000150

PLAN HOLD CORPORATION . IRVINE, CALIFORNIA REORDER BY NUMBER 075AF

POSITION EDGE OF PRINT ON THIS LINE

DRAWING NUMBER

000150

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA REORDER BY NUMBER 0754R

DRAWING NUMBER

191150

PLAN HOLD CORPORATION . IRVINE, CALIFORNIA

RECRUER BY NUMBER 075AR

POSITION EDGE OF PRINT ON THIS LINE

000150

DRAWING NUMBER

PLAN HOLD CORPORATION . IRVINE, CALIFORNIA REORDER BY NUMBER 0754R

POSITION EDGE OF PRINT ON THIS LINE

THIS LOCATION USED AS 1/4 CORNER BY STATE WHEN R.O.W. WAS PURCHASED S.89°42'41'E. 5.89°42'41"E <u>5,89°42'4|"E.</u> 512.24 (DEEDS TOTAL 510.0±) 209.26 20.74 N.12°08'19"W. 51.91" N.86°36'19"W. RIW, PARCEL ONE 5.67 AC. PARCEL THREE 0.19 AC. PARCEL TWO 3.66AC. STATE HIGHWAY 5.74°56′15″W. FOUND R.O.W. MONUMENT 65.54°02'19"W. 5.89°42'4/'E. 30.00 7' X 6.5' GRAVE 🗘 ENCLOSURE 00 10827' 00 10827' N.89°0/19"W. N.01°35'50'E. 5.89°0/19"F SCALE: |" = 100" 126.94 BEING A PART OF THE NORTHEAST ONE-DUARTER OF SECTION TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND SOLNO PON MONIMENT MERIDIAN. AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE MONUMENTED NORTH LINE OF SAID SECTION 26, SAID FOINT BEING S.89°42'41"E., 849.88 FEET FROM THE MONUMENTED NORTH ONE-DUARTER CORNER OF SAID SECTION 26. AND RUNNING: LEGEND: THENCE 9.89°42'41"E., ALONG SAID NORTH LINE, 20.74 FEET TO THE EAST LINE OF THE PROPERTY AS CONVEYED TO R.C. BYBEE O = SET #5 CAPPED REBAR BY DEED AS RECORDED IN BOOK 69 AT PAGE 94. OF THE DEED RECORDS OF WEBER COUNTY, UTAH: UNION PACIFIC RAILROAD THENCE S.02°34'21"W.. ALONG SAID EAST LINE, 449.21 CAP DETAIL: THENCE N.89°42'41"W.. 30.00 FEET TO A FENCE CORNER: THENCE N.74°56'15"E.. ALONG A FENCE LINE, 13.97 FEET: THENCE N.02°02'51"E.. ALCHG A FENCE LINE, 445.37 FEET THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES. AT. WEST SURV ROY, UT. 1. MARTIN B. MOORE JR.. LICENSED LAND SURVEYOR NO. 3964. AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME. AT THE REQUEST OF ASSOCIATED TITLE CO. AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS F.C.. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MARTIN B. MOORE JR. F.L.S. NARRATIVE OF SURVEY THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE LINES OF TITLE. AND CLEAR AMBIGUITIES IN RECORD TITLE. MANY PROBLEMS WERE ENCOUNTERED IN PERFORMING THIS SURVEY. AND THE SURVEY WAS RETRACED USING INSTRUCTIONS GIVEN IN "BALLARD V. RECEIVED STANDLIND DIL AND GAS CO., 80 FED 2nd 588. AT LEAST 3 DIFFERENT LOCATIONS FOR THE QUARTER CORNER THE ONE-SIXTEENTH CORNER THAT HAVE BEEN VERIFIED. AUG 26 1988 TRANSACTIONS HAVE BEEN TIED TO FOR OVER A HUNDRED YEARS IS INTACT ON THE GROUND AS AN OLD FENCE CORNER. FEEL FREE TO

CONTACT ME FOR OTHER INFORMATION IN THIS AREA.

FARCEL ONE BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 26. TOWNSHIP 5 NORTH. RANGE 1 WEST. SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MONUMENTED NORTH LINE OF A
SAID SECTION 26. AT ITS INTERSECTION WITH THE EAST LINE OF A

WEBER COUNTY MONUMENT

NORTHEAST CORNER SECTION 26, T5N, RIW, S.L.B.&M.

