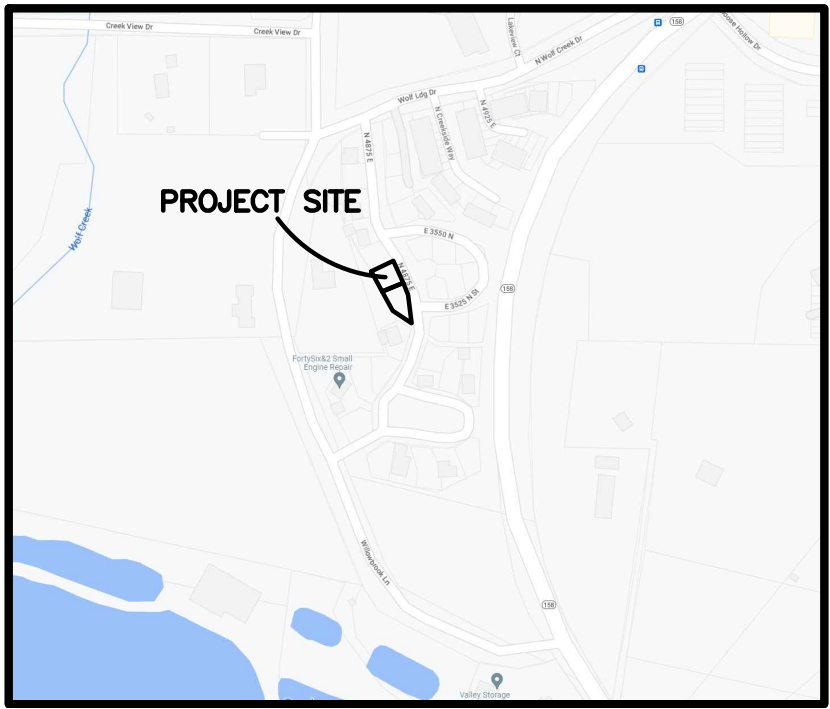


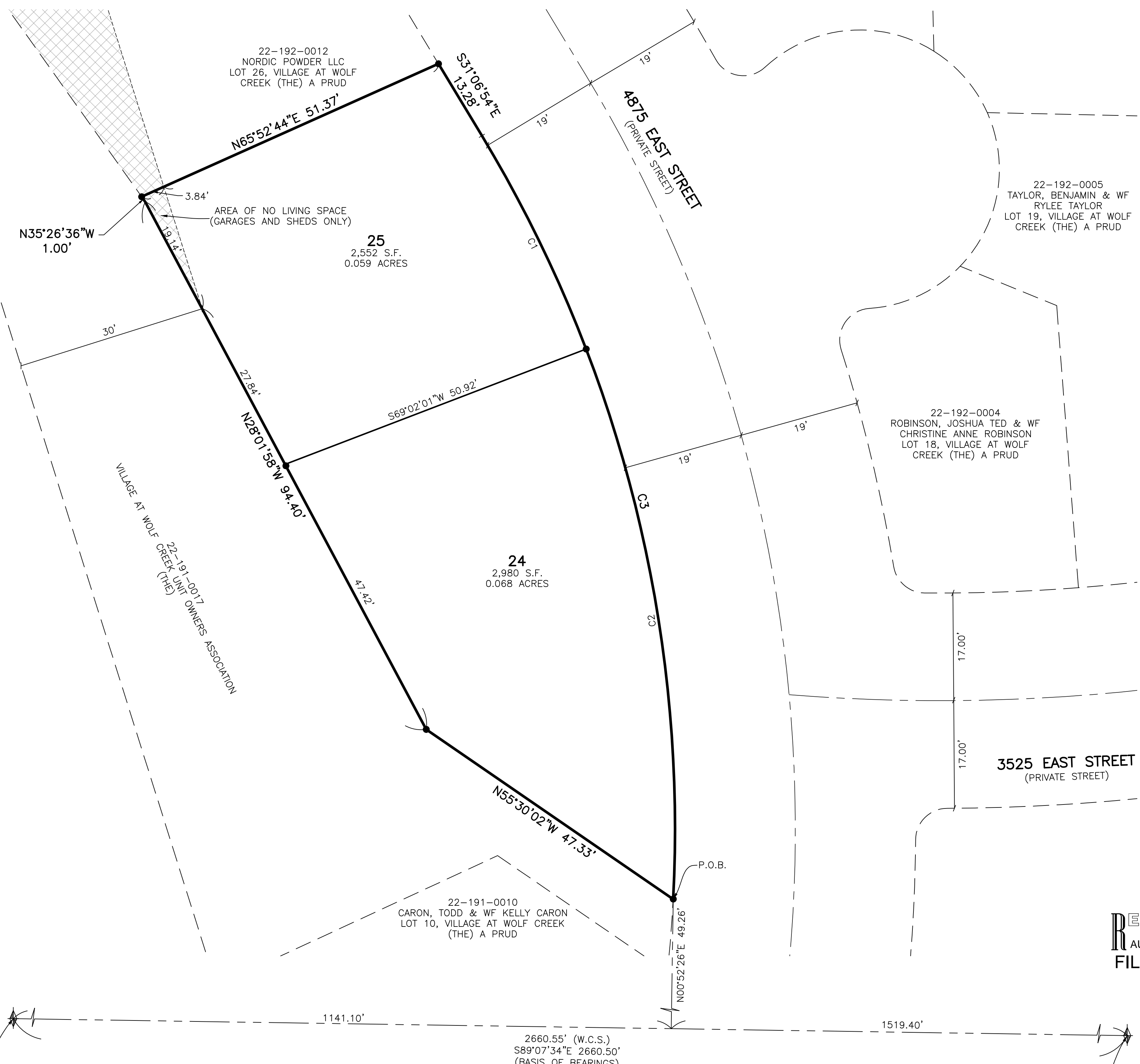
THE VILLAGE AT WOLF CREEK - LOTS 24 & 25

LOTS 24 AND 25 OF THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT
PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2024



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	212.00'	37.55'	37.50'	S26°02'27"E	10°08'55"
C2	212.00'	88.61'	87.97'	S08°59'32"E	23°56'54"
C3	212.00'	126.16'	124.31'	S14°03'59"E	34°05'49"

