

# RECORD OF SURVEY

**PART OF SECTION 27 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M. WEBER COUNTY, UTAH MAY, 2018**

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION

SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION

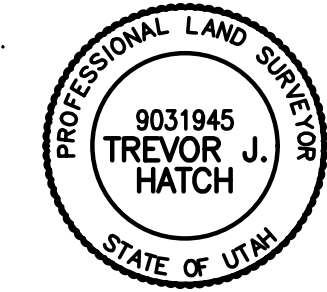
NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION

## SURVEYOR'S CERTIFICATION

I, **TREVOR HATCH**, 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 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\_\_.

9031945  
UTAH LICENSE NUMBER



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N00°31'27"E

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES ON THE GROUND, MOST OF THE DEEDS FOR THESE PARCELS DO NOT MATCH OCCUPATION, DO NOT CLOSE, AND OR HAVE BAD OR MISSING CALLS. OCCUPATIONAL EVIDENCE, ADJOINING SUBDIVISIONS AND SURVEYS, AND BEST FIT WERE RELIED UPON TO DETERMINE THE BOUNDARY. THE RIGHT OF WAY LINE FOR 2600 NORTH STREET WAS DETERMINED BY RECORDED SUBDIVISIONS TO THE SOUTH AND BY MATCHING THE EXISTING ROAD. BOUNDARY LINE AGREEMENTS SHOULD BE SOUGHT TO CLEAR UP DEED CONFLICTS PRIOR TO DEVELOPMENT. THE BASIS OF BEARINGS IS BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNERS OF SECTION 27 AS SHOWN.

