CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

PROFESSIONAL LAND SURVEYOR
No. 9897117
Aaron Inabnit
08/15/2023
STATE OF UTAH

RECORD DESCRIPTION

(WARRANTY DEED, ENTRY #3242520)

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF O.S.L. RAILROAD, WHICH IS WEST 1689.86 FEET, NORTH 1035.13 FEET AND NORTH 26°20' WEST 1185.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND RUNNING THENCE NORTH 77°40'00" EAST 565.44 FEET; THENCE NORTH 60°25' EAST 290.00 FEET TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY; THENCE NORTH 29°35' WEST 82.73 FEET ALONG SAID HIGHWAY; THENCE NORTH 89°36'11" WEST 933.21 FEET TO THE EASTERLY RIGHT OF WAY OF SAID RAILROAD, SOUTH 26°20' EAST 382.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS. THE BASIS OF BEARING WAS HELD AS SOUTH 89°34'13" EAST (W.C.S.), ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS AT THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. RECORD BEARINGS AND DISTANCES WERE TAKEN FROM: A WARRANTY DEED RECORDED AT ENTRY# 3242520 IN THE OFFICE OF THE WEBER COUNTY RECORDER (W.C.R.), A RECORD-OF-SURVEY FILED AS S4088 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR (W.C.S.), THE STATION AT PLEASANT VIEW PUD PHASE 3 - 1ST AMENDMENT (ENTRY #2846191, W.C.R.), AND STATE ROAD COMMISSION RIGHT-OF-WAY PLANS FOR HIGHWAY 89 (PROJECT #S.P. 1344, 1953).

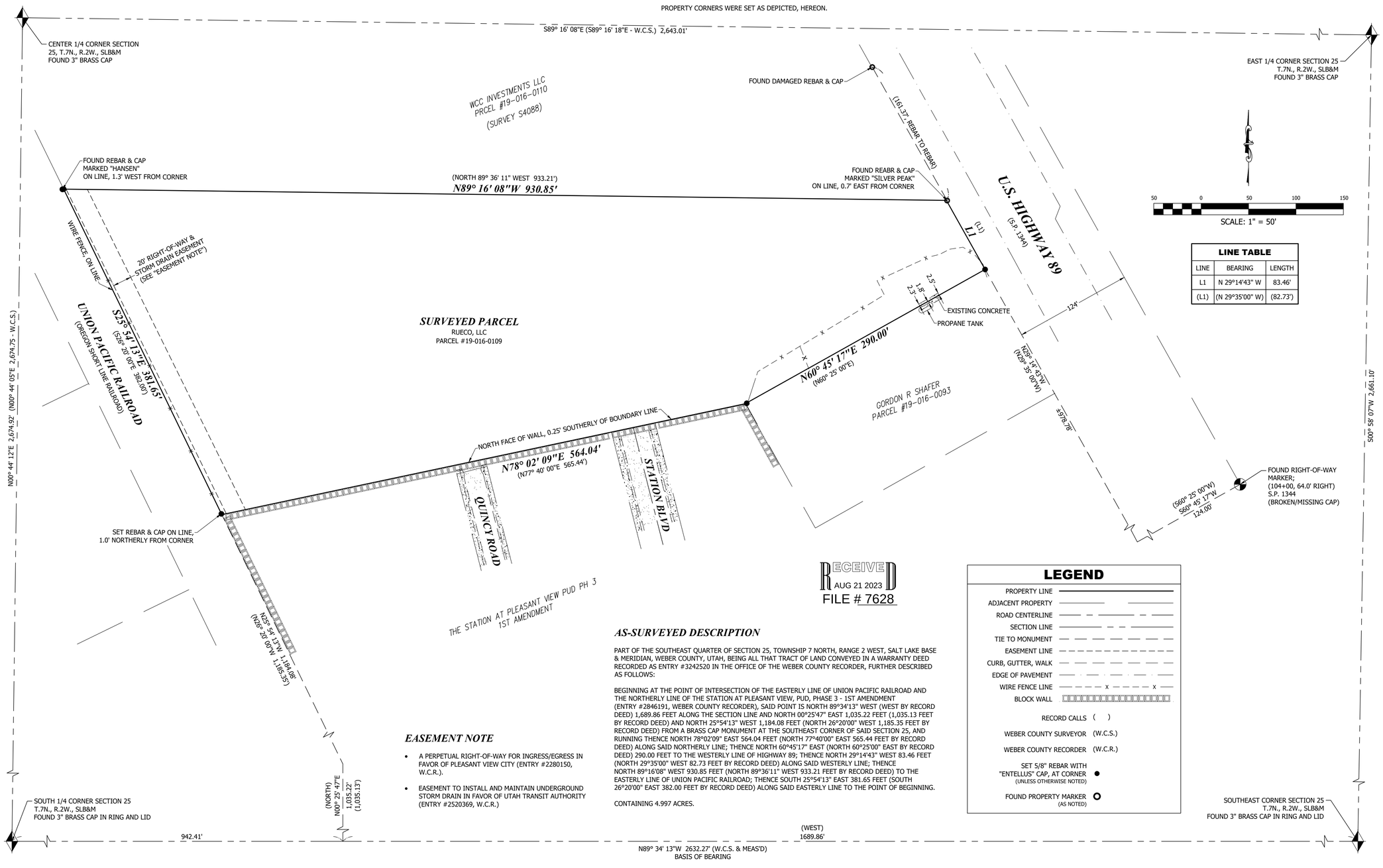
THE EASTERLY LINE OF THE SURVEYED PARCEL IS BOUNDED BY THE WESTERLY LINE OF HIGHWAY 89. WE IDENTIFIED THE WESTERLY LINE OF THE ROADWAY BY REFERENCE TO THE ABOVE-MENTIONED RIGHT-OF-PLANS AND A FOUND RIGHT-OF-WAY MARKER AT STATION 104+00. WE RELIED UPON, IN PART, ON THE RIGHT-OF-WAY COURSES DEPICTED ON THE STATION AT PLEASANT VIEW PUD PHASE 3 - 1ST AMENDMENT. THIS PLAT IDENTIFIES MEASURED COURSES TO RIGHT-OF-WAY MARKERS THAT HAVE BEEN SINCE BEEN DESTROYED BY CONSTRUCTION.

