

CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	57.46	124.51	26°26'29"	29.25	56.95	S54°12'37"E
C2	17.99	138.89	7°25'15"	9.01	17.98	S71°08'29"E
C3	57.40	80.00	41°06'44"	30.00	56.18	N69°33'55"E
C4	127.61	50.00	146°13'30"	164.70	95.69	S17°08'55"W
C5	102.88	50.00	117°53'18"	83.03	85.67	N65°05'31"E
C6	11.60	28.00	23°43'51"	5.88	11.51	S18°00'47"W
C7	29.38	28.00	60°07'17"	16.21	28.05	S59°56'21"W

LINE TABLE

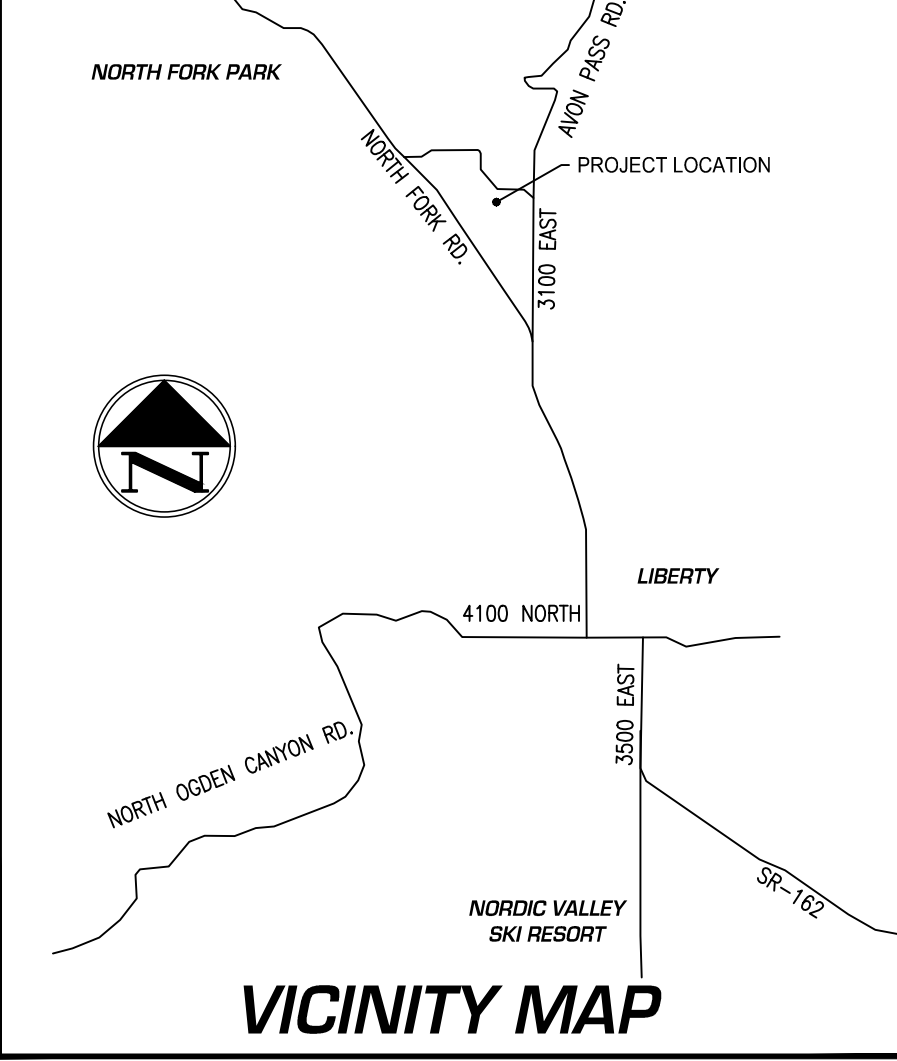
LINE	LENGTH	DIRECTION
L1	13.45'	N89°52'43"W
L2	140.85'	S00°41'50"W
L3	125.03'	N00°27'24"W
L4	42.81'	S89°42'42"E
L5	250.95'	S89°52'43"E
L6	60.00'	N00°07'17"E
L7	59.70'	N49°00'35"E
L8	73.69'	S40°59'22"E
L9	59.51'	N61°23'18"W
L10	44.62'	S44°02'41"E
L11	26.82'	N49°00'35"E
L12	43.31'	N89°59'45"W
L13	30.00'	N00°15'40"E

BRIGHT ACRES SUBDIVISION

A LOT-AVERAGED SUBDIVISION
 LOCATED IN THE EAST QUARTER OF SECTION 7,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 LIBERTY, WEBER COUNTY, UTAH
 AUGUST 1, 2022

FOUND MONUMENT
 3" BRASS CAP IN CONCRETE
 NORTHEAST CORNER
 SECTION 7
 TOWNSHIP 7 NORTH,
 RANGE 1 EAST, S.L.B.&M.