## BOUNDARY DESCRIPTION

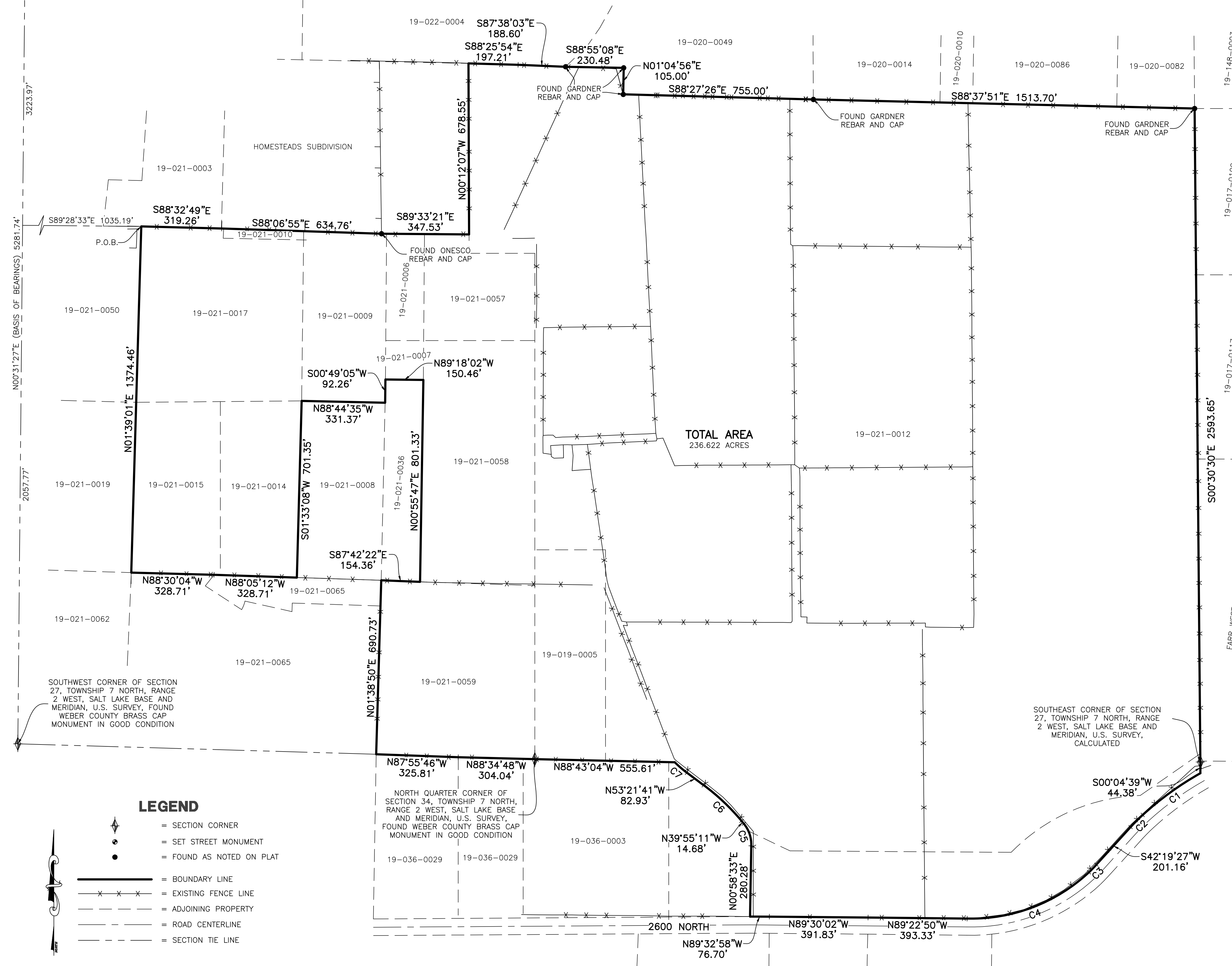
PART OF SECTION 27 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING N00°31'27"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 27, 2057.77 FEET AND S89°28'33"E 1035.19 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE S88°32'49"E ALONG SAID FENCE 319.26 FEET TO THE SOUTHERLY LINE OF HOMESTEADS SUBDIVISION AS SURVEYED ON THE GROUND; THENCE S88°06'55"E ALONG SAID HOMESTEADS SUBDIVISION AND AND MORE OR LESS ALONG AN EXISTING FENCE LINE 634.76 FEET TO A FOUND ONESCO REBAR AND CAP MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE MORE OR LESS ALONG AN EXISTING FENCE THE FOLLOWING NINE (9) COURSES; (1) S89°33'21"E 347.53 FEET; (2) N00°12'07"W 678.55 FEET; (3) S88°25'54"E 197.21 FEET; (4) S87°38'03"E 188.60 FEET TO A FOUND GARDNER ENGINEERING REBAR AND CAP; (5) S88°55'08"E 230.48 FEET TO A FOUND GARDNER ENGINEERING REBAR AND CAP; (6) S01°04'56"E 105.00 FEET TO A FOUND GARDNER ENGINEERING REBAR AND CAP; (7) S88°27'26"E 755.00 FEET TO A FOUND GARDNER ENGINEERING REBAR AND CAP; (8) S88°37'51"E 1513.70 FEET TO A FOUND GARDNER ENGINEERING REBAR AND CAP ON THE SECTION LINE BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 27; (9) S00°49'05"W 92.26 FEET TO SAID SECTION LINE, 2593.65 FEET TO THE CALCULATED NORTHEAST CORNER OF SECTION 34; THENCE ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST 1/4 CORNER OF SECTION 34 S00°04'39"W 44.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1233.00 FEET, AN ARC LENGTH OF 283.06 FEET, A DELTA ANGLE OF 13°09'12", A CHORD BEARING OF S54°07'30"W, A RADIAL BEARING OF S29°17'54"E, AND A CHORD LENGTH OF 282.44 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 749.80 FEET, AN ARC LENGTH OF 68.37 FEET, A DELTA ANGLE OF 05°13'28", A CHORD BEARING OF S44°56'11"W, AND A CHORD LENGTH OF 68.34 FEET; (3) S42°19'27"W 201.16 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 697.50 FEET, AN ARC LENGTH OF 42.24 FEET, A DELTA ANGLE OF 03°28'11", A CHORD BEARING OF S44°04'35"W, A RADIAL BEARING OF N47°39'30"W, AND A CHORD LENGTH OF 42.23 FEET; (5) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 683.85 FEET, AN ARC LENGTH OF 530.60 FEET, A DELTA ANGLE OF 44°27'22", A CHORD BEARING OF S69°10'02"W, A RADIAL BEARING OF N43°03'39"W, AND A CHORD LENGTH OF 517.39 FEET; (6) N89°22'50"W 393.33 FEET; (7) N89°30'02"W 391.83 FEET; (8) N89°32'58"W 76.70 FEET TO A POINT, MORE OR LESS TO A POINT IN THE CENTERLINE OF AN EXISTING DIRT LANE; THENCE ALONG SAID CENTERLINE, MORE OR LESS, THE FOLLOWING SIX (6) COURSES; (1) N00°58'33"E 280.28 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 126.79 FEET, AN ARC LENGTH OF 94.86 FEET, A DELTA ANGLE OF 42°52'03", A CHORD BEARING OF N18°24'32"W, A RADIAL BEARING OF N86°58'31"W, AND A CHORD LENGTH OF 92.66 FEET; (3) N39°55'11"W 14.68 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 886.81 FEET, AN ARC LENGTH OF 207.86 FEET, A DELTA ANGLE OF 13°25'46", A CHORD BEARING OF N46°38'26"W, A RADIAL BEARING OF S50°04'27"W, AND A CHORD LENGTH OF 207.38 FEET; (5) N53°21'41"W 82.93 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 62.80 FEET, A DELTA ANGLE OF 08°22'06", A CHORD BEARING OF N49°10'39"W, AND A CHORD LENGTH OF 62.75 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE N88°43'04"W ALONG SAID FENCE 555.61 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE CONTINUING ALONG SAID FENCE THE FOLLOWING FOUR (4) COURSES; (1) N88°34'48"W 304.04 FEET; (2) N87°55'46"W 325.81 FEET; (3) N01°38'50"E 690.73 FEET; (4) S87°42'22"E 154.36 FEET; THENCE N00°55'47"E 801.33 FEET; THENCE N89°18'02"W 150.46 FEET; THENCE S00°49'05"W 92.26 FEET; THENCE N88°44'35"W 331.37 FEET; THENCE S01°33'08"W 701.35 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE, MORE OR LESS, THE FOLLOWING TWO (2) COURSES; (1) N88°05'12"W 328.71 FEET; (2) N88°30'04"W 328.71 FEET; THENCE N01°39'01"E 1374.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 236.62 ACRES MORE OR LESS

