# Filnders Disch. (92)

### **VICINITY MAP** SCALE: NONE

# RECORD OF SURVEY

PARCEL 'B'

1,708,178 S.F.

39.214 ACRES

WEST QUARTER CORNER OF SECTION

-13, TOWNSHIP 5 NORTH, RANGE 3

U.S. SURVEY. CALCULATED

N89°01'32"W 654.16'

SOUTHWEST CORNER OF SECTION

U.S. SURVEY. CALCULATED

13. TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN,

Reeve & Associates, Inc. - Solutions You Can Build On

S88'25'46"E 229.11'

10-016-0024

S89\*36'45"E 319.07'

WITNESS MONUMENT TO THE

WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5

NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S.

SURVEY. FOUND WEBER COUNTY BRASS CAP

SET PLUG AND WASHER

WITNESS MONUMENT TO THE

SOUTHWEST CORNER OF SECTION 13

TOWNSHIP 5 NORTH, RANGE 3 WEST,

SALT LAKE BASE AND MERIDIAN, U.S.

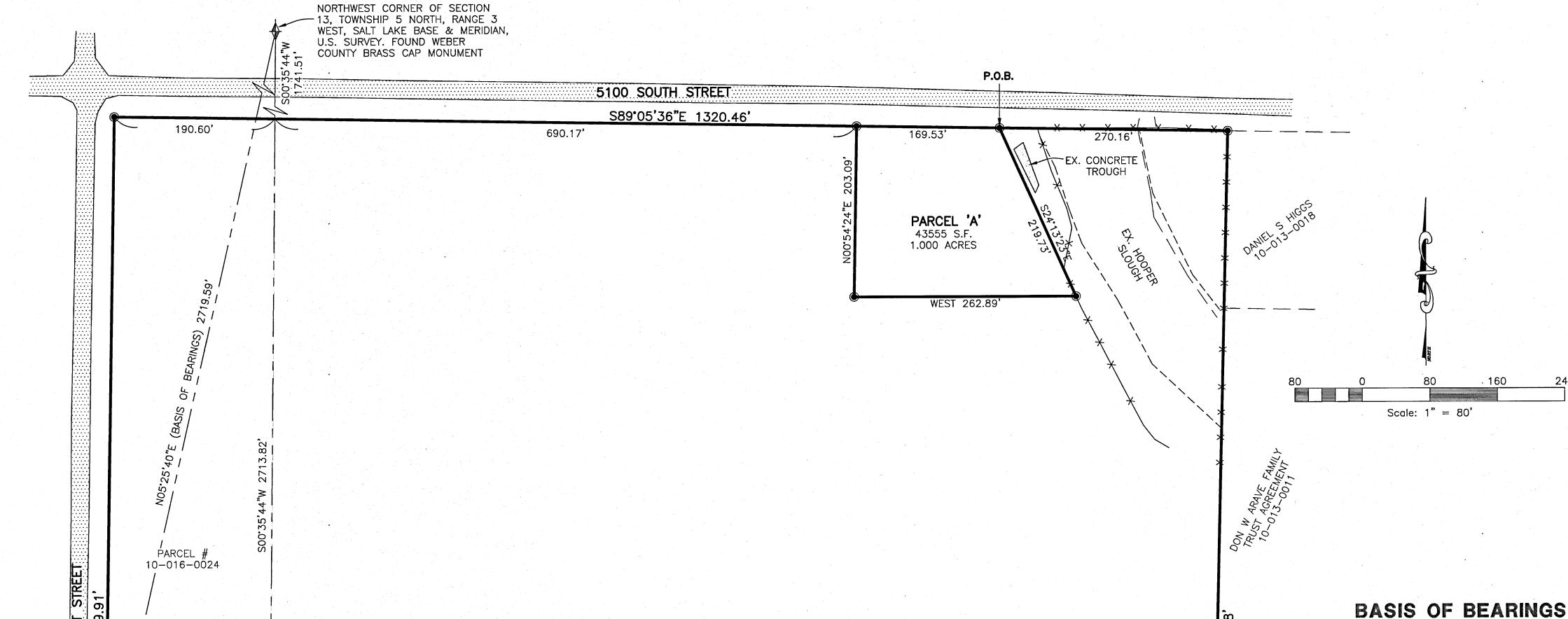
SURVEY. FOUND WEBER COUNTY

BRASS CAP MONUMENT

MONUMENT

WEST, SALT LAKE BASE & MERIDIAN,

PART OF THE WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY HOOPER CITY, WEBER COUNTY, UTAH FEBRUARY, 2021



PARCEL #

10-015-0025

OVERALL BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE

OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE

MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

9031945 UTAH LICENSE NUMBER

PART OF THE WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET, SAID POINT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S89'05'36"E ALONG SAID SOUTHERLY LINE 270.16 FEET; THENCE S01'17'56"W A PORTION OF WHICH IS ALONG AN EXISTING FENCE LINE, 1332.88 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) N88'54'19"W 657.51 FEET (2) N89'01'32"W 654.16 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 6700 WEST STREET; THENCE NO0'55'16"E ALONG SAID EASTERLY LINE, 1329.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET; THENCE S89'05'36"E ALONG SAID SOUTHERLY LINE 1050.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,751,733 SQUARE FEET OR 40.214 ACRES MORE OR LESS

