

**LEGAL DESCRIPTION FROM TITLE REPORT PRIOR TO PURCHASE (RECORD) - GRANTORS: ROBERT & RUTH CHRISTENSEN FAMILY TRUST**

PARCEL 160120067:  
PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT 472.90 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION 18, THENCE WEST 229.34 FEET, THENCE NORTH 18°45' EAST 1723.9 FEET; THENCE SOUTH 52°30' EAST 0.50 CHAINS, THENCE NORTH 50°30' EAST 2.85 CHAINS, THENCE SOUTH 1020.82 FEET, MORE OR LESS, TO THE ESTABLISHED FENCE LINE BY QUIT CLAIM DEED RECORDED IN BOOK 928 PAGE 144, THENCE SOUTH 28°12'23" WEST ALONG SAID FENCE 638.74 FEET, MORE OR LESS, THENCE WEST 81.50 FEET, MORE OR LESS, THENCE SOUTH 27°45' WEST 200 FEET TO THE PLACE OF BEGINNING.

PARCEL 160120020:  
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:  
BEGINNING 738.08 FEET, MORE OR LESS, NORTH OF SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 28°12'23" EAST 380.30 FEET, THENCE NORTH 29°23'07" EAST 347.0 FEET, THENCE NORTH 33°18'44" EAST 102.06 FEET, THENCE NORTH 45°50'39" EAST 69.38 FEET, THENCE NORTH 18°41' EAST 125.49 FEET, THENCE NORTH 25°35' EAST 44.51 FEET, THENCE NORTH 24°49' EAST 125.92 FEET, THENCE NORTH 22°19' EAST 222.13 FEET, THENCE NORTH 18°41' EAST 640 FEET TO THE QUARTER SECTION LINE, THENCE WEST TO A POINT 7.5 CHAINS EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 746 FEET, MORE OR LESS, TO THE CENTER LINE OF A 25 FOOT ROAD AND RIGHT OF WAY OF THE PLEASANT VIEW CULINARY WATER ASSOCIATION, THENCE WEST 7.5 CHAINS TO THE SECTION LINE, THENCE SOUTH ALONG THE SECTION LINE 1155.92 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY AND EASEMENT GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:  
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAGIE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS, THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 160120017:  
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:  
BEGINNING AT A POINT EAST ALONG THE QUARTER SECTION LINE 436.0 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE EAST ALONG SAID QUARTER LINE 59.0 FEET; THENCE SOUTH 746.0 FEET, THENCE WEST 59.0 FEET, THENCE NORTH 746.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE RIGHT OF WAY AND EASEMENT GRANTED HEREIN IS 60 FEET WIDE, WHICH IS DESCRIBED AS FOLLOWS:  
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:  
BEGINNING AT A POINT 716 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 60 FEET; THENCE EAST 604.61 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE ROBERT E. KRAGIE PROPERTY; THENCE NORTH 22°19' EAST 63 FEET, MORE OR LESS; THENCE WEST 627.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

