

PERRY COMMERCIAL
PLAIN CITY

3182 WEST 2600 NORTH
PARCEL ID #19-036-0003 & #19-036-0024
LOCATED IN THE NE & NW 1/4 OF SECTION 34, T.7N., R.2W., S.L.B.&M.
PLAIN CITY, WEBER COUNTY, UTAH

REVISIONS	INT	DATE
FILED ROS	SMB	11/04/2024
REVISED ROS	SMB	11/07/2024

DESCRIPTION	DATE
DRAWN: JJS	09/24/2024
APPRVD: SMB	11/07/2024
PROJECT #:	1043020
SURVEY	1043020.dwg

V210
BOUNDARY SURVEY

CERTIFICATE

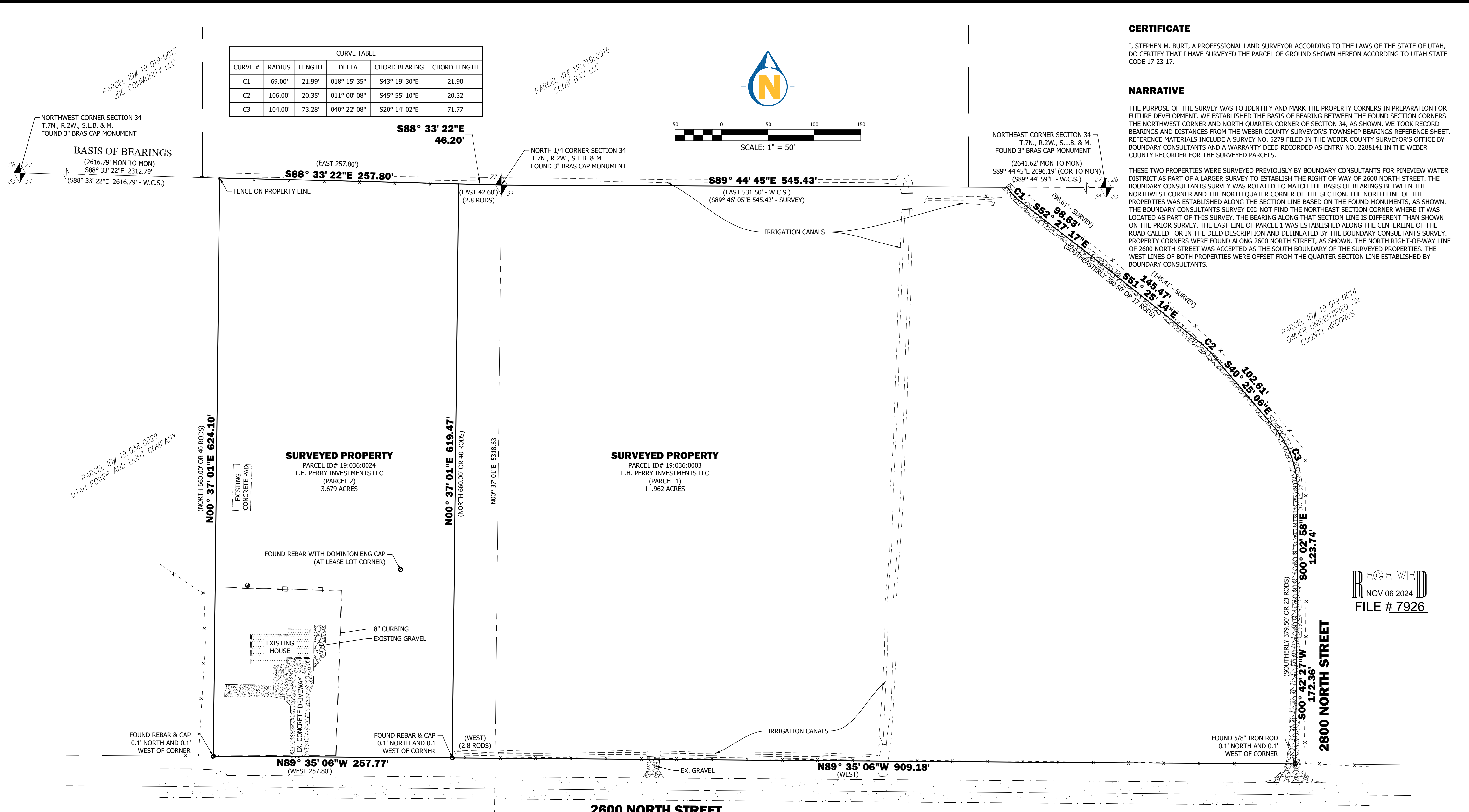
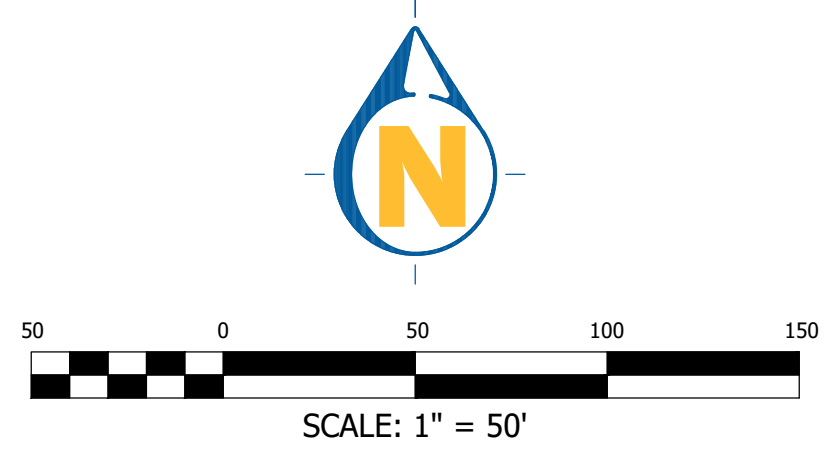
I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS IN PREPARATION FOR FUTURE DEVELOPMENT. WE ESTABLISHED THE BASIS OF BEARING BETWEEN THE FOUND SECTION CORNERS THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 34, AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES FROM THE WEBER COUNTY SURVEYOR'S TOWNSHIP BEARINGS REFERENCE SHEET. REFERENCE MATERIALS INCLUDE A SURVEY NO. 5279 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE BY BOUNDARY CONSULTANTS AND A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDER FOR THE SURVEYED PARCELS.