## PARCEL 'A' BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 13 AND THE EAST HALF OF SECTION 14. TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET, SAID POINT BEING SO0'35'44"W ALONG THE WEST SECTION LINE, 1741.51 FEET AND S89'05'36"E 859.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S24'13'23"E 219.73 FEET; THENCE WEST 262.89 FEET; THENCE NO0'54'24"E 203.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET; THENCE S89'05'36"E ALONG SAID SOUTHERLY LINE, 169.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,555 SQUARE FEET OR 1.000 ACRES MORE OR LESS.

## PARCEL 'B' BOUNDARY DESCRIPTION PART OF THE WEST HALF OF SECTION 13 AND THE EAST HALF OF

SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET, SAID POINT BEING SOO'35'44"W ALONG THE WEST SECTION LINE, 1741.51 FEET AND S89'05'36"E 859.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S89'05'36"E ALONG SAID SOUTHERLY LINE, 270.16 FEET; THENCE S01°17'56"W A PORTION OF WHICH IS ALONG AN EXISTING FENCE LINE, 1332.88 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) N88'54'19"W 657.51 FEET (2) N89'01'32"W 654.16 FEET TO THE EASTERLY RIGHT-OF-WAY OF 6700 WEST STREET; THENCE NO0.55'16"E ALONG SAID EASTERLY LINE, 1329.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 5100 SOUTH STREET; THENCE S89'05'36"E ALONG SAID SOUTHERLY LINE, 880.76 FEET; THENCE S00'54'24"W 203.09 FEET; THENCE EAST 262.89 FEET; THENCE N24'13'23"W 219.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5100 SOUTH STREET AND TO THE POINT OF BEGINNING.

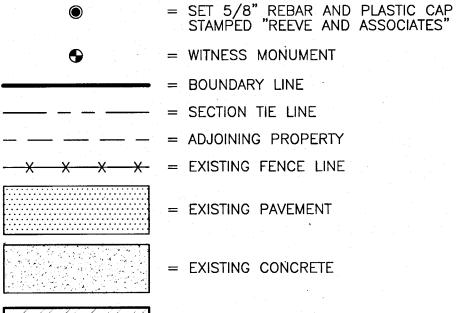
CONTAINING 1,708,178 SQUARE FEET OR 39.214 ACRES MORE OR LESS.

NORTHWEST CORNER AND THE WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N05°25'40"E

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES TO DIVIDE OFF ONE PARCEL. THE BOUNDARIES WERE DETERMINED BY FENCING ON THE SOUTH AND WEST, WITH THE FENCE LINE ON THE WEST BEING EXTENDED BEYOND IT'S END. THE NORTH LINE IS THE SOUTHERLY RIGHT OF WAY LINE OF 5100 SOUTH STREET AS DETERMINED BY RECORD OF SURVEY # 1437. WHICH MATCHES OCCUPATION RELATIVELY WELL AS WELL AS THE ARAVE SUBDIVISION TO THE EAST. THE WEST LINE IS THE EAST LINE OF 6700 WEST STREET, WHICH WAS DETERMINED BY EXISTING IMPROVEMENTS.

# LEGEND



= EXISTING STRUCTURE

= SECTION CORNER

Project Info. Surveyor: Designer: E. ROCHE Begin Date: <u>1-20-21</u> Name: <u>D. SPAULDING</u> RECORD OF SURVEY Scale: \_\_\_\_\_1"=80'

Checked: \_\_\_

(V)

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Number: <u>7582-01</u> Sheet Sheets

N88'54'19"W 657.51'