

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 20 AND A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ADAMS AVENUE PARKWAY BEING LOCATED NORTH 89°21'24" WEST 1037.91 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND SOUTH 00°00'00" EAST 971.03 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; RUNNING THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 262.00 FOOT RADIUS CURVE 33.39 FEET, HAVING A CENTRAL ANGLE OF 7°18'11", CHORD BEARS SOUTH 54°40'34" WEST 33.37 FEET; (2) ALONG THE ARC OF A 779.00 FOOT RADIUS CURVE 115.23 FEET, HAVING A CENTRAL ANGLE OF 8°28'30", CHORD BEARS SOUTH 46°47'14" WEST 115.12 FEET; (3) ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE 12.46 FEET, HAVING A CENTRAL ANGLE OF 24°36'31", CHORD BEARS SOUTH 83°47'54" WEST 12.36 FEET; (4) NORTH 55°27'23" WEST 63.81 FEET; (5) SOUTH 34°32'37" WEST 76.00 FEET; (6) SOUTH 55°27'23" EAST 65.89 FEET; (7) ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE 18.98 FEET, HAVING A CENTRAL ANGLE OF 33°32'41", CHORD BEARS SOUTH 10°14'37" EAST 18.74 FEET; (8) ALONG THE ARC OF A 767.00 FOOT RADIUS CURVE 70.78 FEET, HAVING A CENTRAL ANGLE OF 5°17'13", CHORD BEARS SOUTH 32°50'16" WEST 70.75 FEET; THENCE NORTH 75°55'09" WEST 257.60 FEET; THENCE NORTH 57°07'17" WEST 244.58 FEET; THENCE NORTH 68°57'25" WEST 123.76 FEET; THENCE NORTH 72°34'34" WEST 249.27 FEET; THENCE NORTH 65°35'10" WEST 177.36 FEET; THENCE NORTH 73°08'50" WEST 140.15 FEET; THENCE NORTH 74°07'51" WEST 118.22 FEET; THENCE NORTH 69°41'04" WEST 76.50 FEET; THENCE NORTH 40°40'15" WEST 58.89 FEET; THENCE NORTH 40°22'18" WEST 275.69 FEET; THENCE NORTH 62°12'38" WEST 129.47 FEET; THENCE NORTH 64°39'09" WEST 68.40 FEET; THENCE NORTH 76°20'03" WEST 137.45 FEET; THENCE NORTH 74°26'44" WEST 62.84 FEET; THENCE SOUTH 14°32'33" WEST 1581.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) NORTH 67°09'43" WEST 1501.41 FEET; (2) NORTH 23°19'10" EAST 151.97 FEET; (3) NORTH 66°50'59" WEST 336.01 FEET; (4) NORTH 64°10'11" WEST 251.44 FEET; (5) NORTH 57°24'25" WEST 162.78 FEET; (6) NORTH 55°28'11" WEST 248.87 FEET; (7) NORTH 48°48'09" WEST 235.88 FEET; (8) NORTH 41°35'03" WEST 329.02 FEET; (9) NORTH 33°54'42" WEST 269.51 FEET; (10) NORTH 23°18'28" WEST 97.65 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89°38'56" EAST 1010.01 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE BOUNDARY LINE OF THE PLEASANT VALLEY WEST SUBDIVISIONS PHASE 4 AND 3 AND ITS EXTENSION THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 89°21'46" EAST 413.79 FEET; (2) SOUTH 76°15'24" EAST 283.22 FEET; (3) NORTH 13°44'36" EAST 140.43 FEET; (4) SOUTH 76°15'24" EAST 662.76 FEET; THENCE ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE 30.38 FEET, HAVING A CENTRAL ANGLE OF 65°41'04", CHORD BEARS SOUTH 43°24'52" EAST 28.74 FEET; THENCE ALONG THE ARC OF A 58.50 FOOT RADIUS CURVE 153.42 FEET, HAVING A CENTRAL ANGLE OF 150°15'44", CHORD BEARS SOUTH 85°42'12" EAST 113.08 FEET; THENCE SOUTH 76°15'24" EAST 215.53 FEET; THENCE NORTH 13°44'36" EAST 225.28 FEET TO THE SOUTH LINE OF THE RIDGELINE SUBDIVISION PHASE 10; THENCE ALONG THE SOUTH LINE OF THE RIDGELINE SUBDIVISIONS PHASE 10, 11, 14, 13, 15, AND THE PLEASANT VALLEY MEDICAL PLAZA SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 72°47'25" EAST 92.94 FEET; (2) SOUTH 69°48'42" EAST 391.46 FEET; (3) SOUTH 72°23'45" EAST 462.29 FEET; (4) SOUTH 86°32'33" EAST 310.01 FEET; (5) SOUTH 70°34'39" EAST 77.94 FEET; (6) SOUTH 66°52'02" EAST 121.37 FEET; (7) SOUTH 59°24'28" EAST 119.52 FEET; (8) SOUTH 11°43'31" EAST 48.91 FEET; (9) SOUTH 62°54'00" EAST 461.83 FEET; (10) SOUTH 68°10'21" EAST 153.08 FEET; (11) SOUTH 55°26'00" EAST 516.96 FEET TO THE POINT OF BEGINNING. CONTAINING 102.615 ACRES.

