

N 89°31'23" W
SECTION LINE - BASIS OF BEARING
2704.79'
442.89'

NORTHWEST CORNER OF SEC. 25,
T. 7 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT

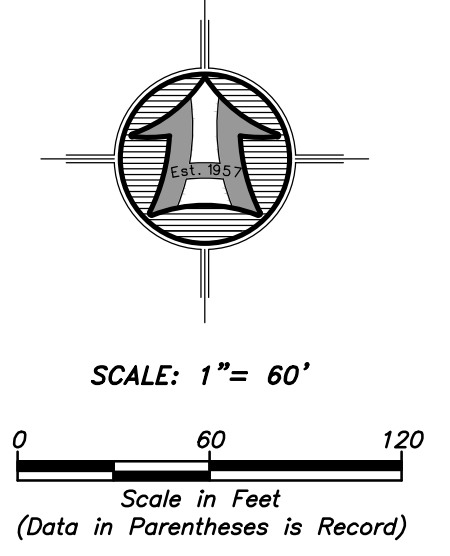
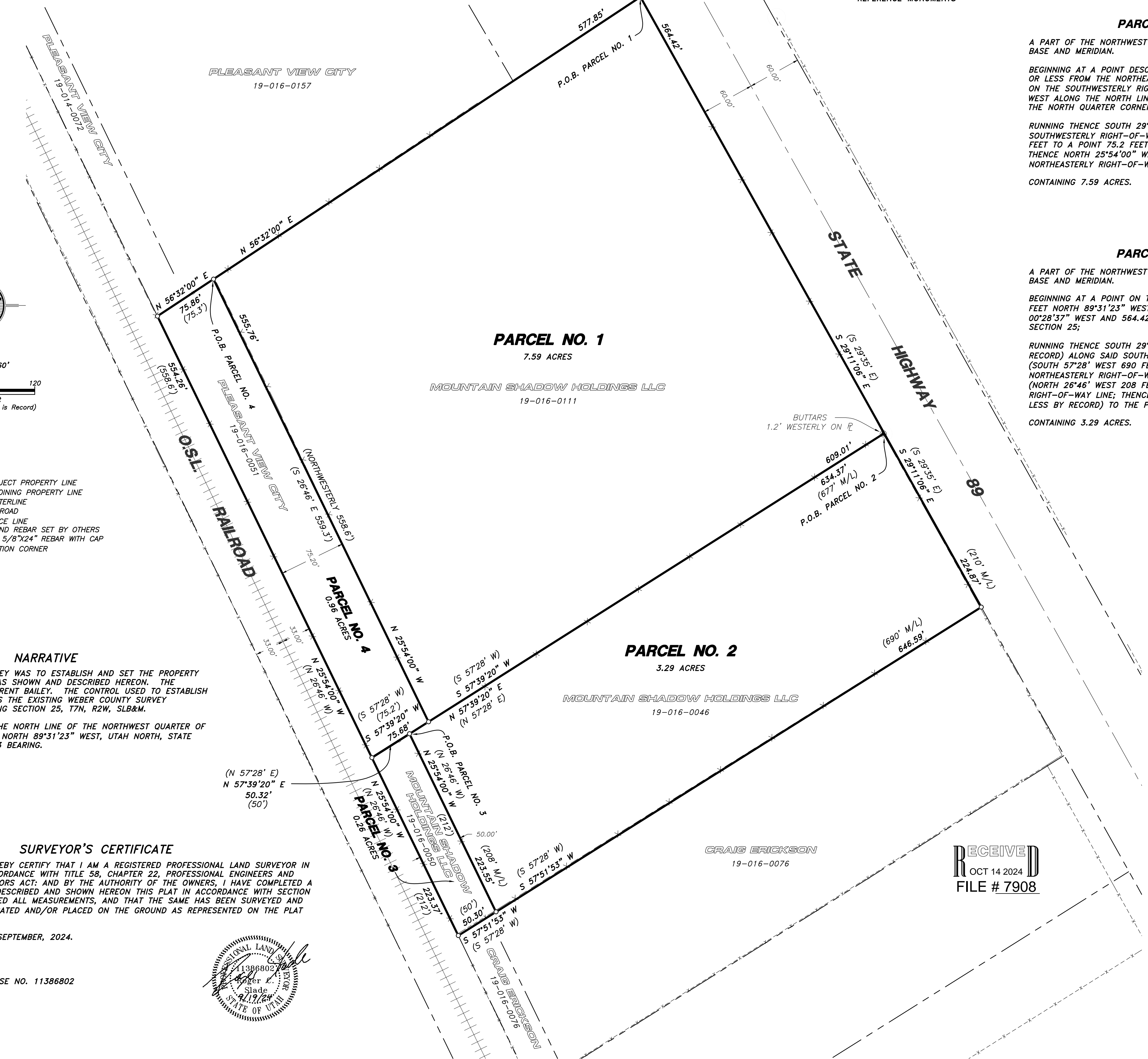
NORTH QUARTER CORNER OF SEC. 25,
T. 7 N., R. 2 W., SLB&M
CALCULATED POSITION FROM WEBER CO.
REFERENCE MONUMENTS

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT DESCRIBED OF RECORD AS 3 CHAINS NORTH AND SOUTH 58°32' WEST 332 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID POINT OF BEGINNING BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED 442.89 FEET NORTH 89°31'23" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 90.21 FEET SOUTH 00°28'37" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25;
RUNNING THENCE SOUTH 29°11'06" EAST (SOUTH 29°35' EAST BY RECORD) 564.42 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 57°39'20" WEST (SOUTH 57°28' WEST BY RECORD) 609.01 FEET TO A POINT 75.2 FEET EASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD; THENCE NORTH 25°54'00" WEST 555.76 FEET (NORTHWESTERLY 558.6' BY RECORD) PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 56°32'00" EAST 577.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 7.59 ACRES.

