

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.

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 WEBER COUNTY SURVEYOR BRASS CAPS MONUMENTING THE WEST QUARTER CORNER AND THE SOUTHWEST SECTION CORNER, AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES FROM WEBER COUNTY SURVEYOR'S BEARING SHEET FOR TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. REFERENCE MATERIALS ARE LISTED BELOW.

THE DEEDS FOR THOSE PROPERTIES NORTH OF 4575 WEST STREET TIE TO THE WEST QUARTER CORNER, BUT THE TIES FOR EACH DEED DIFFER ON THE RECORD LOCATION OF THE CORNER. THE FOUR PHASES OF THE HEART OF POLE PATCH SUBDIVISIONS TIE TO THE WEST QUARTER CORNER AND THE SOUTHWEST QUARTER CORNER HOLDING THE RECORD BEARING ALONG THE SECTION LINE. THE CONSTRUCTED PUBLIC STREETS ARE THE BEST EVIDENCE OF THE POSITION OF THE SUBDIVISIONS AND THE STREETS ARE LOCATED SOUTH AND EAST OF THEIR RECORD POSITION. THIS SHIFT WAS VERIFIED BY GROUND MEASUREMENTS AND ORTHORECTIFIED AERIAL IMAGERY. THE PORTION OF 4575 NORTH STREET NORTH OF THE SUBDIVISIONS WAS IDENTIFIED AS 60' WIDE. THIS RIGHT-OF-WAY WIDTH IS PERPETUATED AS THE EXISTING PAVED ROAD ALONG EASTMAN STREET. THE 60' WIDE RIGHT-OF-WAY WIDTH IS ALSO IDENTIFIED BY THE RECORD SECTION LINE EXTENDING SOUTHWARD FROM THE CENTER QUARTER CORNER. THE BEARING ALONG THE SECTION-OF-LINE IDENTIFIED ON THE SUBDIVISION PLATS MATCHES THE BEARING ALONG THE SOUTH LINE OF THE SURVEYED PROPERTY. AN ANCIENT WOOD FENCE WAS LOCATED ALONG THE WEST LINE OF THE SURVEYED PROPERTY THAT EXTENDS NORTHWARD BEYOND OF THE PROPERTY. TWO SURVEY MARKERS WERE ALSO LOCATED ALONG THE FENCE, BUT THERE ARE NO FILED SURVEYS REFERENCING THEM. THE FENCE WAS HELD AS THE WEST PROPERTY LINE EVEN THOUGH IT DOES NOT MATCH THE RECORD BEARING.

THE SURVEYED PROPERTY CURRENTLY EXTENDS INTO THE STREET RIGHT-OF-WAY, AND THE CITY MAY REQUIRE A ROAD DEDICATION AS PART OF APPROVALS FOR FUTURE DEVELOPMENT.

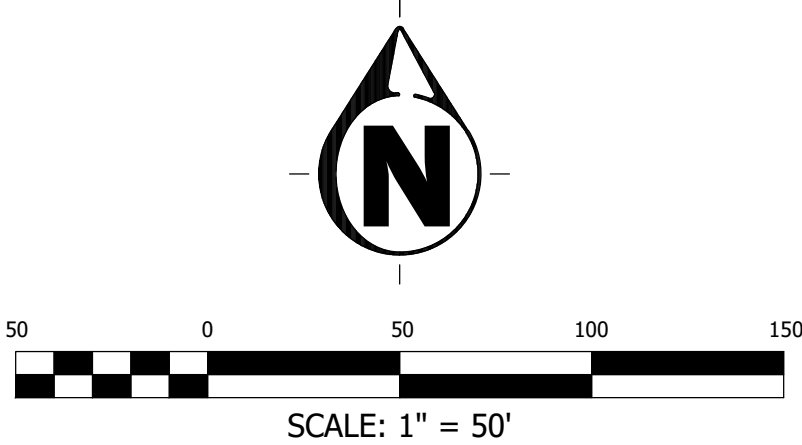
- BEARING SHEET FOR T7H, R1W, SLS&M (W.C.S.)
- PLAT OF HEART OF POLE PATCH SUBDIVISION (ENTRY NO. 2503146, W.C.R.)
- PLAT OF HEART OF POLE PATCH SUBDIVISION PHASE 1 FIRST AMENDMENT (ENTRY NO. 2955283, W.C.R.)
- PLAT OF HEART OF POLE PATCH SUBDIVISION PHASE 2 (ENTRY NO. 3061862, W.C.R.)
- PLAT OF HEART OF POLE PATCH SUBDIVISION PHASE 3 (ENTRY NO. 3196500, W.C.R.)
- PLAT OF MAJESTIC HEIGHTS SUBDIVISION NO. 9 (ENTRY NO. 783771, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0080 (ENTRY NO. 379329, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0028 & -0033 (ENTRY NO.2640432, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0030 (ENTRY NO. 2579400, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0031 (ENTRY NO. 957955, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0031 (ENTRY NO. 1340665, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0031 (ENTRY NO. 3272546, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0031 (ENTRY NO. 3272546, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0059 & 15-386-0018 (ENTRY NO. 2906124, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0060 (ENTRY NO. 2798036, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 16-009-0063 (ENTRY NO. 1077536, W.C.R.)