THESE TWO PROPERTIES WERE SURVEYED PREVIOUSLY BY BOUNDARY CONSULTANTS FOR PINEVIEW WATER DISTRICT AS PART OF A LARGER SURVEY TO ESTABLISH THE RIGHT OF WAY OF 2600 NORTH STREET. THE BOUNDARY CONSULTANTS SURVEY WAS ROTATED TO MATCH THE BASIS OF BEARINGS BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF THE SECTION. THE NORTH LINE OF THE PROPERTIES WAS ESTABLISHED ALONG THE SECTION LINE BASED ON THE FOUND MONUMENTS, AS SHOWN. THE BOUNDARY CONSULTANTS SURVEY DID NOT FIND THE NORTHEAST SECTION CORNER WHERE IT WAS LOCATED AS PART OF THIS SURVEY. THE BEARING ALONG THAT SECTION LINE IS DIFFERENT THAN SHOWN ON THE PRIOR SURVEY. THE EAST LINE OF PARCEL 1 WAS ESTABLISHED ALONG THE CENTERLINE OF THE ROAD CALLED FOR IN THE DEED DESCRIPTION AND DELINEATED BY THE BOUNDARY CONSULTANTS SURVEY. PROPERTY CORNERS WERE FOUND ALONG 2600 NORTH STREET, AS SHOWN. THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET WAS ACCEPTED AS THE SOUTH BOUNDARY OF THE SURVEYED PROPERTIES. THE WEST LINES OF BOTH PROPERTIES WERE OFFSET FROM THE QUARTER SECTION LINE ESTABLISHED BY BOUNDARY CONSULTANTS.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.00'	21.99'	018° 15' 35"	S43° 19' 30"E	21.90
C2	106.00'	20.35'	011° 00' 08"	S45° 55' 10"E	20.32
C3	104.00'	73.28'	040° 22' 08"	S20° 14' 02"E	71.77



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
SECTION LINE	---
TIE TO MONUMENT	---
EASEMENT LINE	---
EDGE OF PAVEMENT	---
CURB, GUTTER, SIDEWALK	---
WOOD FENCE LINE	---
FIELD FENCE LINE	---
RECORD CALLS ()	WEBER COUNTY SURVEYOR'S OFFICE (- W.C.S.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	SURVEY NO. 5279 BY BOUNDARY CONSULTANTS (- SURVEY)
FOUND PROPERTY MARKER (AS NOTED)	

RECORD DESCRIPTIONS
FROM A WARRANTY DEED RECORDED AS ENTRY NO. 2288141 IN THE WEBER COUNTY RECORDER'S OFFICE

PARCEL 1 (TAX PARCEL NO. 19-036-0003)
"PART OF THE NORTHEAST AND NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, 531.5 FEET, MORE OR LESS, TO CENTER OF ROAD, THENCE SOUTHEASTERLY ALONG SAID CENTER OF SAID ROAD 17 RODS, MORE OR LESS, THENCE SOUTHERLY ALONG CENTER OF SAID ROAD 23 RODS, MORE OR LESS, THENCE WEST TO A POINT 46.2 FEET WEST OF THE WEST LINE OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 40 RODS, THENCE EAST 46.2 FEET TO BEGINNING."

PARCEL 2 (TAX PARCEL NO. 19-036-0024)
"PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 2.8 RODS WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 257.80 FEET; THENCE SOUTH 40.0 RODS; THENCE EAST 257.80 FEET; THENCE NORTH 40.0 RODS TO THE PLACE OF BEGINNING. EXCEPT 0.25 ACRE IN COUNTY ROAD (440-546)."

NOTE: COMBINED, AS-SUREYED PARCELS CONTAIN 15.641 ACRES.