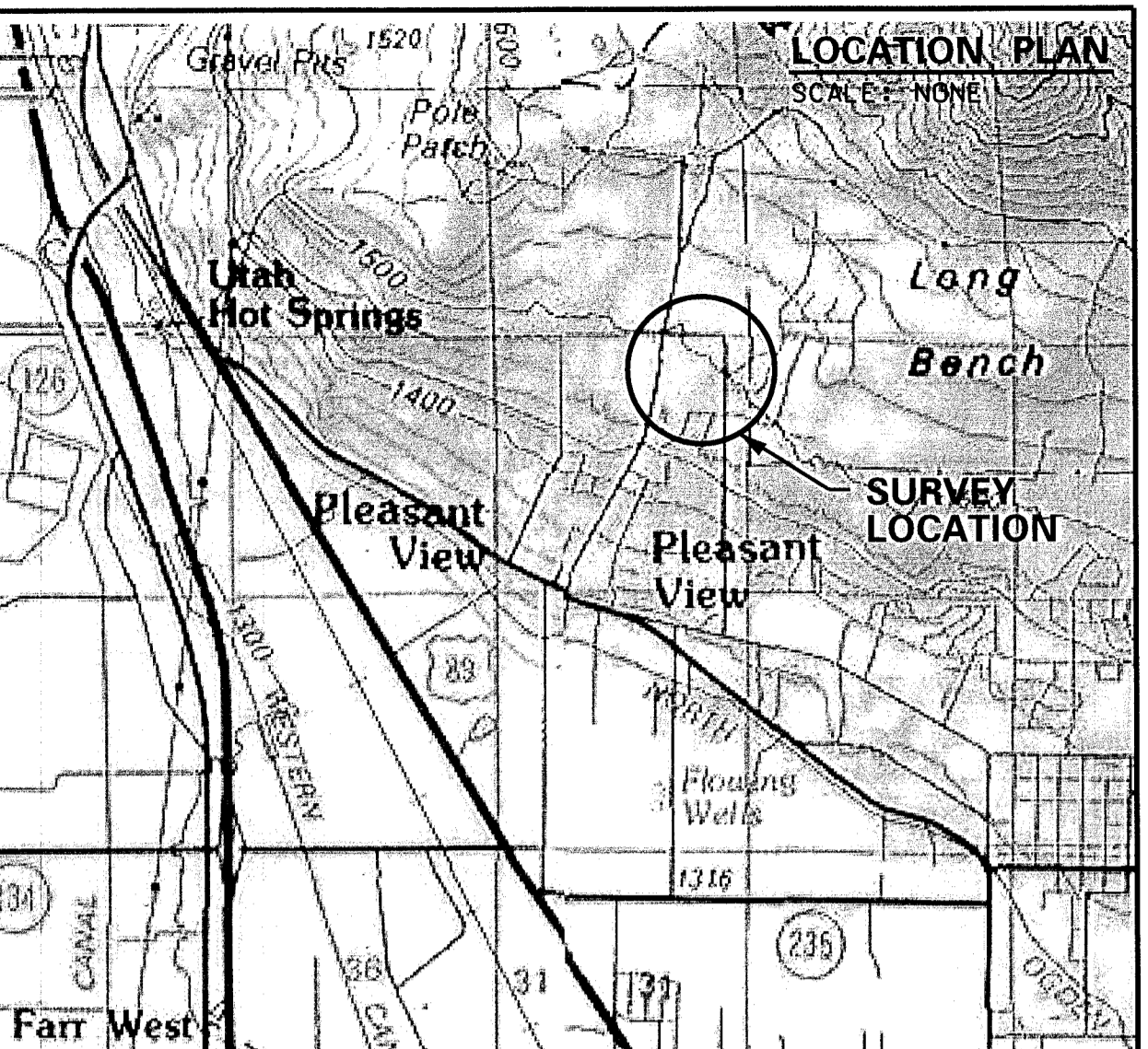
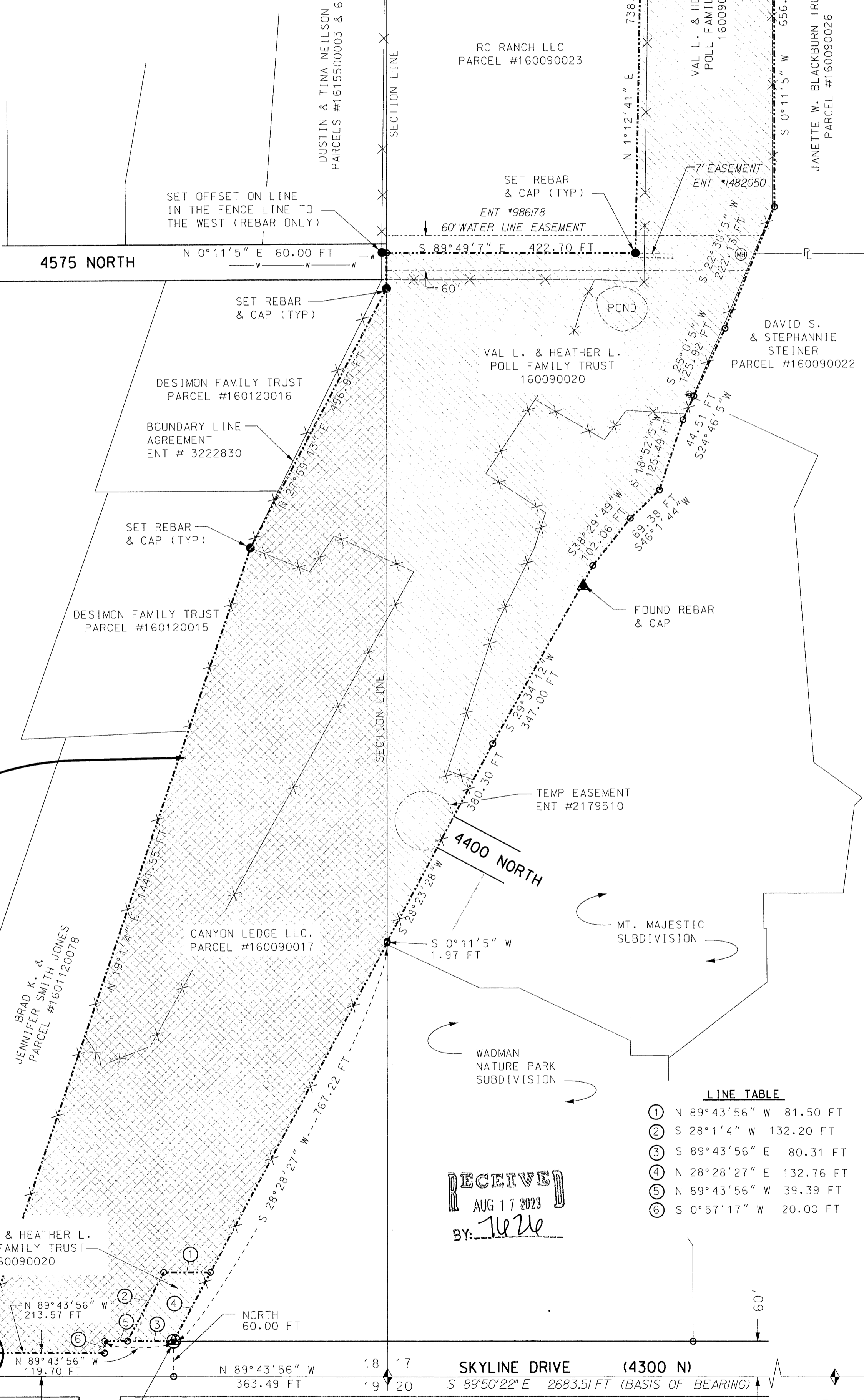
- LEGEND**
- = SET 5/8" REBAR 24 INCHES LONG WITH PLASTIC CAPS.
  - ▲ = FOUND EXISTING MONUMENT
  - = PROPERTY CORNER
  - ⊙ = POINT OF BEGINNING
  - ◆ = SECTION CORNER
  - = FENCE LINE
  - = SECTION LINE
  - = POB TIE
  - = STREET RIGHT OF WAY LINE
  - = PROPERTY LINE
  - = EASEMENT LINE
  - = CURB & WALK
  - = WATER
  - = PREVIOUSLY PLATTED ROADWAY AND 1/2 ACRE LOTS
  - = BOUNDARY LINE
  - ▨ = PARCEL #160090020.
  - ▩ = PARCEL #160090017.