WEBER-MORGAN HEALTH DEPARTMENT NOTES:
 WEBER-MORGAN HEALTH DEPARTMENT NOTES:
 AN EVALUATION OF THE SITE AND SOILS WAS COMPLETED BY WEBER-MORGAN HEALTH DEPARTMENT STAFF ON JUNE 3, 2021. THE SOIL TEXTURE AND STRUCTURE, AS CLASSIFIED USING THE USDA SYSTEM, ARE AS FOLLOWS:
EXPLORATION PIT #1
 (UTM ZONE 12 NAD 83 426851 E 4579128 N)
 0-16" LOAM, GRANULAR STRUCTURE
 16-32" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 40% GRAVEL
 32-60" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 70% GRAVEL
EXPLORATION PIT #2
 (UTM ZONE 12 NAD 83 426818 E 4579165 N)
 0-23" LOAM, GRANULAR STRUCTURE
 23-48" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 48-61" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL
EXPLORATION PIT #3
 (UTM ZONE 12 NAD 83 426737 E 4579214 N)
 0-23" LOAM, GRANULAR STRUCTURE
 23-41" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 20% GRAVEL
 41-60" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL
EXPLORATION PIT #4
 (UTM ZONE 12 NAD 83 426639 E 4579410 N)
 0-23" LOAM, GRANULAR STRUCTURE
 23-39" SANDY LOAM, BLOCKY STRUCTURE
 39-98" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 70% GRAVEL



SURVEYOR'S CERTIFICATE:
 I, WILLIS D. LONG, OF LAYTON SURVEYS LLC, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10708886 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BRIGHT ACRES SUBDIVISION, A LOT-AVERAGED SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

WILLIS D. LONG
 LICENSE NO. 10708886

AUGUST 1, 2022
 DATE:

BOUNDARY DESCRIPTION:
 PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 00°15'41" WEST A DISTANCE OF 990.04 FEET AND WEST A DISTANCE OF 883.23 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89°52'43" WEST A DISTANCE OF 13.45 FEET; THENCE SOUTH 00°27'23" EAST A DISTANCE OF 816.36 FEET; THENCE SOUTH 89°59'45" EAST A DISTANCE OF 390.88 FEET; THENCE SOUTH 00°41'50" WEST A DISTANCE OF 140.85 FEET; THENCE SOUTH 89°44'20" EAST A DISTANCE OF 456.65 FEET; THENCE SOUTH 00°15'41" WEST A DISTANCE OF 356.56 FEET; THENCE SOUTH 80°07'30" WEST A DISTANCE OF 592.12 FEET; THENCE NORTH 03°52'30" WEST A DISTANCE OF 279.86 FEET; THENCE SOUTH 86°07'30" WEST A DISTANCE OF 276.22 FEET; THENCE NORTH 00°27'24" WEST A DISTANCE OF 279.88 FEET; THENCE NORTH 48°09'23" WEST A DISTANCE OF 636.86 FEET; THENCE NORTH 00°27'24" WEST A DISTANCE OF 125.03 FEET; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 42.81 FEET; THENCE NORTH 00°07'17" EAST A DISTANCE OF 329.47 FEET; THENCE SOUTH 89°52'43" EAST A DISTANCE OF 250.95 FEET; THENCE NORTH 00°07'17" EAST A DISTANCE OF 60.00 FEET; THENCE NORTH 49°00'35" EAST A DISTANCE OF 59.70 FEET; THENCE SOUTH 40°59'22" EAST, A DISTANCE OF 73.69 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 124.51 FEET, THE CENTER OF WHICH BEARS NORTH 49°00'38" EAST, THROUGH A CENTRAL ANGLE OF 26°26'29", A DISTANCE OF 57.46 FEET (CHORD BEARS SOUTH 54°12'37" EAST A DISTANCE OF 56.95 FEET); THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 138.89 FEET, THE CENTER OF WHICH BEARS NORTH 22°54'08" EAST, THROUGH A CENTRAL ANGLE OF 7°25'15", A DISTANCE OF 17.99 FEET (CHORD BEARS SOUTH 71°08'29" EAST, A DISTANCE OF 17.98 FEET), TO THE POINT OF BEGINNING.