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 LOCATED 442.89 FEET NORTH 89°31'23" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 90.21 FEET SOUTH 00°28'37" WEST AND 564.42 FEET SOUTH 29°11'06" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25;
RUNNING THENCE SOUTH 29°11'06" EAST 224.87 FEET (SOUTH 29°35' EAST 210 FEET MORE OR LESS BY RECORD) ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 57°51'53" WEST 646.59 FEET (SOUTH 57°28' WEST 690 FEET MORE OR LESS BY RECORD) TO A POINT 50.00 FEET EASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD; THENCE NORTH 25°54'00" WEST 223.55 FEET (NORTH 26°46' WEST 208 FEET MORE OR LESS BY RECORD) PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°39'20" EAST 634.37 FEET (NORTH 57°28' EAST 677 FEET MORE OR LESS BY RECORD) TO THE POINT OF BEGINNING.
CONTAINING 3.29 ACRES.

PARCEL NO. 3 AS SURVEYED BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT 50.00 FEET EASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD LOCATED 442.89 FEET NORTH 89°31'23" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 90.21 FEET SOUTH 00°28'37" WEST AND 564.42 FEET SOUTH 29°11'06" EAST AND 634.37 FEET SOUTH 57°39'20" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25;
RUNNING THENCE SOUTH 25°54'00" EAST 223.55 FEET (SOUTH 26°46' EAST 212 FEET BY RECORD) PARALLEL WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 57°51'53" WEST 50.30 FEET (SOUTH 57°28' WEST 50 FEET BY RECORD) TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 25°54'00" WEST 223.37 FEET (NORTH 26°46' WEST 212 FEET BY RECORD) ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°39'20" EAST 50.32 FEET (NORTH 57°28' EAST 50 FEET BY RECORD) TO THE POINT OF BEGINNING.
CONTAINING 0.26 ACRES.

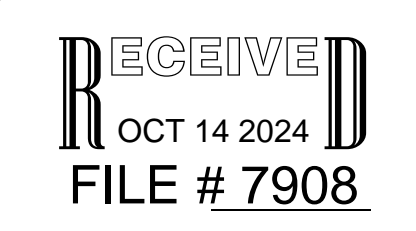
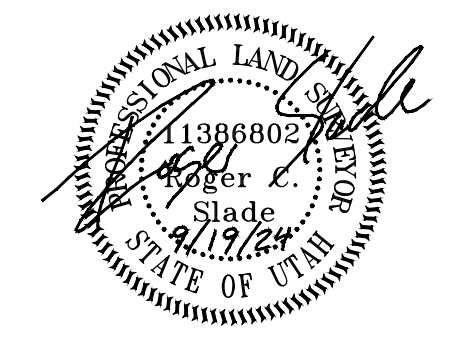
PARCEL NO. 4 AS SURVEYED BOUNDARY DESCRIPTION
A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT 75.2 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD LOCATED 442.89 FEET NORTH 89°31'23" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 90.21 FEET SOUTH 00°28'37" WEST AND 577.85 FEET SOUTH 56°32'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25;
RUNNING THENCE SOUTH 25°54'00" EAST 555.76 FEET (SOUTH 26°46' EAST 559.3 FEET BY RECORD) PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 57°39'20" WEST 75.88 FEET (SOUTH 57°28' WEST 75.2 FEET BY RECORD) TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 25°54'00" WEST 554.28 FEET (NORTH 26°46' WEST 558.6 FEET BY RECORD) ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT DESCRIBED OF RECORD AS 168.5 FEET EAST AND SOUTH 26°46' EAST 3436.4 FEET FROM THE WEST QUARTER CORNER OF SECTION 24; THENCE NORTH 56°32'00" EAST 75.86 FEET (75.3 FEET BY RECORD) TO THE POINT OF BEGINNING.
CONTAINING 0.96 ACRES.



- LEGEND**
- SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - CENTERLINE
 - RAILROAD
 - FENCE LINE
 - FOUND REBAR SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRENT BAILEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 25, T7N, R2W, SLB&M.
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°31'23" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE
I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.
SIGNED THIS 19TH DAY OF SEPTEMBER, 2024.
ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENSE NO. 11386802



PROPERTY SURVEY FOR
MOUNTAIN SHADOW HOLDINGS LLC
PLEASANT VIEW, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: RS Date: 09/19/2024
Designed By: JRP
Checked By: JRP
Approved By: JRP
Scale: 1" = 60'
Drawing File: 24-3-2119198.dwg
JOB NUMBER: 24-3-211

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