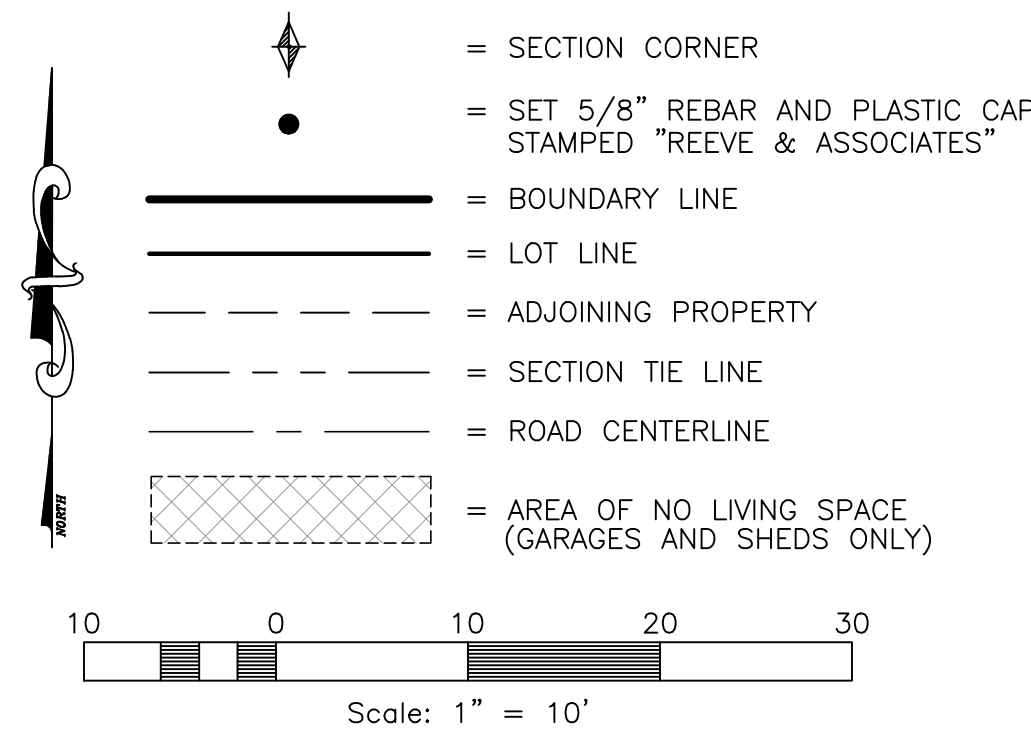


SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND W.C.S. SURVEY BRASS CAP MONUMENT, STAMPED 1981)

2660.55' (W.C.S.)
S89°07'34"E 2660.50'
(BASIS OF BEARINGS)

SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT)

LEGEND



NARRATIVE

THIS SURVEY WAS REQUESTED BY MATT BOSEN OF MABO BUILDERS FOR THE PURPOSE OF ADJUSTING THE BOUNDARY OF THE HEREON DESCRIBED SUBDIVISION LOTS.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST AND NORTH QUARTER CORNERS OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°07'34" EAST BETWEEN SAID NORTHWEST CORNER AND NORTH QUARTER CORNER OF SAID SECTION 27 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, PREPARED BY JEFFERY S. KEARL, DATED MARCH 8, 2002, AND RECORDED APRIL 16, 2002 WAS 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 THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT 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".

BOUNDARY DESCRIPTION

ALL OF LOTS 24 AND 25, THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 4875 EAST STREET, BEING 1141.10 FEET SOUTH 89°07'34" EAST ALONG THE SECTION LINE AND 49.26 FEET NORTH 00°52'26" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 22 (SAID SOUTHWEST CORNER BEING 2660.50 FEET NORTH 89°07'34" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22); THENCE NORTH 55°30'02" WEST 47.33 FEET; THENCE NORTH 28°01'58" WEST 94.40 FEET; THENCE NORTH 35°26'36" WEST 1.00 FEET TO THE SOUTHWEST CORNER OF LOT 26 OF THE VILLAGE AT WOLF CREEK, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE NORTH 65°52'44" EAST 51.37 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 26 TO THE SOUTHEAST CORNER OF SAID LOT 26 AND THE WESTERLY RIGHT-OF-WAY LINE 4875 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 31°06'54" EAST 13.28 FEET; AND (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT A RADIUS OF 212.00 FEET, AN ARC LENGTH OF 126.16 FEET, WITH A DELTA ANGLE OF 34°05'49", A CHORD BEARING OF SOUTH 14°03'59" EAST, AND A CHORD LENGTH OF 124.31 FEET TO THE POINT OF BEGINNING.

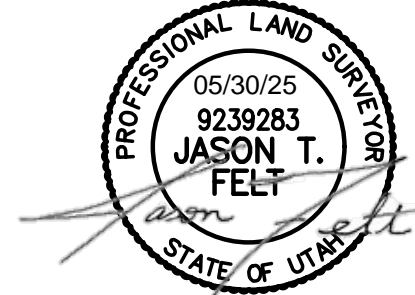
CONTAINING 5.532 SQUARE FEET OR 0.127 ACRES.

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



Project Info.

Surveyor: J. FELT

Designer: A. MULLINS

Begin Date: 4-11-2024

Name: THE VILLAGE AT WOLF CREEK 2ND AMD. ROS

Number: 7490-10

Revision: 6-6-24 A.M.

Scale: 1"=10'

Checked: _____