1209.87

FND. OLD FENCE CORNER

33 FOOT WIDE DEDICATED ROADWAY, SAID POINT BEING 5.89°42:41"E., 47.00 FEET FROM THE MONUMENTED NORTH QUARTER CORNER OF SAID SECTION 26, AND RUNNING:

THENCE S.89°42'41"E., ALONG SAID NORTH LINE OF SECTION
26, 593.62 FEET. TO IT'S INTERSECTION WITH AN OLD FENCE LINE

RUNNING SOUTHWESTERLY. AND MAINTAINING THE WEST LINE OF THE PROPERTY AS CONVEYED TO JOHN BYBEE BY DEED AS RECORDED IN BOOK 23. AT PAGE 500, OF THE DEED RECORDS OF WEBER COUNTY. THENCE 5.02°34'21"W., ALONG SAID WEST LINE, 870.62 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC

RAILROAD:
THENCE N.60°32'18"W., ALONG SAID NORTHERLY LINE, 67.18
FEET TO IT'S INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY
LINE OF STATE HIGHWAY NO. 89:
THENCE NORTHWESTERLY ALONG SAID HIGHWAY, ALONG A CURVE
TO THE LEFT HAVING A RADIUS OF 1990.10 FEET, A DISTANCE OF
189.26 FEET (LONG CHORD BEARS N.24°42'19"W., 189.18 FEET):

THENCE S.89°01'19"E., 126.94 FEET;
THENCE N.01°35'50"E., 70.00 FEET;
THENCE N.89°01'19"W., 108.27 FEET;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2040.1 FEET, A DISTANCE OF 64.19 FEET (LONG CHORD

BEARS N.31°16'17"W., 64.18 FEET): THENCE S.54°02'19"W., 50.22 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 89: THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY. THE

FOLLOWING TWO CALLS: 1. NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1990.1 FEET. A DISTANCE OF 52.09 FEET (LONG CHORD BEARS N.31°46'17"W., 52.09 FEET):

2, N.41°07'19"W., 168.31 FEET; THENCE N.47°24'47"E.. 53.72 FEET; THENCE N. 42°35'13"W.. 81.40 FEET; THENCE N.27°30'17"W.. 283.43 FEET;

THENCE N.86 36 19 W. . 70.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A 33 FOOT WIDE DEDICATED RIGHT-OF-WAY:

OF-WAY LINE OF A 33 FOOT WIDE DEDICATED RIGHT-OF-WAY:
THENCE N.12°08'19"W.. ALONG SAID RIGHT-OF-WAY, 51.91
FEET TO THE POINT OF BEGINNING. AND CONTAINING 5.67 ACRES,
SUBJECT TO THE PRESCRIPTIVE RIGHT-OF-WAY OF COMBE ROAD:

PARCEL TWO:

BEINB A PARCEL OF LAND OUT OF THE NORTHEAST ONE-QUARTER
OF SECTION 26. TOWNSHIP 5 NORTH. RANGE 1 WEST. SALT LAKE
BASE AND MERIDIAN. AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE MONUMENTED NORTH LIDE OF
SAID SECTION 26. AT A POINT WHICH IS S.B°*42'41"E., 640.62
FEET ALONG SAID SECTION LINE. FROM THE MONUMENTED NORTH ONEQUARTER CORNER OF SAID SECTION 26. AND RUNNING:
THENCE S.B8°42'41"E. ALONG SAID NORTH LINE, 209.26 THENCE S.89°42'41"E.. ALONG SAID NORTH LINE

FEET.TO THE INTERSECTION OF A FENCE LINE RUNNING SOUTHERLY: THENCE S.02°02'51"W.. ALONG SAID FENCE. 445.37 FEET: THENCE 9.74°56'15"W., ALONG SAID FENCE, 13.97 FEET:

THENCE S.06°05'06"E.. 215.90 FEET. 10 THE SOUTHERLY LINE OF THE PROPERTY AS CONVEYED TO JOHN BYBEE BY DEED AS PECORDED IN BOOK 23. AT PAGE 509 OF THE DEED RECORDS OF WEBER COUNTY. UTAH:

THENCE S. 53°39'07"W., ALONG SAID LINE. 239.03 FEET. TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DEEDED TO THE STATE ROAD COMMISSION BY DEED AS RECORDED IN BOOK 330 AT PAGE 88. DEED RECORDS OF WEBER COUNTY, UTAH:

THENCE N.30°32 19"W.. ALONG THE NORTHEASTERLY LINE OF SAID PARCEL. 84.93 FEET TO THE WESTERLY LINE OF THAT PARCEL OF LAND AS CONVEYED TO JOHN BYREE BY DEED AS RECORDED IN BOOK 23. AT PAGE 509. OF THE DEED RECORDS OF WEBER COUNTY.

THENCE N.02°34'21"E.. ALONG SAID WEST LINE. 733.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.66 ACRES.

RECORD OF SURVEY PART OF THE N.E. 1/4 SEC. 26 T5N, RIW, S.L.B.&M. for ASSOCIATED TITLE CO.

Date 8-05-88 No 88-1040

Weber County Surveyor

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C. Roy. Utah

Drwn MM

Ckd DM