

RECORD OF SURVEY

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
NOVEMBER, 2023

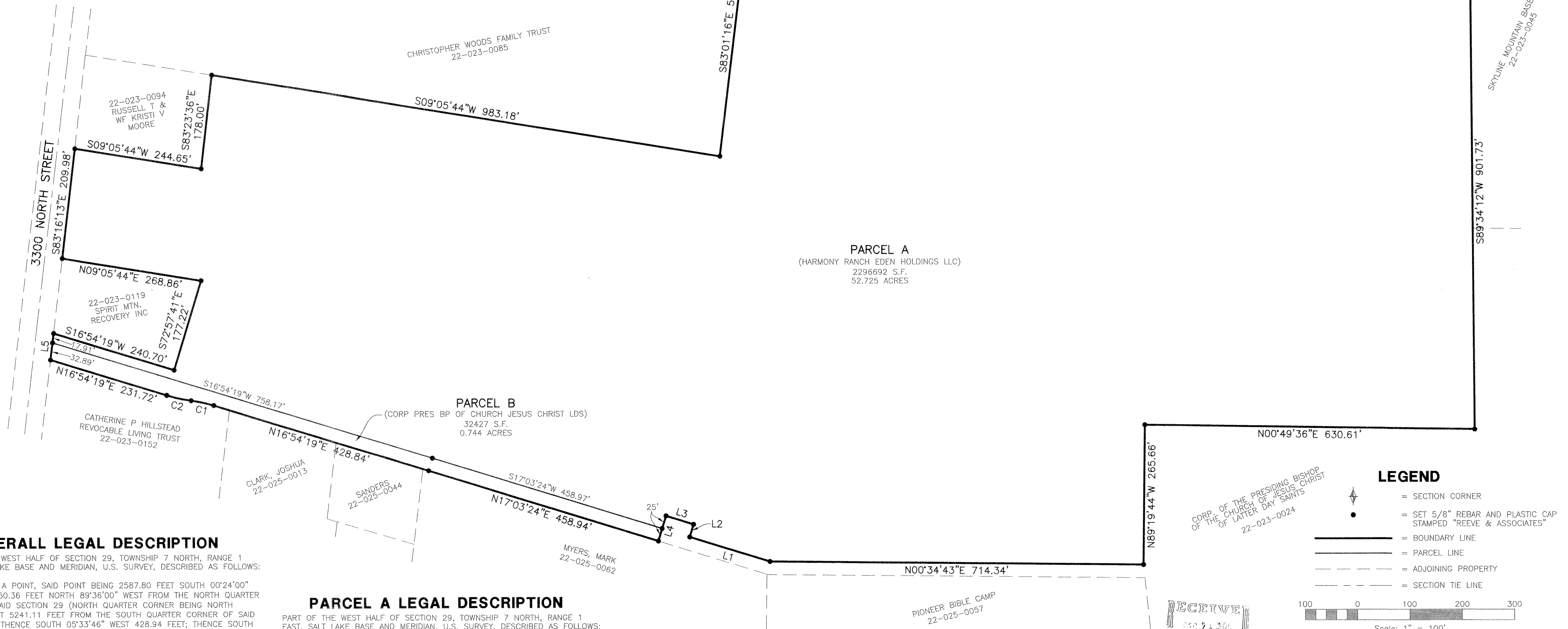
NORTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY BRASS CAP MONUMENT 1" ABOVE GROUND DATED 1961 IN GOOD CONDITION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°03'24"E	160.44'
L2	S72°56'36"E	25.00'
L3	N17°03'24"E	55.00'
L4	N72°56'36"W	50.00'
L5	S83°16'13"E	50.80'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	275.00'	44.08'	44.03'	22.09'	N12°18'49"E	9°11'00"
C2	300.00'	48.08'	48.03'	24.09'	N12°18'49"E	9°11'00"