CONTAINS 605,036 SQUARE FEET OR 13,890 ACRES.

OWNERS DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) MOZANAIM, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS
BRIGHT ACRES SUBDIVISION, A LOT-AVERAGED SUBDIVISION
 DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER(S) HAS/HAVE HEREUNTO SET OUT HANDS THIS ____ DAY OF _____, 2022.

MOZANAIM, LLC
 BY: _____
 NAME: SCOTT HALE, MANAGER

NOTARY ACKNOWLEDGEMENT:
 ON THE ____ DAY OF _____ A.D., 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, SCOTT HALE, THE SIGNER OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF MOZANAIM, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID OWNER'S DEDICATION WAS SIGNED BY HIM IN BEHALF OF SAID COMPANY WITH THE POWER AND AUTHORITY TO EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC
 RESIDING IN _____ COUNTY.

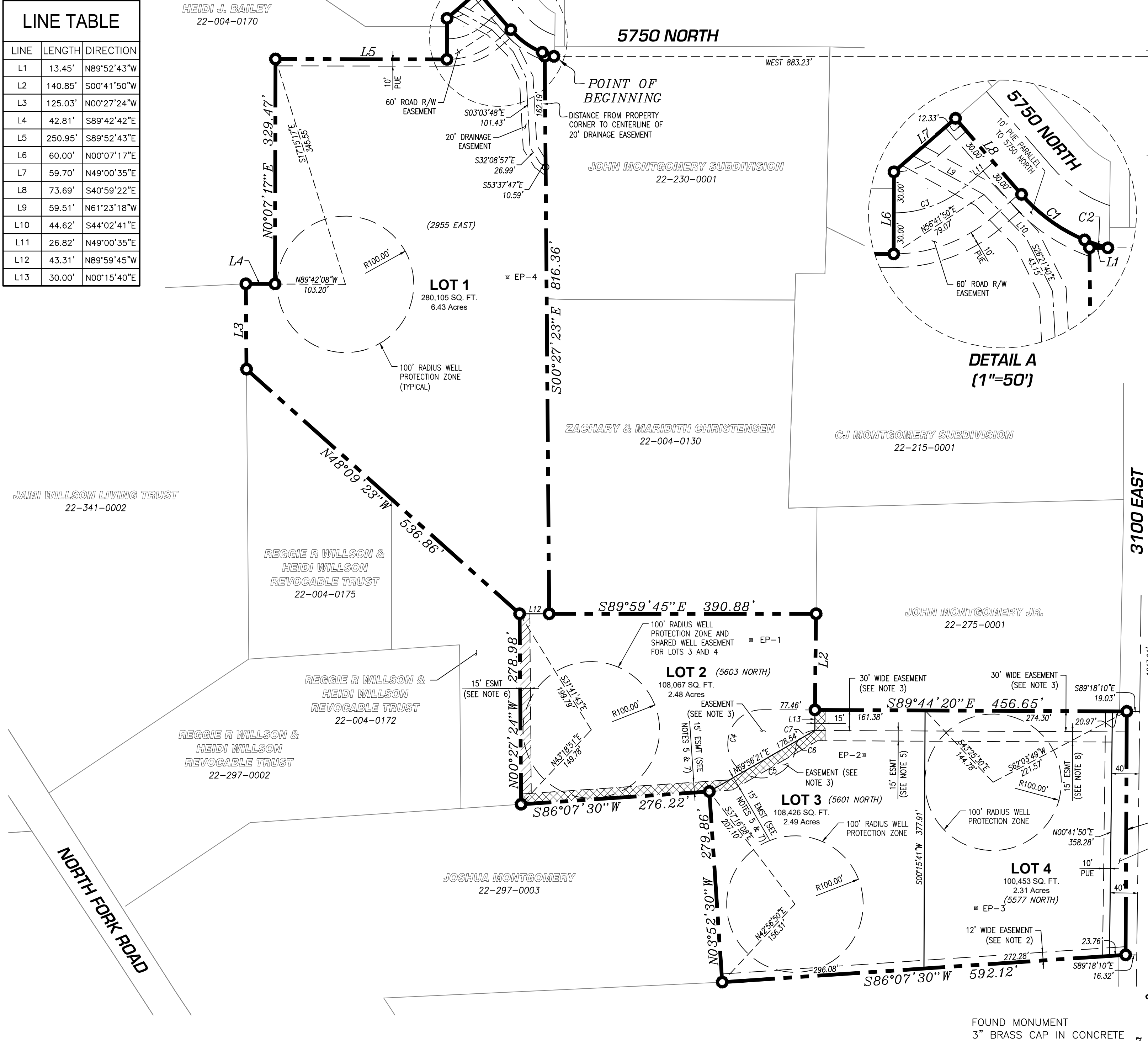
SUBDIVISION AVERAGES TABLE

LOT No.	AREA (SQ. FT.)	AREA (ACRES)	LOT WIDTH	DESCRIPTION OF WIDTH MEASUREMENT
1	280,105	6.43	394.2	MEASURED FROM THE NORTHWEST CORNER OF THE LOT PERPENDICULARLY TO THE EAST SIDE OF THE LOT.
2	108,067	2.48	260.3	MEASURED FROM THE ANGLE POINT AT THE EAST END OF THE SOUTH LINE OF THE LOT (MEASURING 276.22 FEET) PERPENDICULARLY TO THE NORTH SIDE OF THE LOT.
3	108,426	2.49	296.0	MEASURED ALONG SOUTH LINE OF THE LOT
4	100,453	2.31	295.3	MEASURED ACROSS THE MIDDLE OF THE LOT, EAST TO WEST
SUBDIVISION AVERAGE	149,263	3.43	311.5	

BRIGHT ACRES SUBDIVISION
A LOT AVERAGED SUBDIVISION
 LOCATED IN THE EAST QUARTER OF SECTION 7,
 TOWNSHIP 7 NORTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 LIBERTY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED, IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR: _____
 WEBER COUNTY RECORDER
 BY: _____ (DEPUTY)

1857 N. 100 W. SUITE 1
 CLINTON, UT 84015
 (801)-663-1641
 willis.long@laytonsurveys.com



NOTES:

- BOUNDARY CORNERS WILL BE SET WITH A REBAR AND CAP. WHERE THE BOUNDARY CORNER LIES IN CONCRETE OR ASPHALT, A NAIL WILL BE SET.
- A 12 FOOT WIDE EASEMENT ALONG THE SOUTHERLY BOUNDARY OF LOTS 3 AND 4 IS HEREBY DEDICATED TO WEBER COUNTY FOR THE USE AS A TRAIL FOR PEDESTRIAN ACCESS.
- AN NON-EXCLUSIVE ACCESS EASEMENT, AS SHOWN HEREON ACROSS LOTS 2, 3, AND 4, IS HEREBY DEDICATED TO LOTS 1 AND 3 FOR INGRESS AND EGRESS FROM 3100 EAST. SAID EASEMENT IS ALSO DEDICATED FOR USE BY EMERGENCY VEHICLES AND AS A PUBLIC UTILITY EASEMENT.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
- AN NON-EXCLUSIVE EASEMENT IS DEDICATED HEREON ACROSS LOTS 2 AND 3 TO BENEFIT LOTS 3 AND 4 FOR THE PURPOSES OF ACCESS TO THE SHARED WELL ON LOT 2 AND THE INSTALLATION, OPERATION, AND MAINTENANCE OF SERVICE LATERALS FROM THE WELL TO LOTS 3 AND 4.
- A 15' WIDE NON-EXCLUSIVE IRRIGATION EASEMENT IS DEDICATED TO THE OWNERS OF LOT 1 OF THIS SUBDIVISION AND PARCEL No. 22-275-0001 ACROSS THE WEST SIDE OF LOT 2, AS SHOWN HEREON, FOR THE PURPOSE OF CONVEYING IRRIGATION WATER FROM AN EXISTING PIPE THROUGH A FUTURE UNDERGROUND PIPE TO SAID PROPERTIES. THE OWNER OF SAID LOTS HAVE THE RIGHT TO ACCESS THIS EASEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN SAID UNDERGROUND PIPE AT HIS/HER OWN EXPENSE.
- A 15' WIDE NON-EXCLUSIVE IRRIGATION EASEMENT IS DEDICATED TO THE OWNER OF PARCEL No. 22-275-0001 ACROSS THE SOUTH SIDE OF LOT 2 AND THE NORTHWESTERLY SIDE OF LOT 3 FOR THE PURPOSE OF CONVEYING IRRIGATION WATER FROM AN EXISTING PIPE THROUGH A FUTURE UNDERGROUND PIPE TO SAID PROPERTY. THE OWNER OF SAID LOT HAS THE RIGHT TO ACCESS THIS EASEMENT TO CONSTRUCT, OPERATE, AND MAINTAIN SAID UNDERGROUND PIPE AT HIS/HER OWN EXPENSE.
- A 15' WIDE NON-EXCLUSIVE CULINARY WATER PIPE EASEMENT IS DEDICATED TO LIBERTY PIPE ACROSS THE NORTHERLY SIDE OF LOT 4, AS SHOWN HEREON, FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING A CULINARY WATER PIPE AND ASSOCIATED APPURTENANCES INCLUDING, BUT NOT LIMITED TO, A FIRE HYDRANT.
- FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.2 OF THE WEBER COUNTY CODE.
- THE BOUNDARY FOR THIS MAP IS BASED ON THE RECORD OF SURVEY PREPARED BY LAYTON SURVEYS, LLC FILED AS FILE No. _____, 2022 AT THE WEBER COUNTY SURVEYOR'S OFFICE.
- LOT 1 IS SUBJECT TO THE FOLLOWING:
