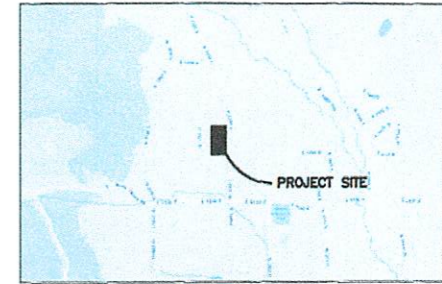


RECORD OF SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH,
RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY 2019



Vicinity Map
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

I, **AARON INABNIT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS ____ DAY OF _____, 20__

0897117
UTAH LICENSE NUMBER



AS-SURVEYED DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BAILEY ACRES CLUSTER SUBDIVISION PHASE 1, RECORDED AS ENTRY 1570932, BOOK 48, PAGE 15 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID CORNER IS 651.35 FEET S89°34'25"E ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 17, AND RUNNING THENCE N00°18'17"W 1,331.38 FEET ALONG AN EXISTING FENCE AND AN EASTERLY LINE OF SAID SUBDIVISION TO A SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE S89°24'46"E 627.76 FEET, MORE OR LESS, ALONG AN EXISTING FENCE, AND THE PROJECTION THEREOF, AND A SOUTHERLY LINE OF SAID SUBDIVISION TO A SOUTHEAST CORNER OF SAID SUBDIVISION AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF 3300 EAST STREET, SAID POINT BEING IN THE ARC OF A 1,105.92-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CENTER BEARS S81°27'24"W); THENCE SOUTHERLY 168.38 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 08°43'25" (NOTE: CHORD TO SAID CURVE BEARS S04°10'54"E FOR A DISTANCE OF 168.22 FEET); THENCE S00°10'48"W 1,161.84 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHERLY LINE OF SAID SECTION 17; THENCE N89°34'25"W 629.28 FEET ALONG AN EXISTING FENCE AND THE SOUTHERLY LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

CONTAINING 843,946 SQUARE FEET OR 19.374 ACRES, MORE OR LESS.

RECORD BOUNDARY DESCRIPTION

ENTRY #2944799, RECORDED OCTOBER 2ND, 2018

PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT OF THE SOUTH LINE OF SAID SECTION 17, 653 FEET EAST FROM THE SOUTHWEST CORNER THEREOF, RUNNING THENCE NORTH 1320 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, 647 FEET EAST FROM THE WEST LINE OF SAID SECTION 17, THENCE EAST 085.44 FEET, MORE OR LESS, TO ROAD, THENCE SOUTH ALONG THE ROAD 1320 FEET TO THE SOUTH LINE OF SAID SECTION 17, THENCE WEST 679.44 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WITHIN 3300 EAST STREET.

