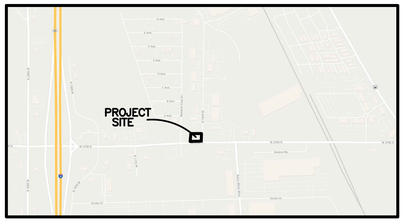
Reeve & Associates, Inc. - Solutions You Can Build On

RECORD OF SURVEY

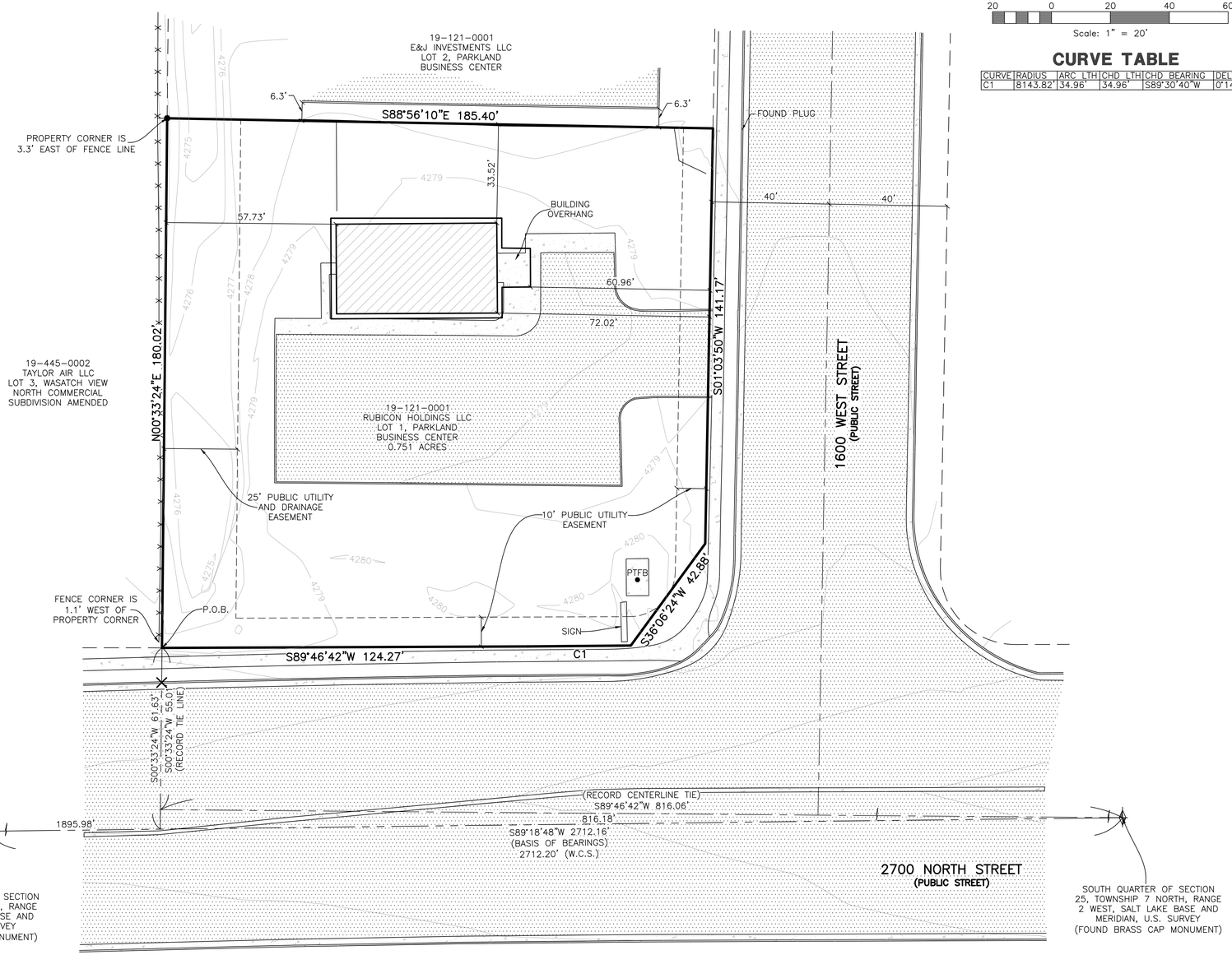
PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