 - AN EASEMENT GRANTED TO TELLURIDE POWER COMPANY RECORDED SEPTEMBER 12, 1902 IN BOOK 42, AT PAGE 205 AND A SEPARATE EASEMENT DOCUMENT RECORDED DECEMBER 12, 1904 IN BOOK 46 AT PAGE 559, OF OFFICIAL RECORDS. THE EASEMENTS ARE BLANKET IN NATURE.
 - THE WEBER COUNTY SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED APRIL 15, 2008 AS ENTRY No. 2334885, OF OFFICIAL RECORDS.
 - ESCROW CERTIFICATE RECORDED APRIL 15, 2008 AS ENTRY No. 2334886 OF OFFICIAL RECORDS.
 - DEFERRING PUBLIC IMPROVEMENTS AGREEMENT RECORDED APRIL 15, 2008 AS ENTRY No. 2334887, OF OFFICIAL RECORDS.
 - ONSITE WASTEWATER DISPOSAL SYSTEMS DEED COVENANT AND RESTRICTION RECORDED APRIL 15, 2008 AS ENTRY No. 2334888, OF OFFICIAL RECORDS.
- THE PROPERTY IS SUBJECT TO AN IRRIGATION SYSTEMS AND IRRIGATION OPERATIONS AGREEMENT AND RIGHTS OF WAY RECORDED JANUARY 16, 1986 AS ENTRY No. 958077 IN BOOK 1483 AT PAGE 1034, OF OFFICIAL RECORDS. THE EASEMENT IS BLANKET IN NATURE.

WEBER COUNTY ATTORNEY
 I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 20____.

ATTEST: _____

SIGNATURE _____ SIGNATURE _____

WEBER COUNTY PLANNING COMMISSION APPROVAL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

WEBER - MORGAN HEALTH DEPARTMENT
 I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

WEBER COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THERewith.

SIGNED THIS ____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR _____ RECORD OF SURVEY # _____

WEBER COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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SIGNATURE _____

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ATTEST: _____

SIGNATURE _____ SIGNATURE _____

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 I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 20____.

SIGNATURE _____

LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- - - SECTION LINE
- CENTER LINE
- - - PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- - - EASEMENT AS NOTED
- /// EASEMENT (SEE NOTE 6)
- /// EASEMENT (SEE NOTE 7)
- LOT LINE
- R.O.W. LINE
- ◆ PROPOSED STREET MONUMENT
- SET 5/8" REBAR AND CAP LS # 10708886 (SEE NOTE 1)
- ROW RIGHT OF WAY
- TYP TYPICAL
- MON MONUMENT
- 3389 W LOT ADDRESS
- (R) RADIAL
- (NR) NON RADIAL
- = EXPLORATION/PERCOLATION PIT

DEVELOPER
 MOZANAIM LLC
 796 SUNRISE CIRCLE
 CENTERTVILLE, UTAH 84014
 CONTACT: SCOTT HALE
 PHONE: 801-792-4065

BASIS OF BEARINGS:
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 0°15'41" WEST. BEARINGS AND DISTANCES SHOWN ARE AS SURVEYED.

SHEET
1 OF 1