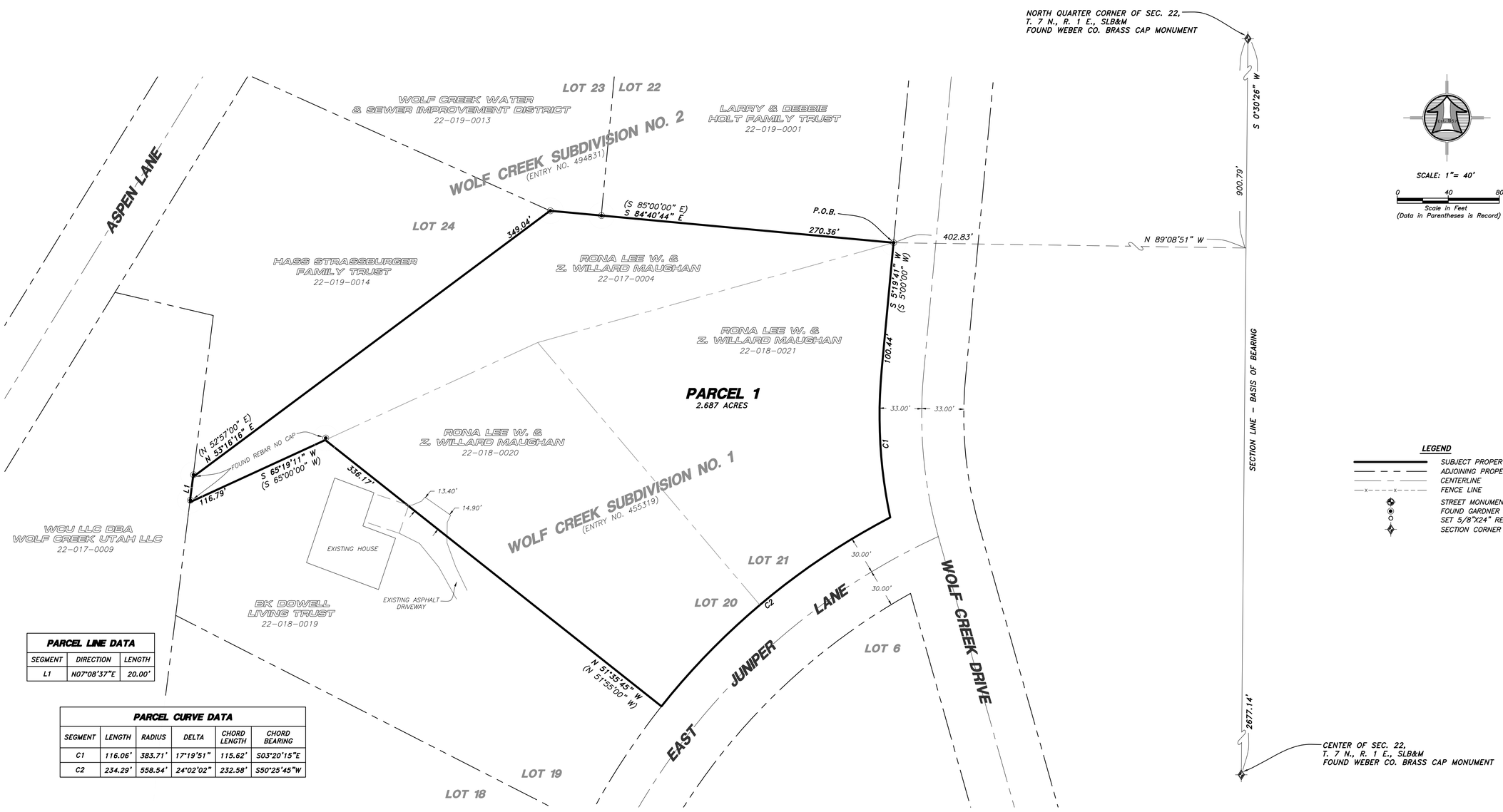

SCALE: 1"= 40'