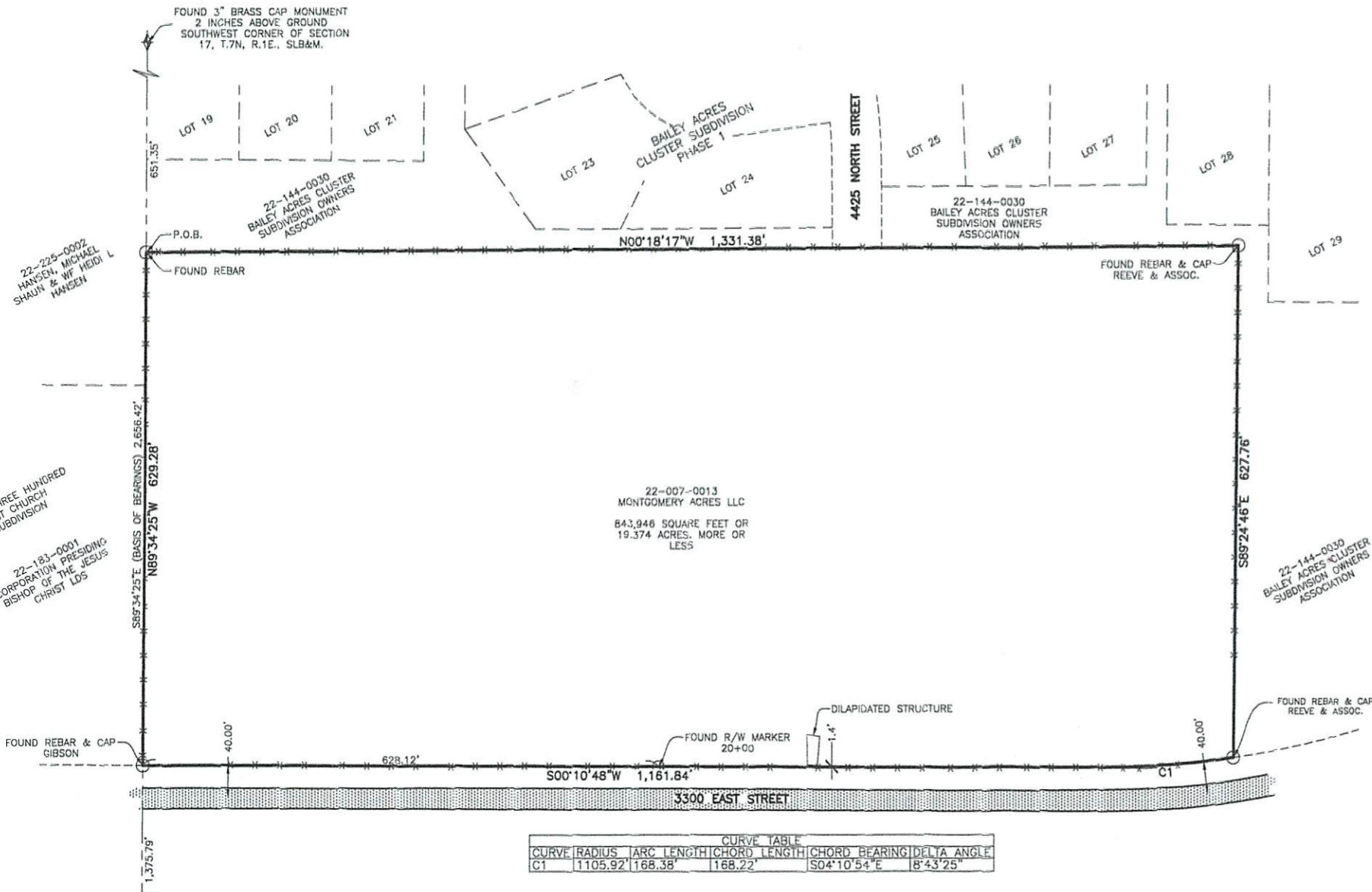
SITUATE IN WEBER COUNTY, STATE OF UTAH.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MARK THE PROPERTY ON THE GROUND. THE WESTERLY AND NORTHERLY BOUNDARY LINES WERE ESTABLISHED BY DEED AND BY RETRACING THE BAILEY ACRES CLUSTER SUBDIVISION PHASE 1 SUBDIVISION, SAID BOUNDARY LINES MATCHING VERY WELL WITH EXISTING FENCES OF LONG RELIANCE. THE EASTERLY BOUNDARY LINE WAS DETERMINED BY THE EXISTING LIMITS OF 3300 EAST STREET, SAID LIMITS IDENTIFIED BY HIGHWAY PLANS FOR PROJECT S.R. 162 (1959) AND FIELD MEASUREMENTS TO IMPROVEMENTS AND FOUND RIGHT-OF-WAY MARKERS. THE SOUTHERLY BOUNDARY LINE, STATED BY DEED TO BE THE SOUTHERLY SECTION LINE OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SLB&M, WAS DETERMINED BY FOUND SECTION CORNER MONUMENTS.

BASIS OR BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN FOUND BRASS CAP MONUMENTS MARKING THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 17, T.7N, R.1E., SLB&M., SHOWN HEREON AS: S89°34'25"E



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1105.92'	168.38'	168.22'	S04°10'54"E	8°43'25"

LEGEND

- = FOUND SECTION CORNER
- = FOUND REBAR & CAP
- = SECTION LINE
- = BOUNDARY LINE
- = EXISTING FENCE LINE
- = ADJOINING PROPERTY
- = RIGHT-OF-WAY
- = EXISTING STRUCTURE
- = EXISTING PAVEMENT

Reeve & Associates, Inc.
 300 SOUTH 200 WEST, MERIDIAN, UTAH 84202
 TEL: 435-633-1111 FAX: 435-633-1112
 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 SURVEYING ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH,
 RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH

JARED MONTGOMERY

Project Info.
 Surveyor: **A. INABNIT**
 Designer: **A. INABNIT**
 Begin Date: **1/24/2019**
 Name: **4400 N. 3300 E. LIBERTY, UTAH**
 Scale: **1"=80'**
 Checked: _____
 Number: **6712-02**

Sheet **1** of **1** Sheets