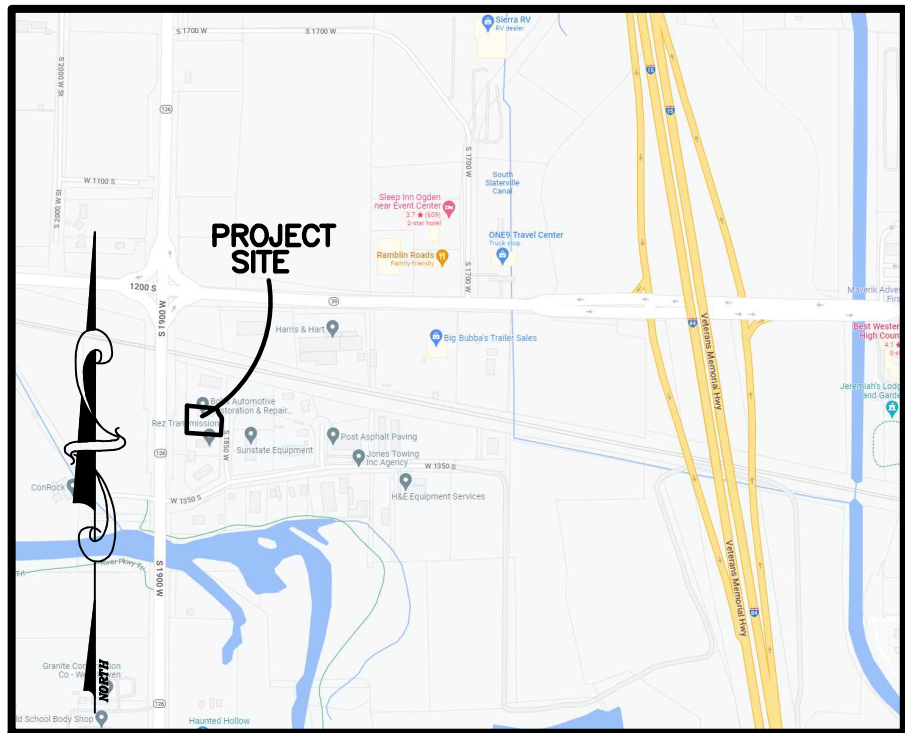


## RECORD OF SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE &amp; MERIDIAN, U.S. SURVEY

MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH

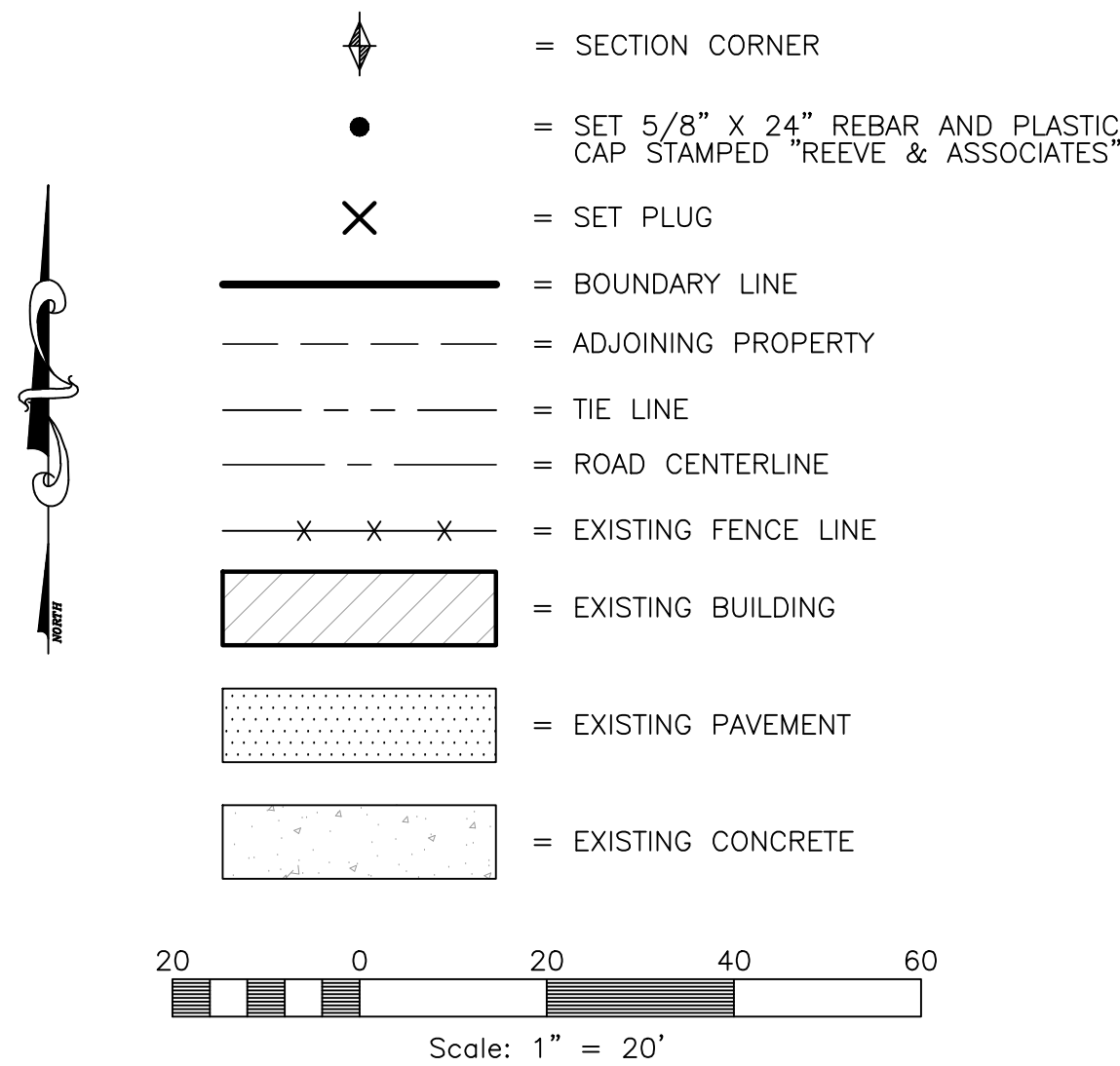
MARCH, 2023



## VICINITY MAP

NOT TO SCALE

## LEGEND



## CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	50.00'	40.31'	39.23'	S22°21'29"E	46°11'28"
C2	15.00'	12.09'	11.77'	S22°21'36"E	46°11'13"