FROM A WARRANTY DEED RECORDED AS ENTRY NO. 3275246, WEBER COUNTY RECORDER, UTAH

"PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 17, T7N, R1W, SLB&M, U.S. SURVEY: BEGINNING AT A POINT 2013.51 FEET S. 89 DEGREES 24 MINUTES 30 SECONDS E ALONG THE 1/4 SECTION LINE FROM THE N.W. CORNER OF SAID 1/4 SECTION, AND THEN 311.00 FEET SOUTH AS POINT OF BEGINNING: RUNNING THENCE S 89 DEGREES 24 MINUTES 30 SECONDS E 307.15 FEET, THENCE SOUTH 367.66 FEET, THENCE WEST 307.10 FEET, THENCE NORTH 369.83 FEET TO POINT OF BEGINNING, SUBJECT TO A 30 FT. ACCESS EASEMENT 30 FEET WIDE ALONG WESTERN BOUNDARY AS DESCRIBED."

"ALSO A 30 FOOT RIGHT-OF-WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2013.51 FEET S 89 DEGREES 24 MINUTES 30 SECONDS E ALONG THE 1/4 SECTION LINE AND SOUTH 680.83 FEET FROM THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 17, T7N, R1W, SLS&M, AND RUNNING THENCE EAST 307.10 FEET; THENCE SOUTH 30.0 FEET; THENCE WEST 307.10 FEET; THENCE NORTH 30.0 FEET TO THE POINT OF BEGINNING."

1. THE AS-SURVEYED PROPERTY CONTAINS 2.812 ACRES.
2. 30-FOOT WIDE ACCESS EASEMENT ALONG THE WEST PROPERTY LINE IN FAVOR OF PARCEL NO. 16-009-0032 IDENTIFIED IN A WARRANTY DEED ENTRY NO. 3272546, W.C.R. (SEE ABOVE).
3. 30-FOOT WIDE ACCESS EASEMENT ALONG SOUTH PROPERTY LINE IN FAVOR OF THE PUBLIC IDENTIFIED IN A WARRANTY DEED RECORDED AS ENTRY NO. 3272546, W.C.R. (SEE ABOVE).
4. THE CITY OF TULSA HAS THE RIGHT TO TAKE ANY EASEMENT OR A PRESCRIPTIVE EASEMENT TO THE PUBLIC (SHOWN ON DIAGRAM).
5. THE SURVEYED PROPERTY CURRENTLY EXTENDS INTO THE STREET RIGHT-OF-WAY, AND THE CITY MAY REQUIRE A ROAD DEDICATION AS PART OF APPROVALS FOR FUTURE DEVELOPMENT.



MARC EDMINSTER

APPROXIMATELY 100 WEST 4575 SOUTH STREET
PARCEL ID# 16-009-0031
LOCATED IN THE SW 1/4 OF SECTION 17, T.7N., R.1W., S.L.B.&M.
PLEASANT VIEW CITY, WEBER COUNTY, UTAH

REVISIONS

DRAWN: JJS 05/08/2022
APPRVD: SMB 06/17/2022
PROJECT #: 227400
SURVEY 2274001.dwg

V220

BOUNDARY SURVEY