DRAWING NUMBER DRAWING NUMBER DRAWING NUMBER DRAWING NUMBER 000230 0002*>*U 000230 000230 PLAN HOLD ODRPORATION IRVINE CALIFORNIA PLAN HOLD CORPORATION . IRVINE CALIFORNIA PLAN HOLD CORPORATION IRVINE CALIFORNIA FI AN HOLD CORPORATION IRVINE ACTEDIENT RUBH BY NUMBER (REORDER BY NUMBER 075AF HEORDER BY NUMBER 17546 FURDER 4X TOWAR 4 174 OSITION EDGE OF PRINT ON THIS LINE N89°43'32"W 2645,15' 1324,85 NORTH LINE OF SECTION 23 INTERSECTION OF 2100 WEST ST AND 5600 SO ST 3' DIA BRASS CAP NE CORNER SECTION 23, T5N, R2W,S L.B &M 3" DIA BRASS CAP INTERSECTION OF 1900 WEST ST AND 5600 SO ST BRASS CAP AT THE PROPERTIES OF THE EAST LINE PROPERTIES OF BOUNDARY DESCRIPTION BEING A PART OF THE PARK AREA OF MUNICIPAL ACRES SUBDIVISION LOCATED IN THE NEI/4 OF SECTION 23, T5N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 5700 SOUTH STREET AND THE EAST LINE OF 2300 WEST STREET SAID STREET INTERSECTION BEING S.00°15'02"W., 720.00 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF THE EAST LINE OF 2300 WEST STREET, AND THE CENTERLINE OF 5600 SOUTH STREET, SAID MONUMENT BEING N.89'43'32"W.. 1324.85 FEET FROM A BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF 2100 WEST STREET, WEST AND 5600 SOUTH STREET, AND FURTHER BEING N.89°43'34' W. 2645.15 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF 1900 WEST STREET AND 5600 SOUTH STREET, SAME BEING THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING; 2300 THENCE S.89°39'40"E., ALONG SAID SOUTH LINE, 405.63 SCALE: I" = 50' FEET TO THE WEST LINE OF 2200 WEST STREET; THENCE SOUTHERLY ALONG SAID WEST LINE THE FOLLOWING 3 LEGEND: 1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A 5700 SQ. STREET ● SET #5 CAPPED REBAR 24" LONG RADIUS OF 341.79 FEET, A DISTANCE OF 141.17 FEET, (LONG CHORD BEARS S.23°43'02'E.-140.17 FEET); 2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 376.23 FEET. A DISTANCE OF 180.31 FEET, (LONG CHORD BEARS S.21 49'11 E.-178.59 FEET): S 89°39'40 E 405,63 3. S.08*05'24'E., 58.40 FEET; THENCE S.81°54'36'W., 112.54 FEET; MT WEST SURV THENCE N.10°34'43 W., 18.55 FEET; THENCE N.74°14'40"W., 22.72 FEET: THENCE S.82°24'20"W., 405.21 FEET; 33 THENCE N.00°15'02"E.. 399.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.09 ACRES. NARRATIVE OF SURVEY; THE PURPOSE OF THIS SURVEY WAS TO CREATE A BOUNDARY FOR A FUTURE SUBDIVISION. SEVERAL PROBLEMS WERE ENCOUNTERED. 28 A RETRACEMENT OF MUNICIPAL PARK SUBDIVISION LINES WOULD SEEM TO INDICATE THAT THE BRASS CAP MONUMENT AT THE CENTERLINE OF 5600 SOUTH STREET, AND THE EAST LINE OF 2300 WEST STREET. DOES NOT OCCUPY A POSITION RELATIVE TO THE 4.09 ACRES ± LOCATION AS REFERENCED ON THE MUNICIPAL ACRES SUBDIVISION. THE BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF 1900 WEST STREET AND 5600 SOUTH STREET IS RELIABLE FOR THE POSITION CALLED AS BEING THE NORTHEAST CORNER OF SUBJECT SECTION. FROM EVIDENCE. IT WOULD APPEAR THAT THE BROWNSCOTT MANOR SUBDIVISION ENCROACHES ON THE PARK AREA OF MUNICIPAL ACRES SUBDIVISION BY AS MUCH AS 6 FEET AT THE SOUTH LINE OF SURVEYED PARCEL HOWEVER. THE EAST LINE OF SAID SUBDIVISION BASIS OF BEARING IS THE UTAH STATE PLANE WAS USED AS THE WEST LINE OF THIS SURVEY. IN ORDER TO RETAIN HARMONY WITHIN THE AREA. I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 3964. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AT THE REQUEST OF ROY CITY. AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. N 10*34'43" W RECEIVED AUG 0 4 1989 Weber County Surveyor RECORD OF SURVEY ROY CITY A PART OF THE NE 1/4 OF SECTION 23, T5N, R2W, SLB & M Date 2-20-89 No II-421-89 Drwn RJM Ckd MBM. MOUN FAIN WEST PROFESSIONAL LAND SURVEYORS, PC Roy, Utah 000230