**SURVEYOR NOTES:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO PARCELS SHOWN HEREON WAS GAINED FROM COMMITMENT NUMBER 21-10453-KC-1 PREPARED BY REAL ADVANTAGE TITLE INSURANCE COMPANY. EFFECTIVE 11-22-2021 8:00 AM.

**AMENDED SURVEY PLAT FOR VAL L. & HEATHER L. POLL**  
THE PREVIOUS PLAT WAS AN ALTA SURVEY FOR DON MENDENHALL

LOCATED IN THE SE 1/4 OF SEC 18 & THE SW 1/4 OF SEC 17 T7N, R1W, SLB & M. WEBER COUNTY, UTAH.



**BOUNDARY DESCRIPTION (MEASURED)**  
PERIMETER DESCRIPTION OF PARCEL 160090020 & 160090017

LOCATED IN THE SE 1/4 OF SEC 18 & THE SW 1/4 OF SEC 17 TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB & M. WEBER COUNTY, UTAH. BEGINNING AT A POINT THAT IS N 89°43'56" W 363.49 FT ALONG THE SECTION LINE AND NORTH 40.00 FT FROM THE SOUTHEAST CORNER OF SEC 18, T 7N, R 1W, SLB & M.

THENCE N 89°43'56" W 119.70 FT;  
THENCE S 00°57'17" W 20.00 FT;  
THENCE N 89°43'56" W 213.57 FT;  
THENCE N 19°01'04" E 1441.55 FT;  
THENCE N 27°59'13" E 496.97 FT;  
THENCE S 89°49'07" E 60.00 FT;  
THENCE N 01°12'41" E 422.70 FT;  
THENCE S 88°47'16" E 223.08 FT;  
THENCE S 00°11'05" W 656.04 FT;  
THENCE S 22°30'05" W 222.13 FT;  
THENCE S 25°00'05" W 125.92 FT;  
THENCE S 24°46'05" W 44.51 FT;  
THENCE S 18°52'05" W 125.49 FT;  
THENCE S 46°01'44" W 69.38 FT;  
THENCE S 38°29'49" W 102.06 FT;  
THENCE S 29°34'12" W 347.00 FT;  
THENCE S 28°23'28" W 380.30 FT;  
THENCE S 00°11'05" W 1.97 FT;  
THENCE S 28°28'27" W 767.22 FT  
TO THE POINT OF BEGINNING.  
CONTAINS 25.242 ACRES.

**NARRATIVE**

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS AND PLATS, RECORD OF SURVEYS, AND PHYSICAL EVIDENCE OBTAINED IN ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON. PLATS REFERENCED:

1. PARCEL #16012000015.
2. PARCEL #16012000016 ENT #2496648.
3. PARCEL #16012000017 ENT #2581321.
4. PARCEL #16012000020 ENT #2581323 & EASEMENT.
5. PARCEL #16012000023 & EASEMENT.
6. PARCEL #16012000027.
7. PARCEL #16012000078.
8. PARCEL #160090067 ENT #2581322 & EASEMENT.
9. EASEMENT ENT #1406842.
10. EASEMENT ENT #1406843.
11. EASEMENT ENT #1482050.
12. EASEMENT ENT #986178.
13. EASEMENT ENT #2581323.
14. EASEMENT ENT #2581322.
15. WADMAN NATURE PARK SUBDIVISION.
16. MT. MAJESTIC SUBDIVISION.
17. DIAMOND ESTATES SUBDIVISION.
18. BOUNDARY LINE AGREEMENT (DESIMON) ENT# 3222830.
19. TEMPORARY EASEMENT AGREEMENT ENT #2179510.
20. PARCEL #160120027 ENT #3229830.
21. PROPOSED SUNSET ACRES SUBDIVISION & A WATERLINE THAT WAS INSTALLED AROUND 2005, WITH A TEMP. EASEMENT, ENT #2179510 DATED MAY 12, 2006. PLEASANT VIEW CITY COMMISSIONED GREAT BASIN ENGINEERING TO ENGINEER THE SUBDIVISION AND WATER LINE INSTALLMENT ON JUNE 23, 1970.