## NARRATIVE

THIS SURVEY WAS REQUESTED BY TOM ODELL FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND PRIOR TO DEVELOPMENT.

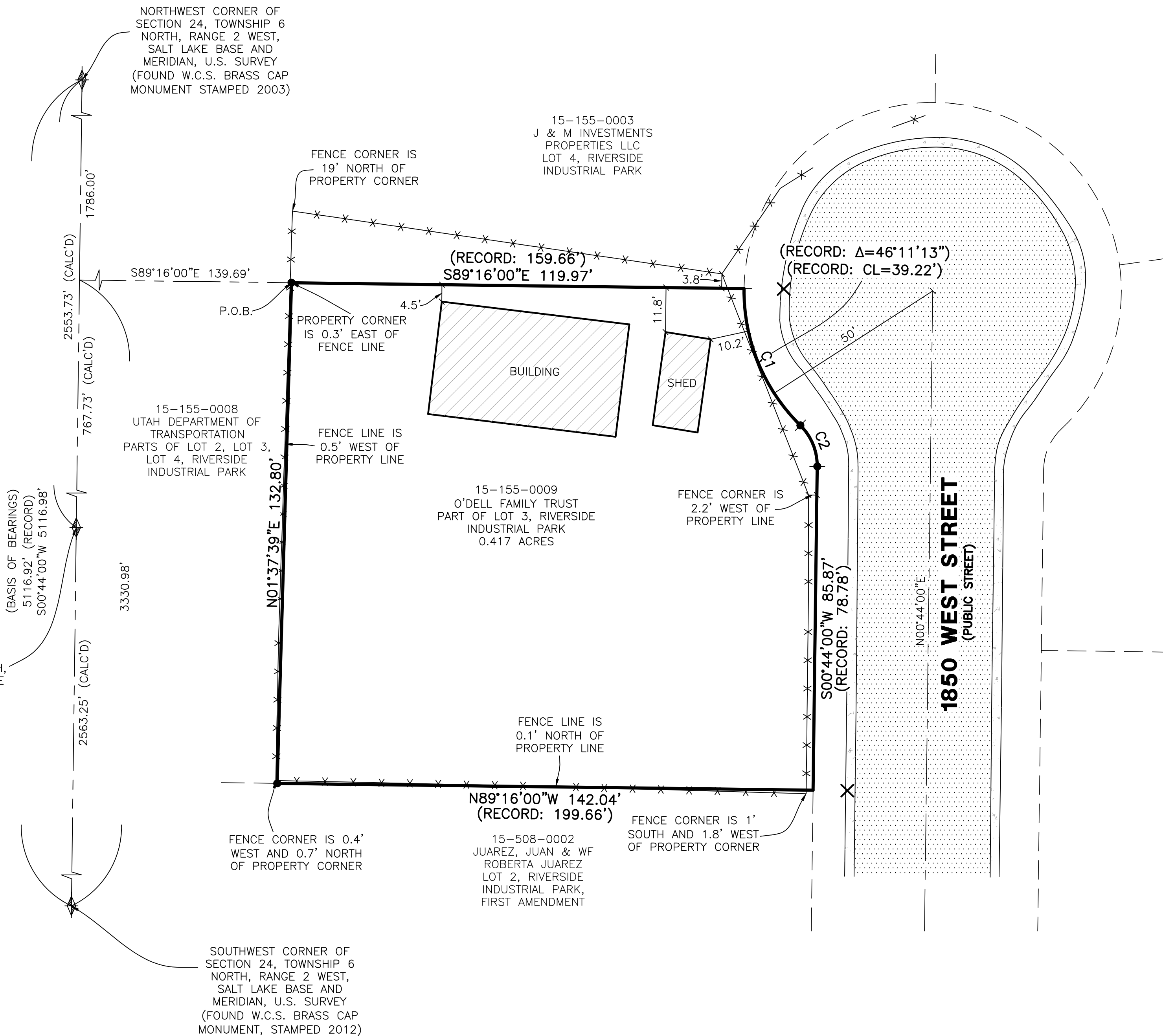
BRASS CAP MONUMENTS WERE FOUND FOR THE NORHTWEST AND SOUTHWEST CORNERS OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. THE WEST QUARTER CORNER OF SECTION 24 WAS CALCULATED INTO POSITION FROM RECORD.