OVERALL LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 2587.80 FEET SOUTH 00°24'00" WEST AND 1350.36 FEET NORTH 89°36'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 55.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 458.94 FEET; THENCE NORTH 16°54'19" EAST 428.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 44.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 44.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 48.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 48.03 FEET; THENCE NORTH 16°54'19" EAST 231.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 3300 NORTH STREET; THENCE SOUTH 83°16'13" EAST 50.80 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 16°54'19" WEST 240.70 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 3300 NORTH STREET; THENCE SOUTH 83°16'13" EAST 209.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 09°05'44" WEST 244.65 FEET; THENCE SOUTH 83°23'36" EAST 178.00 FEET; THENCE SOUTH 09°05'44" WEST 983.18 FEET; THENCE SOUTH 83°01'16" EAST 514.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,329,120 SQUARE FEET OR 53.469 ACRES.

PARCEL A LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 2587.80 FEET SOUTH 00°24'00" WEST AND 1350.36 FEET NORTH 89°36'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 55.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 458.97 FEET; THENCE NORTH 16°54'19" EAST 758.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 3300 NORTH STREET; THENCE SOUTH 83°16'13" EAST 17.91 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 16°54'19" WEST 240.70 FEET; THENCE SOUTH 72°57'41" EAST 177.22 FEET; THENCE NORTH 09°05'44" EAST 268.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 3300 NORTH STREET; THENCE SOUTH 83°16'13" EAST 209.98 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 09°05'44" WEST 244.65 FEET; THENCE SOUTH 83°23'36" EAST 178.00 FEET; THENCE SOUTH 09°05'44" WEST 983.18 FEET; THENCE SOUTH 83°01'16" EAST 514.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,296,692 SQUARE FEET OR 52.725 ACRES.

PARCEL B LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 1255.04 FEET SOUTH 00°24'00" WEST AND 2221.15 FEET NORTH 89°36'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 (NORTH QUARTER CORNER BEING NORTH 00°24'00" EAST 5241.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29); THENCE SOUTH 05°33'46" WEST 428.94 FEET; THENCE SOUTH 05°49'02" WEST 116.30 FEET; THENCE SOUTH 06°26'47" WEST 276.31 FEET; THENCE SOUTH 04°33'50" WEST 557.11 FEET; THENCE SOUTH 89°34'12" WEST 901.73 FEET; THENCE NORTH 00°49'36" EAST 630.61 FEET; THENCE NORTH 89°19'44" WEST 265.66 FEET; THENCE NORTH 00°34'43" EAST 714.34 FEET; THENCE NORTH 17°03'24" EAST 160.44 FEET; THENCE SOUTH 72°56'36" EAST 25.00 FEET; THENCE NORTH 17°03'24" EAST 55.00 FEET; THENCE NORTH 72°56'36" WEST 50.00 FEET; THENCE NORTH 17°03'24" EAST 458.94 FEET; THENCE NORTH 16°54'19" EAST 428.84 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 44.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 44.03 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 48.08 FEET, A DELTA ANGLE OF 09°11'00", A CHORD BEARING OF NORTH 12°18'49" EAST, AND A CHORD LENGTH OF 48.03 FEET; THENCE NORTH 16°54'19" EAST 231.72 FEET; THENCE SOUTH 83°16'13" EAST 32.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,427 SQUARE FEET OR 0.744 ACRES.

BASIS OF BEARINGS

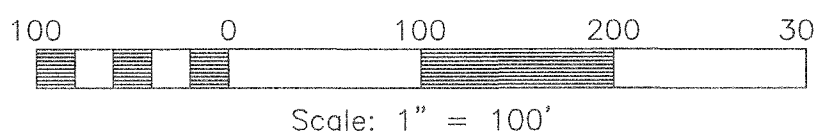
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS SOUTH 00°24'00" WEST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DETERMINE THE BOUNDARY OF THE SUBJECT PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = PARCEL LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE



SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 24 DAY OF June, 2025

150228
UTAH LICENSE NUMBER



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, SUITE 100, SALT LAKE CITY, UT 84143
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY

WEBER COUNTY, UTAH

IAN SILVERBERG

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 11-8-2023
Name: SILVERBERG
RECORD OF SURVEY
Scale: 1"=100'
Checked: _____
Number: 7569-01

Sheet **1** of **1** Sheets