

RECORD DESCRIPTION  
(According to warranty deed Entry No. 3286224 Weber County Recorder)

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SOUTH WEBER DRIVE (STATE ROUTE 60), SAID POINT BEING 1383.31 FEET SOUTH 0°48'04" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 18, RUNNING THENCE THREE (3) COURSES ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: NORTH 28°42'25" WEST 21.22 FEET; NORTHWESTERLY ALONG THE ARC OF A 2936.70 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 98.88 FEET (LONG CHORD BEARS NORTH 27°44'33" WEST 98.88 FEET); AND NORTH 26°46'40" WEST 283.67 FEET TO THE EAST RIGHT OF WAY LINE OF 1050 WEST STREET (STATE ROUTE 60); THENCE NORTH 15°49'41" EAST 55.19 FEET ALONG SAID RIGHT OF WAY LINE TO AN EXISTING FENCE; THENCE TWO (2) COURSES ALONG AN EXISTING FENCE AS FOLLOWS: SOUTH 68°41'19" EAST 220.63 FEET AND SOUTH 43°16'56" EAST 237.53 FEET; THENCE SOUTH 27°18'00" EAST 145.54 FEET; THENCE SOUTH 41°03'00" WEST 69.41 FEET; THENCE NORTH 27°18'00" WEST 126.03 FEET; THENCE SOUTH 57°42'00" WEST 186.22 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID SOUTH WEBER DRIVE; THENCE NORTH 28°42'25" WEST 11.20 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE LAND AS DEEDED TO RIVERDALE CITY BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 17, 2022 AS ENTRY NO. 3218528 AND THAT CERTAIN CORRECTIVE QUIT CLAIM DEED RECORDED APRIL 1, 2023 AS ENTRY NO. 3231347, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY CORNER OF THE GRANTORS PROPERTY, SAID POINT ALSO BEING THE EXISTING RIGHT OF WAY OF 1050 WEST STREET, SAID POINT BEING NORTH 0°48'04" EAST 1623.12 FEET ALONG THE SECTION LINE AND NORTH 68°41'19" WEST 186.54 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 68°41'17" EAST 3.49 FEET; THENCE SOUTH 16°12'04" WEST 3.36 FEET TO A POINT ON A 197.70 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 56.66 FEET (CENTRAL ANGLE EQUALS 16°25'15" LONG CHORD BEARS SOUTH 6°46'39" WEST 56.47 FEET) TO A POINT ON A 292.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 11.10 FEET (CENTRAL ANGLE EQUALS 2°10'28" LONG CHORD BEARS SOUTH 2°31'13" EAST 11.10 FEET TO A POINT ON A 65.50 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF .81 FEET (CENTRAL ANGLE EQUALS 3°56'03" LONG CHORD BEARS SOUTH 1°38'34" EAST 3.81 TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE NORTH 26°53'18" WEST 25.02 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID 1050 WEST STREET; THENCE NORTH 15°49'41" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE ON 1050 WEST STREET, 55.19 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THAT PORTION OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 18, AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN RIVERDALE CITY, WEBER COUNTY, UTAH. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE, SAID POINT BEING SOUTH 00°48'12" WEST 1390.12 FEET AND SOUTH 89°11'48" EAST 8.33 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE: NORTH 27°57'11" WEST 38.37 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTHERLY 37.77 FEET ALONG THE ARC OF A 25.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 63°08'10" EAST AND THE LONG CHORD BEARS NORTH 16°25'21" EAST 34.28 FEET WITH A CENTRAL ANGLE OF 86°34'21"); THENCE NORTH 58°37'10" EAST 277.17 FEET; THENCE SOUTH 26°56'18" EAST 169.34 FEET TO WESTERLY BOUNDARY LINE OF SCHNEITER'S RIVERSIDE GOLF CLUB AS DESCRIBED IN THAT QUIT-CLAIM DEED RECORDED AS ENTRY NO. 1271967, IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 38°10'12" WEST 149.83 FEET ALONG SAID BOUNDARY; THENCE NORTH 26°29'56" WEST 163.10 FEET; THENCE SOUTH 57°42'00" WEST 165.25 FEET TO THE POINT OF BEGINNING.

LEGEND

(Note: Not all items may appear on plat)

	Section Monument		Exist. Top/Toe Line
	Monument		Exist. Fence Line
	Set 5/8"x 24" Long Rebar & Cap w/ Lathe		Exist. Concrete
			Exist. Underground Storm Drain Line
			Exist. Edge of Pavement Line
			Exist. Underground Fiber Optic
			Exist. Underground Power Line
			Exist. Fire Hydrant
			Exist. Post
			Exist. Power Pole
			Exist. Guy Pole
			Exist. Concrete
			Exist. Landscaping
			Exist. Asphalt Paving
			Exist. Contour Major
			Exist. Contour Minor

West Quarter Corner of Section 18, T5N, R1W, SLB&M U.S. Survey.  
(Found in place 3" Brass Cap)

COLEMAN VU ESTATES PHASE 1 LOT 101

COLEMAN VU ESTATES PHASE 2 LOT 201

COLEMAN VU ESTATES PHASE 1 LOT 111

COLEMAN VU ESTATES PHASE 2 LOT 223

SCHNEITER'S RIVERSIDE GOLF CLUB  
070760003

Southwest Corner of Section 18, T5N, R1W, SLB&M U.S. Survey.  
(Found in place 3" Brass Cap)



Vicinity Map  
(Not to Scale)

SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Brent Coleman for the purpose of describing the reminent parcel between the golf course to the East and subdivisions to the North and West.

A line between found monuments found for the Southwest Corner and the West Quarter Corner of Section 18 was assigned the Weber County bearing of N 0°48'12" E as the Basis of Bearings to honor the adjoining subdivisions.

Property corners were recovered or set as noted hereon.

AS SURVEYED DESCRIPTION

A part of the Southwest Quarter of Section 18 Township 5 North, Range 1 West and the Southeast Quarter of Section 13 Township 5 North, Range 2 West Salt Lake Base & Meridian.

Beginning at a point on the Easterly line of South Weber Drive (SR 60) as it exists at 33.00 foot half-width located 1560.72 feet South 0°48'12" West along the Section line and 100.90 feet South 89°11'48" East from the West Quarter Corner of said Section 18; and running thence North 28°43'22" West 231.63 feet along said Easterly line of South Weber Drive to a point of curvature; thence Northeasterly along a 25.50 foot radius curve to the right the distance of 38.53 feet (Central angle equals 86°34'21" and Long Chord bears North 15°20'00' East 34.97 feet) to a point of tangency on the Southerly line of Century Way (900 West Street) as it exists at 30.00 foot half-width; thence North 58°37'10" East 281.39' feet along said Southerly line to the Southwest corner of Lot 223, Coleman VU Estates Phase 2; thence South 26°56'18" East 164.12 feet along the Southerly line of said Lot 223 to a found rebar and cap marking the Southeast corner thereof; thence South 39°27'43" West 86.81 feet along a boundary line fence; thence South 71°20'47" West 33.67 feet; thence South 38°13'23" West 202.74 feet to the point of beginning.

Contains: 61,986 Sq. Ft. or 1.42 AC

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Ken B. Hawkes

RECEIVED  
APR 23 2025  
FILE # 8037

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAN (801)394-4515 SLLC (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

Record of Survey  
Brent Coleman Property  
5408 South Weber Drive  
Rivendale City, Weber County, Utah  
A part of Section 18, T5N, R1W, SLB&M, U.S. Survey

March 2025

SHEET NO.

ROS

08N013