A LINE BEARING SOUTH 00°44'00" WEST BETWEEN SAID NORTHWEST CORNER AND SOUTHWEST CORNER OF SAID SECTION 24 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR RIVERSIDE INDUSTRIAL PARK PREPARED BY JAMES L. STEPHENS, DATED AUGUST 23, 1979, AND RECORDED DECEMBER 5, 1980; A PLAT FOR RIVERSIDE INDUSTRIAL PARK FIRST AMENDMENT PREPARED BY CYNTHIA L. ROBINETT, DATED JANUARY 28, 2010, AND RECORDED APRIL 29, 2010, WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE PLAT FOR RIVERSIDE INDUSTRIAL PARK WAS USED TO RE-ESTABLISH SUBJECT LOT LINES AND OCCUPATION GENERALLY AGREES WITH LINES SURVEYED ON THE GROUND.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



## DEED DESCRIPTION

PARCEL 1:  
ALL OF LOT 3, RIVERSIDE INDUSTRIAL PARK, WEBER COUNTY, UTAH. EXCEPT THE NORTH 7.18 FEET OF SAID LOT 3. ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF AN EXISTING HIGHWAY STATE ROAD 126, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 3 RIVERSIDE INDUSTRIAL PARK, A SUBDIVISION IN THE SOUTHWEST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EXISTING HIGHWAY AT A POINT 24.291 METERS (79.69 FEET) PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 24+179.440, WHICH POINT IS THE SOUTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, (1) NORTH 01°42'57" EAST 24.399 METERS (80.05 FEET), (2) SOUTH 88°17'03" EAST 6.096 METER (7.18 FEET) SOUTH 01°42'57" WEST FORM THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 88°17'03" EAST 12.065 METER (39.58 FEET) ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 42.437 (139.23 FEET) PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 24+217.730, THENCE SOUTH 02°36'36" WEST 38.288 METER (125.62 FEET) TO THE SOUTHERLY LOT LINE OF SAID LOT 3 AT A POINT 41.845 METER (137.32) PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTER LINE AT ENGINEER STATION 24+179.447, THENCE NORTH 88°17'03" WEST 17.564 METER (57.62) ALONG SAID SOUTHERLY LOT LINE TO THE POINT OF BEGINNING. (E#1803575 2177-1053)