WE HELD THE SOUTHERLY LINES OF THE SURVEYED PARCEL AT THE NORTHERLY LINE OF THE STATION AT PLEASANT VIEW PUD PHASE 3 - 1ST AMENDMENT AND ALSO A LINE PERPENDICULAR TO THE WESTERLY LINE OF HIGHWAY 89.

WE HELD THE WESTERLY LINE OF THE SURVEYED PARCEL AT THE DEED LOCATION, ROTATED 0°25'47" CLOCKWISE TO OUR BASIS-OF-BEARING. THIS SOLUTION MATCHED AN ANCIENT WIRE FENCE.

WE HELD THE NORTHERLY LINE OF THE SURVEYED PARCEL TO BE CONTIGUOUS WITH THE SOUTHERLY LINE OF THE ABOVE-MENTIONED SURVEY S4088. WE FOUND A REBAR AND CAP STAMPED "SILVERPEAK" ALONG A PROJECTION OF THE NORTHERLY, 0.7' FEET WITHIN THE HIGHWAY RIGHT-OF-WAY. WE FOUND A REBAR AND CAP STAMPED "HANSEN" ALONG A PROJECTION OF THE NORTHERLY LINE, 1.3' WITHIN THE RAILROAD RIGHT-OF-WAY.

PROPERTY CORNERS WERE SET AS DEPICTED, HEREON.



LINE TABLE

LINE	BEARING	LENGTH
L1	N 29°14'43" W	83.46'
(L1)	(N 29°35'00" W)	(82.73')

RECEIVED
AUG 21 2023
FILE # 7628

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
ROAD CENTERLINE	
SECTION LINE	
TIE TO MONUMENT	
EASEMENT LINE	
CURB, GUTTER, WALK	
EDGE OF PAVEMENT	
WIRE FENCE LINE	x x
BLOCK WALL	
RECORD CALLS	( )
WEBER COUNTY SURVEYOR	(W.C.S.)
WEBER COUNTY RECORDER	(W.C.R.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH, BEING ALL THAT TRACT OF LAND CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #3242520 IN THE OFFICE OF THE WEBER COUNTY RECORDER, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF UNION PACIFIC RAILROAD AND THE NORTHERLY LINE OF THE STATION AT PLEASANT VIEW, PUD, PHASE 3 - 1ST AMENDMENT (ENTRY #2846191, WEBER COUNTY RECORDER), SAID POINT IS NORTH 89°34'13" WEST (WEST BY RECORD DEED) 1,689.86 FEET ALONG THE SECTION LINE AND NORTH 00°25'47" EAST 1,035.22 FEET (1,035.13 FEET BY RECORD DEED) AND NORTH 25°54'13" WEST 1,184.08 FEET (NORTH 26°20'00" WEST 1,185.35 FEET BY RECORD DEED) FROM A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 78°02'09" EAST 564.04 FEET (NORTH 77°40'00" EAST 565.44 FEET BY RECORD DEED) ALONG SAID NORTHERLY LINE; THENCE NORTH 60°45'17" EAST (NORTH 60°25'00" EAST BY RECORD DEED) 290.00 FEET TO THE WESTERLY LINE OF HIGHWAY 89; THENCE NORTH 29°14'43" WEST 83.46 FEET (NORTH 29°35'00" WEST 82.73 FEET BY RECORD DEED) ALONG SAID WESTERLY LINE; THENCE NORTH 89°16'08" WEST 930.85 FEET (NORTH 89°36'11" WEST 933.21 FEET BY RECORD DEED) TO THE EASTERLY LINE OF UNION PACIFIC RAILROAD; THENCE SOUTH 25°54'13" EAST 381.65 FEET (SOUTH 26°20'00" EAST 382.00 FEET BY RECORD DEED) ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 4.997 ACRES.

EASEMENT NOTE

- A PERPETUAL RIGHT-OF-WAY FOR INGRESS/EGRESS IN FAVOR OF PLEASANT VIEW CITY (ENTRY #2280150, W.C.R.).
- EASEMENT TO INSTALL AND MAINTAIN UNDERGROUND STORM DRAIN IN FAVOR OF UTAH TRANSIT AUTHORITY (ENTRY #2520369, W.C.R.)

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Woods Cross, UT 84010
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RICH DAY DEVELOPEMENT

APPROX. 3089 NORTH HIGHWAY 89
PARCEL #19-016-0109
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 25, T.7N., R.2W., S.L.B.&M.
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

DRAWN: JJS	2023/06/19
APPROVED: ALI	2023-08-15
PROJECT #:	1972009
SURVEY 1972009.dwg	

V201

BOUNDARY SURVEY