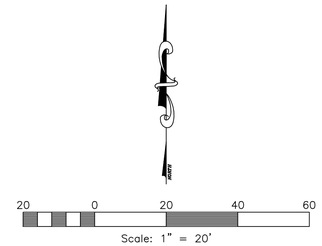
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

JANUARY, 2024



VICINITY MAP
NOT TO SCALE





CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	8143.82'	34.96'	34.96'	S89°30'40"W	0°14'45"

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PTFB = POWER TRANSFORMER BOX
- = SET PLUG
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = TIE LINE
- = ROAD CENTERLINE
- = EASEMENT
- = EXISTING FENCE LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT

LEGAL DESCRIPTION

ALL OF LOT 1, PARKLAND BUSINESS CENTER SUBDIVISION PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE WEBER COUNTY RECORDER AS ENTRY NO. 1549557 OF OFFICIAL RECORDS.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED MAY 9, 2003 AS ENTRY NO. 1937642 IN BOOK 2365 AT PAGE 2122 AND IN THAT WARRANTY DEED RECORDED MAY 9, 2003 AS ENTRY NO. 1937644 IN BOOK 2365 AT PAGE 2145, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2) LL, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 1 OF PARKLAND BUSINESS CENTER SUBDIVISION - PHASE 1, A SUBDIVISION IN THE SE1/4SW1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN A CURVE AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FOOT PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 28+57.65, WHICH POINT IS 124.27 FEET SOUTH 89°49'46" EAST FROM THE SOUTHWEST COMER OF SAID LOT I; AND RUNNING THENCE NORTHEASTERLY 34.98 FEET ALONG THE ARC OF A 8143.82 FOOT RADIUS CURVE TO THE RIGHT CONCENTRIC WITH SAID CONTROL LINE (NOTE: CHORD BEARS NORTH 89°30'40" EAST FOR A DISTANCE OF 34.96 FEET) TO A POINT 55.00 FEET RADIALLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE NORTH 36°06'24" EAST 42.88 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 89.52 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 1°03'50" WEST 9.79 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE BEGINNING OF A CURVE AT A POINT 79.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTHWESTERLY 39.48 FEET ALONG THE ARC OF A 25.50 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD BEARS SOUTH 45°25'16" WEST FOR A DISTANCE OF 35.66 FEET) TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT 54.84 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°46'42" WEST 34.65 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICE MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°00' 11" CLOCKWISE TO MATCH HIGHWAY BEARINGS.)

NARRATIVE

THIS SURVEY WAS REQUESTED BY DR. RYKER WELLS DMD FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°18'48" WEST BETWEEN SAID SOUTH QUARTER AND SOUTHWEST CORNERS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A SURVEY PREPARED BY ERNEST D. ROWLEY, DATED JANUARY 9, 1996, AND RECORDED APRIL 3, 1996, AS ENTRY #1289; AND A SUBDIVISION PLAT FOR PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, PREPARED BY GEORGE BRIMHALL, DATED JANUARY 7, 1997, AND RECORDED JUNE 3, 1998, AS ENTRY #1549557 WAS USED AS REFERENCE FOR THIS SURVEY.

PROPERTY CORNERS NOT FOUND ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, JASON FELT, 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 6th DAY OF MARCH ,20 24.

PROFESSIONAL LAND SURVEYOR
03/06/24
9239283
JASON T. FELT
STATE OF UTAH

9239283
UTAH LICENSE NUMBER

RECEIVED
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Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

RECORD OF SURVEY
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PLEASANT VIEW CITY, WEBER COUNTY, UTAH

ROCKY MOUNTAIN DENTAL PROPERTY

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 1-9-2024
Name: R.M.D. RECORD OF SURVEY
Scale: 1"=20'
Checked:
Number: 8286-01

Sheet 1 of 1 Sheets

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