

***CHAD STEPHENS SURVEY***  
***A PART OF THE NORTHWEST QUARTER OF SECTION 22,***  
***TOWNSHIP 7 NORTH, RANGE 1 WEST,***  
***SALT LAKE BASE & MERIDIAN, U.S. SURVEY***  
***WEBER COUNTY, UTAH***

***SURVEYORS CERTIFICATE***

*I, BRIAN A. LINAM, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;*










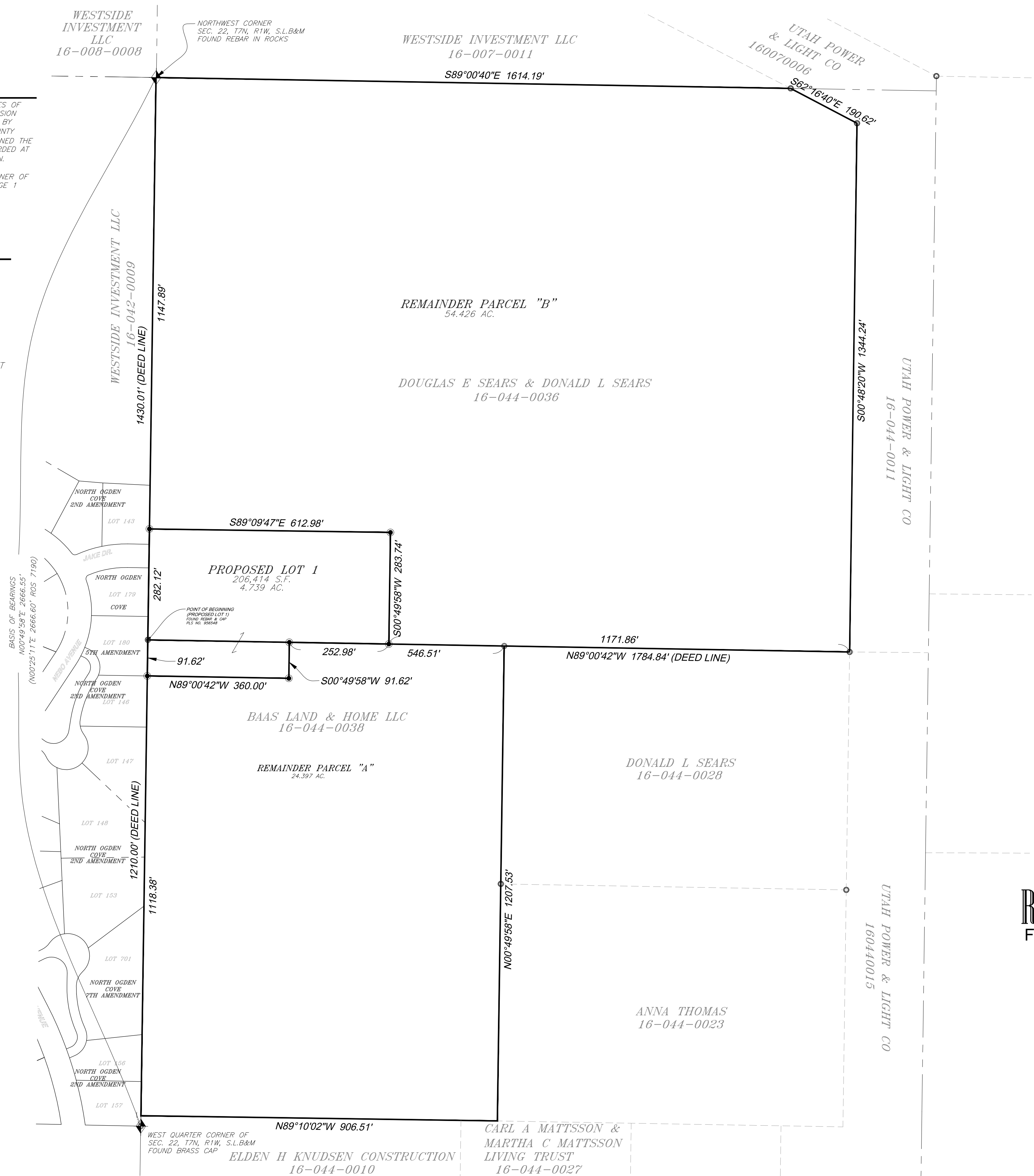
*NARRATIVE*

THIS SURVEY WAS REQUESTED BY CHAD STEPHENS TO DETERMINE THE BOUNDARY LINES OF THE PROPERTIES AS SHOWN. THIS WAS DONE IN PREPARATION OF A ONE LOT SUBDIVISION PLAT, SHOWN ON THIS SURVEY AS PROPOSED LOT 1. A PREVIOUS SURVEY PREPARED BY BOUNDARY CONSULTANTS ON FILE AS FILE #7190 AT THE OFFICE OF THE WEBER COUNTY SURVEYOR'S OFFICE AND RESEARCH OF THE CURRENT DEEDS WERE USED TO DETERMINE THE BOUNDARIES AS SHOWN. THE DESCRIPTIONS SHOWN HEREON ARE GOING TO BE RECORDED AT THE COUNTY RECORDER'S OFFICE TO AMEND THE EXISTING PROPERTY LINES AS SHOWN.

THE BASIS OF BEARINGS IS NORTH 00°49'58" EAST BETWEEN THE WEST QUARTER CORNER OF SECTION 22 AND THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

**LEGEND**

 PROPOSED PROPERTY LINE  
 EXISTING PROPERTY LINE  
 PUBLIC RIGHT-OF-WAY LINE  
 CENTER LINE  
 FOUND SECTION CORNER  
 #5 x 24" REBAR & CAP TO BE SET  
 FOUND REBAR & CAP

**DEED DESCRIPTIONS**

PARCEL 16-044-0038

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1430 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 906.5 FEET, THENCE SOUTH 1210 FEET, THENCE WEST 906.5 FEET; THENCE NORTH 1210 FEET TO BEGINNING.

PARCEL 16-044-0036

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, AND RUNNING THENCE EAST 1,614.9 FEET; THENCE SOUTH 63°16' EAST 184.1 FEET, THENCE SOUTH 0°28' WEST 1347.2 FEET; THENCE WEST 1780 FEET TO THE WEST SECTION FENCE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST FENCE LINE 1430 FEET TO THE POINT OF BEGINNING.

