30.61' TO THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD. THENCE NORTHEASTERLY ALONG THE CALCULATED RIGHT OF WAY OF POWDER MOUNTAIN ROAD A 750.00' RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST 41.97' (DELTA ANGLE OF 3°12'23", CHORD N23°33'00"E 41.97'), THENCE SOUTH 71°00'45" EAST 27.27' TO THE POINT OF BEGINNING
WITH AN AREA OF 1,202.58 S.F.

PARCEL A2:
DESCRIBING A WELL HEAD PROTECTION AREA (COBABE WELL)
A 100' RADIUS WELL PROTECTION AREA CENTERED ON THE COBABE WELL. THE COBABE WELL IS LOCATED N00°23'43"E 634.30' AND N89°36'26"W 1203.25' FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

E 1/4 CORNER SEC. 1
T7N R1E SL B&M
GLO BRASS CAP MONUMENT
GOOD CONDITION 10/2021
"1944"



Line Table

Line #	Length	Direction
L1	41.83	S18° 59' 15"W
L2	30.61	N71° 00' 45"W
L3	27.27	S71° 00' 45"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	41.97	750.00	3°12'23"	20.99	41.97	N23°33'00"E

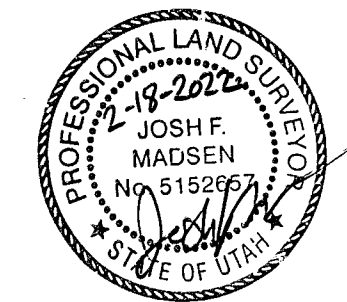
SE CORNER SEC. 1
T7N R1E SL B&M
GLO BRASS CAP MONUMENT
GOOD CONDITION 10/2021
"1944"

RECORD OF SURVEY

PREPARED FOR
POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT
"PIZZEL SPRING #3, PUMP HOUSE #1 & COBABE WELL"
UT 158/POWDER MOUNTAIN ROAD, EDEN UTAH
LOCATED IN THE SOUTHEAST 1/4 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 N0°23'43"E BETWEEN THE SOUTHEAST CORNER OF SECTION 1 AND THE EAST 1/4 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

PARENT PARCEL DESCRIPTION:
THE SOUTH ONE HALF OF THE SOUTH ONE HALF OF SECTION 1; ALL OF SECTION 2 AND A PART OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE EAST TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING. EXCEPT THE COUNTRY ROAD RECORDED AT BOOK-PAGE 906-117; AND A 30 FOOT RIGHT OF WAY FOR PUBLIC USE RECORDED AT BOOK-PAGE 1002-488. EXCEPT THAT PORTION DEEDED TO RULON K. JONES AND KATHY L. JONES RECORDED AS ENTRY NUMBER [1947340]. [THE BRACKETED INFORMATION APPEARS TO BE IN ERROR # SHOULD BE 1974340]

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DATE:	FEBRUARY 16, 2022
PROJECT FILE:	PWM.022.21
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