0 40 80
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- FENCE LINE
- STREET MONUMENT
- FOUND GARDNER REBAR
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N07°08'37"E	20.00'

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	116.06'	383.71'	17°19'51"	115.62'	S03°20'15"E
C2	234.29'	558.54'	24°02'02"	232.58'	S50°25'45"W

AS SURVEYED OVERALL BOUNDARY DESCRIPTION

ALL OF LOTS 20 AND 21 WOLF CREEK SUBDIVISION NO. 1 ENTRY NO. 455319, AND THE RONA & WILLARD MAUGHAN PROPERTY, PARCEL ID. NO. 22-017-0004 SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WOLF CREEK DRIVE LOCATED 900.79 FEET SOUTH 00°30'26" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND 402.83 FEET NORTH 89°08'51" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE ALONG SAID LOT 21 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 05°19'41" WEST (SOUTH 05°00'00" WEST BY RECORD) 100.44 FEET; AND (2) SOUTHERLY TO THE LEFT ALONG THE ARC OF A 383.71 FOOT RADIUS CURVE, A DISTANCE OF 116.06 FEET, CHORD BEARS SOUTH 03°20'15" EAST 115.62 FEET, HAVING A CENTRAL ANGLE OF 17°19'51" TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF EAST JUNIPER LANE; THENCE SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 558.54 FOOT RADIUS CURVE, A DISTANCE OF 234.29 FEET, CHORD BEARS SOUTH 50°25'45" WEST 232.58 FEET, HAVING A CENTRAL ANGLE OF 24°02'02" ALONG THE SOUTHERLY LINES OF SAID LOTS 21 AND 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 51°35'45" WEST (NORTH 51°55'00" WEST BY RECORD) 336.17 FEET ALONG THE WEST LINE OF SAID LOT 20 TO THE SOUTHERLY LINE OF SAID MAUGHAN PROPERTY; THENCE ALONG SAID MAUGHAN PROPERTY THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 65°19'11" WEST (SOUTH 65°00'00" WEST BY RECORD) 116.79 FEET TO AN ANGLE POINT OF LOT 19 OF SAID WOLF CREEK SUBDIVISION NO. 1; (2) NORTH 07°08'37" EAST (NORTH 06°49'20" EAST BY RECORD) 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 24, WOLF CREEK SUBDIVISION NO. 2, ENTRY NO. 494831; (3) NORTH 53°16'16" EAST (NORTH 52°57'00" EAST BY RECORD) 349.04 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 24; AND (4) SOUTH 84°40'44" EAST (SOUTH 85°00'00" EAST BY RECORD) 270.36 FEET ALONG THE SOUTHERLY LINES OF LOT 23 AND 22 OF SAID WOLF CREEK SUBDIVISION NO. 2 TO THE POINT OF BEGINNING. CONTAINING 2.687 ACRES.

RECEIVED
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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 RONA MAUGHAN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS WOLF CREEK SUBDIVISION NO. 1, ENTRY NO. 455319, WOLF CREEK SUBDIVISION NO. 2, ENTRY NO. 494831, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, T7N, R1E, SLB&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°30'26" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, MATT PRETL 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 18TH DAY OF DECEMBER, 2024.

MATT PRETL, PLS
UTAH LAND SURVEYOR LICENSE NO. 10437995

LAND SURVEYOR
10437995
Matt Pretl
STATE OF UTAH
12/18/24

No.	Date	By	Revision

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Drawn By: MP Date: 11/18/2024
Designed By: ____
Checked By: RS
Approved By: ____
Scale: 1" = 40'
Drawing File: 24-3-275v23
JOB NUMBER: 24-3-275

PROPERTY SURVEY FOR
RONA MAUGHAN
+/- 4171 N. WOLF CREEK DR.
EDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

Sheet 1 of 1 Sheets