### *SURVEYED DESCRIPTIONS*

PROPOSED LOT 1

A PART OF THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND  
MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT REBAR AND CAP (P.L.S. NO. 955648), SAIL REBAR MARKING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN RECORD OF SURVEY NO. 7190, SAIL CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN ENTRY NO. 2110035 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE. CONTINUING EAST ALONG THE EAST LINE OF SAID SUBDIVISION TO THE EAST CORNER OF SAID SUBDIVISION 22 (BASIS OF BEARING IS NORTH 00°49'58" EAST 2686.55 FEET (NORTH 00°25'11" EAST 2686.60 FEET P.R.S. 7190) (NORTH 00°49'56" EAST 2666.59 FEET P.C.S. 207) BETWEEN THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SUBDIVISION AND THE BRASS CAP MARKING THE NORTHEAST CORNER OF SAID BEARINGS HAVE BEEN ROTATED TO LOCKWELL 022427' (NORTH 00°49'58" EAST 2686.55 FEET) AND THE ADJACENT SUBDIVISION, CONTINUING THENCE NORTH 00°49'58" EAST 282.12 FEET ALONG THE WEST LINE OF SAID SECTION 22, ALSO BEING ALONG THE EAST LINE OF THE NORTH OGDEN COVE 2ND AMENDMENT RECORDED IN BOOK 73 PAGE 18 IN THE EAST 1/4 OF SECTION 22, THENCE SOUTH 00°49'58" EAST 282.12 FEET ALONG THE WEST LINE OF SAID SECTION 22, 283.74 FEET TO THE SOUTH LINE OF SAID RECORD OF SURVEY, THENCE NORTH 89°00'42" WEST 252.98 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 00°49'58" EAST 91.62 FEET, THENCE NORTH 89°00'42" WEST 360.00 FEET TO THE SOUTH EAST CORNER OF LOT 180 NORTH OGDEN COVE 5TH AMENDMENT AS RECORDED IN BOOK 79 PAGE 95 IN THE EAST 1/4 OF SECTION 22, THENCE SOUTH 00°49'58" EAST 91.62 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS 206,414 SQUARE FEET OR 4.739 ACRES MORE OR LESS