PARCEL 2:  
THE NORTH 7.18 FEET OF LOT 3, RIVERSIDE INDUSTRIAL PARK, WEBER COUNTY, UTAH, EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF AN EXISTING HIGHWAY STATE ROAD 126, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATED IN LOT 3, RIVERSIDE INDUSTRIAL PARK, A SUBDIVISION IN THE SOUTHWEST QUARTER NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY AT A POINT 30.371 METERS (99.64 FEET) PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT AT ENGINEER STATION 24+219.914 WHICH POINT IS THE NORTHWEST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 88°17'03" EAST 12.099 M (139.34 FT) PERPENDICULARLY DISTANT FROM EASTERLY FROM SAID CENTERLINE AT ENGINEERING STATION 24+219.918, THENCE SOUTH 02°36'36" WEST 2.189 M (7.18 FT) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 42.437 M (139.23 FT) PERPENDICULARLY DISTANT EASTERLY FROM SAID CENTERLINE AT ENGINEER STATION 24+217.730, THENCE NORTH 88°17'03" WEST 12.065 M (39.58 FT) TO SAID EASTERLY RIGHT OF WAY LINE, THENCE NORTH 01°42'57" EAST 2.189 M (7.18 FT) ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING (E#1808740 2184-2436)

## AS-SURVEYED DESCRIPTION

A PORTION OF LOT 3, RIVERSIDE INDUSTRIAL PARK SUBDIVISION, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF HIGHWAY PROPERTY, BEING 1786.00 FEET SOUTH 00°44'00" WEST ALONG THE SECTION LINE AND 139.69 FEET SOUTH 89°16'00" EAST FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (SAID NORTHWEST CORNER BEING 5116.98 FEET NORTH 00°44'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 24); THENCE SOUTH 89°16'00" EAST 119.97 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1850 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 40.31 FEET, A DELTA ANGLE OF 46°11'28", A CHORD BEARING OF SOUTH 22°21'29" EAST, AND A CHORD LENGTH OF 39.23 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 12.09 FEET, A DELTA ANGLE OF 46°11'13", A CHORD BEARING OF SOUTH 22°21'36" EAST, AND A CHORD LENGTH OF 11.77 FEET; AND (3) SOUTH 00°44'00" WEST 85.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°16'00" WEST 142.04 FEET TO THE EAST LINE OF HIGHWAY PROPERTY; THENCE NORTH 01°37'39" EAST 132.80 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 18,158 SQUARE FEET OR 0.417 ACRES.

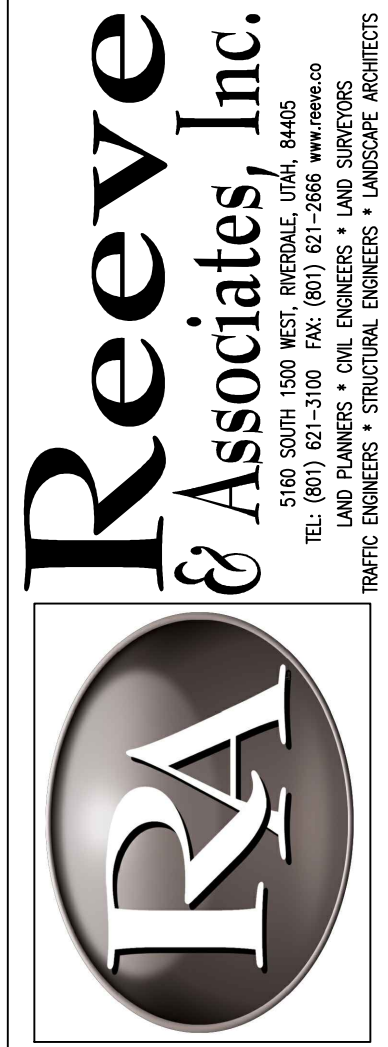
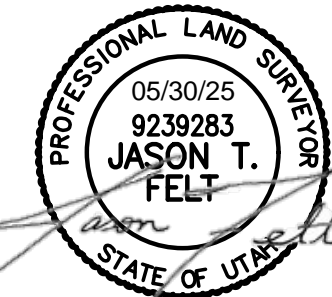
## SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 30th DAY OF MAY, 2025.

9239283

UTAH LICENSE NUMBER



REVISIONS	DESCRIPTION
DATE	

## RECORD OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH

ODELL

1255 S. 1850 W. MARRIOTT-SLATERVILLE, UTAH 84401

## Project Info.

Surveyor: J. FELT  
Designer: A. MULLINS  
Begin Date: 2-27-2023  
Name: ODELL  
Record of Survey  
Scale: 1"=20'  
Checked: \_\_\_\_\_  
Number: 6211-03

Sheet 1  
1 Sheets