**SURVEYOR'S CERTIFICATE**

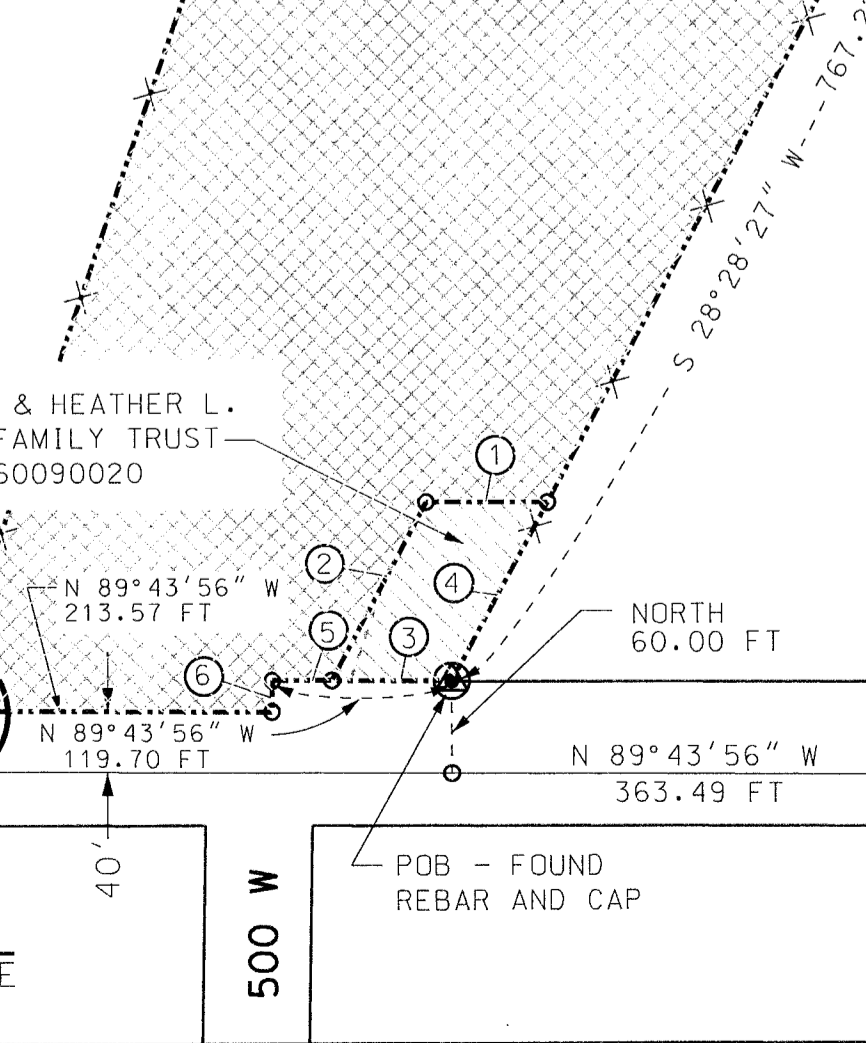
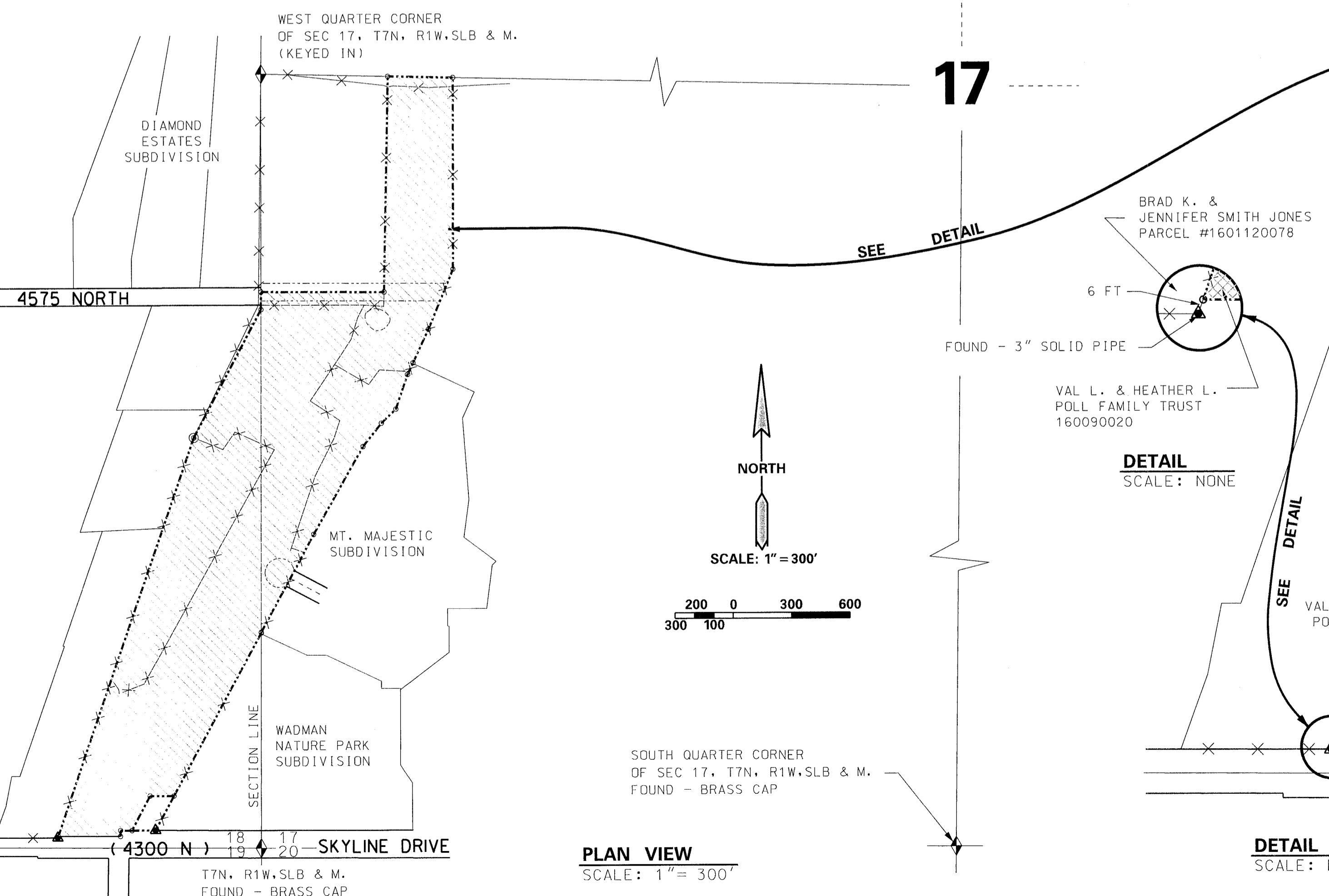
I, CHRIS MOORE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT I HOLD CERTIFICATE #4855329. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE.

CHRIS MOORE  
No. 4855329  
STATE OF UTAH

**MISC. INFORMATION**

PROPERTY SURVEY FOR VAL & HEATHER POLL  
SURVEYED: 11-2-21  
DRAWN: 8-3-23  
BY: CHRIS MOORE

**UTAH SURVEY AND G.I.S. SPECIALIST**  
CHRIS G. MOORE  
121 WEST 1775 SOUTH  
PERRY, UT 84302  
(801) 558-5159  
moore3417@msn.com



**LINE TABLE**

1	N 89°43'56" W 81.50 FT
2	S 28°1'4" W 132.20 FT
3	S 89°43'56" E 80.31 FT
4	N 28°28'27" E 132.76 FT
5	N 89°43'56" W 39.39 FT
6	S 0°57'17" W 20.00 FT

RECEIVED  
AUG 17 2023  
BY: JEL

**PLAN VIEW**  
SCALE: 1" = 300'

**DETAIL**  
SCALE: NONE