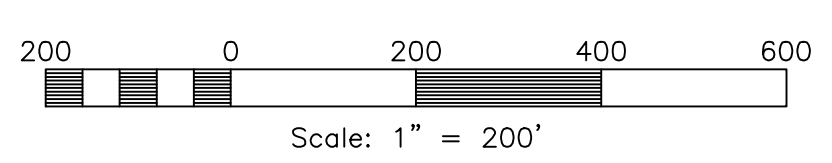
## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1233.00'	283.06'	282.44'	142.15'	S54°07'30"W	13°09'12"
C2	749.80'	68.37'	68.34'	34.21'	S44°56'11"W	5°13'28"
C3	697.50'	42.24'	42.23'	21.13'	S44°04'35"W	3°28'11"
C4	683.85'	530.60'	517.39'	279.46'	S69°10'02"W	44°27'22"
C5	126.79'	94.86'	92.66'	49.77'	N18°24'32"W	42°52'03"
C6	886.81'	207.86'	207.38'	104.41'	N46°38'26"W	13°25'46"
C7	430.00'	62.80'	62.75'	31.46'	N49°10'38"W	8°22'06"



## LEGEND

- = SECTION CORNER
- = SET STREET MONUMENT
- = FOUND AS NOTED ON PLAT
- = BOUNDARY LINE
- = EXISTING FENCE LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = SECTION TIE LINE



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 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

**RECORD OF SURVEY**  
 WEBER COUNTY, UTAH  
**JDC RANCH**

**Project Info.**  
 Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 05-18-18  
 Name: JDC  
**RECORD OF SURVEY**  
 Scale: 1"=200'  
 Checked:  
 Number: 7010-01