REMAINDER PARCEL "A"

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 22, SAID POINT ALSO BEING NORTH 00°49'58" EAST 114.92 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22 (BASIS OF BEARING IS NORTH 00°49'58" EAST 2686.55 FEET NORTH 00°29'11" EAST 2686.60 FEET R. 8° S. 71° 18' 00" NORTH 00°49'56" EAST 2686.59 FEET W.C.S. 114.92 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22 (BASIS OF BEARING IS NORTH 00°49'58" EAST 2686.55 FEET NORTH 00°29'11" EAST 2686.60 FEET R. 8° S. 71° 18' 00" NORTH 00°49'56" EAST 2686.59 FEET W.C.S. 114.92 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22) ALL BEARINGS HAVE BEEN ROTATED CLOCKWISE 00°24'44" FROM SAID RECORD OF SURVEY AND THE ADJACENT SUBDIVISION, RUNNING THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG A PARCEL: (1) SOUTH 88°00'04" EAST 360.00 FEET; (2) NORTH 00°49'58" EAST 91.62 FEET; THENCE SOUTH 88°00'04" EAST 546.51 FEET ALONG THAT PROPERTY DESCRIBED IN ENTRY NO. 2110032 AS BEING THE WEST QUARTER CORNER OF SAID SECTION 22, SAID POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF THE PROPERTIES DESCRIBED IN ENTRY NO. 948428 AND ENTRY NO. 258104 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 89°10'02" WEST 806.51 FEET ALONG THAT PROPERTY DESCRIBED IN ENTRY NO. 2861445 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE TO THE EAST LINE OF THE NORTH OGDEN RIVER 2ND AMENDMENT AS RECORDED IN BOOKS 73 PAGE 18 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 00°49'58" EAST 118.92 FEET ALONG THE EAST LINE OF THE POINT OF BEGINNING CONTAINS 162.762 SQUARE ACRES OR 24.398 ACRES MORE OR LESS.

REMAINDER PARCEL "B"

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, AND RUNNING THENCE EAST 1,614.9 FEET; THENCE SOUTH 63°16' EAST 184.1 FEET, THENCE SOUTH 0°28' WEST 1347.2 FEET; THENCE WEST 1780 FEET TO THE WEST SECTION FENCE OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST FENCE LINE 1430 FEET TO THE POINT OF BEGINNING.

**LESS THAN EXCEPT THE FOLLOWING:**

A PART OF THE NORTHWEST QUARTER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 1 WEST, SAL LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SAL LAKE BASE AND MERIDIAN U.S. SURVEY, SAID SECTION 22, BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN RECORD OF SURVEY NO. 7190, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN ENTRY NO. 211003 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE.

SOUTH 89°04'58" EAST 2668.55 FEET W.C.S. ADJACENT TO THE NORTHEAST CORNER OF SECTION 22 (BASIS OF BEARING IS NORTH 0°49'58" EAST 2668.55 FEET (NORTH 0°25'11" EAST 2686.60 FEET P.O.S. 7190) (NORTH 0°49'58" EAST 2668.55 FEET W.C.S. ADJ. 270 BETWEEN THE BRASS PIN MARKING THE WEST QUARTER, SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SAL LAKE BASE AND MERIDIAN U.S. SURVEY, SAID QUARTER SECTION 22, BEING THE POINT OF BEGINNING, BEING ROTATED CLOCKWISE 0°24'47" FROM SAID RECORD OF SURVEY AND THE ADJACENT SUBDIVISION.)

NORTH 89°04'58" EAST 2668.55 FEET W.C.S. ADJ. 268.55 FEET TO A POINT OF BEGINNING THERE BEING ALONG THE EAST LINE THE NORTH OGDEN CLOSURE AND AMENDMENT RECORDED IN BOOK 73 PAGE 1A IN THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTH 89°04'58" EAST 612.98 feet; THENCE SOUTH 0°49'58" WEST 2668.55 FEET; THENCE NORTH 89°04'58" WEST 612.98 FEET; THENCE NORTH 0°49'58" WEST 612.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINS 173,431 SQUARE FEET 3.981 ACRES MORE OR LESS

**PREPARED BY:**



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