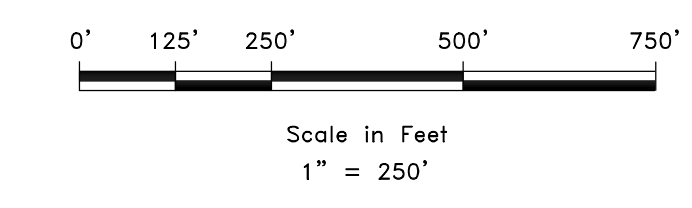
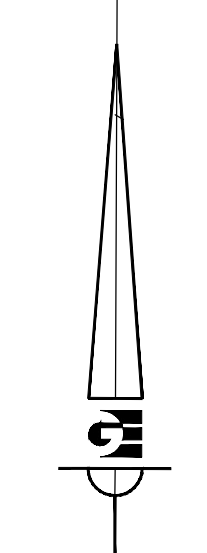
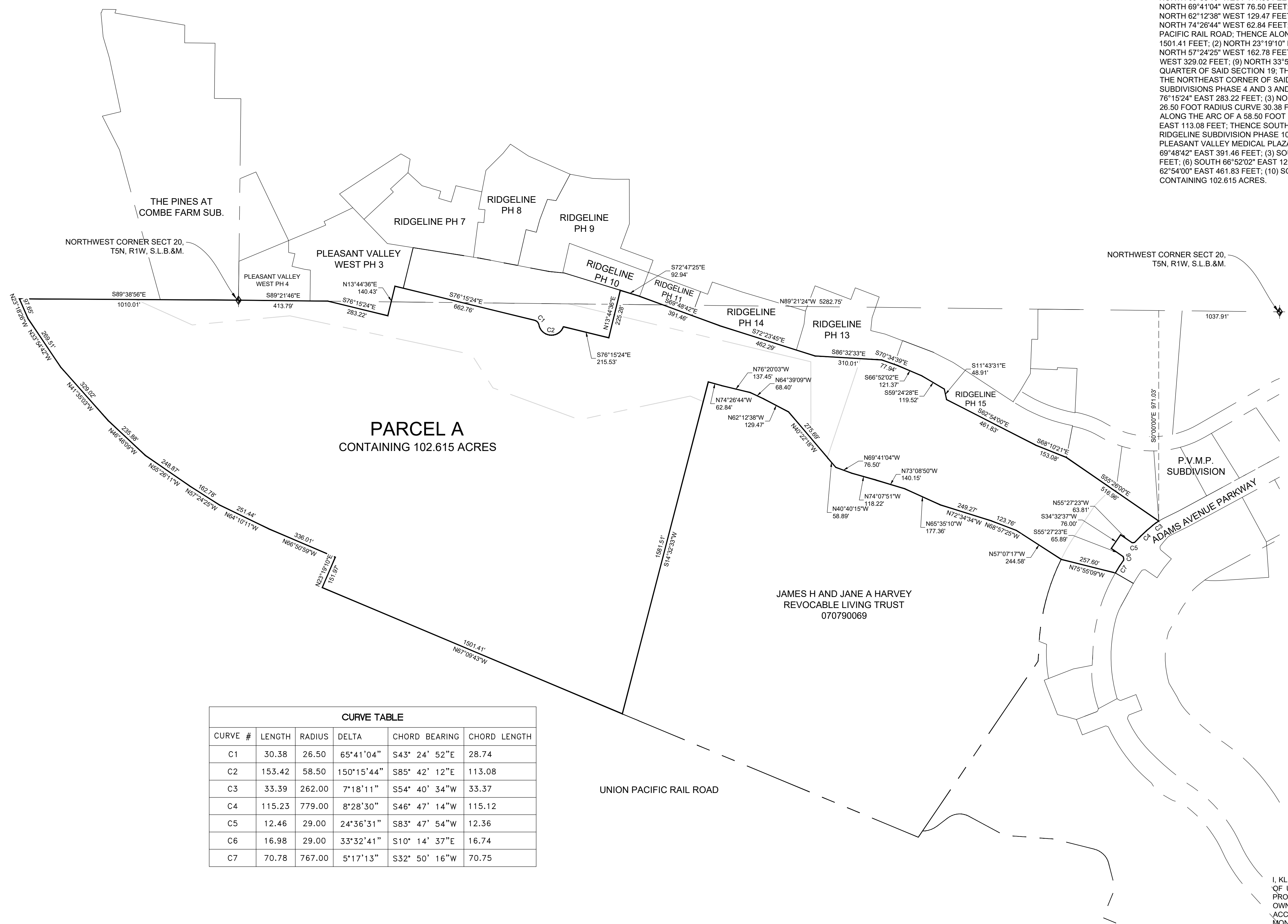
SCALE:	1" = 250'
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION

PROPERTY SURVEY FOR PLEASANT VALLEY RANCH
 +/- 5800 SOUTH ADAMS AVENUE, OGDEN, UTAH, LOCATED IN
 THE NORTH HALF OF SEC. 20, AND THE NORTHEAST QUARTER
 OF SEC. 19; TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

S1
1



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE

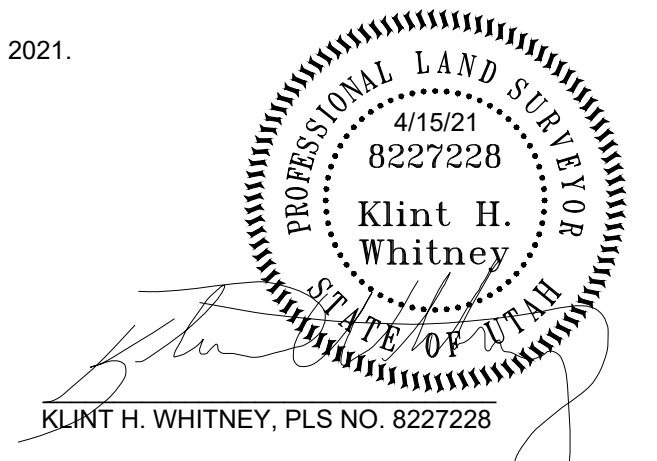
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY THE PLEASANT VALLEY RANCH. THE BASIS OF BEARING IS THE NORTH LINE OF SECTION 20, WHICH BEARS NORTH 89°21'24" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY DEEDS OF THE SUBJECT AND ADJOINING PROPERTY OWNERS, THE DEDICATED PLAT OF ADAMS AVENUE PARKWAY AND ADJOINING SUBDIVISIONS, ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 15TH DAY OF APRIL, 2021.



RECEIVED
 FEB 25 2026
 FILE # 8291

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.38	26.50	65°41'04"	S43° 24' 52"E	28.74
C2	153.42	58.50	150°15'44"	S85° 42' 12"E	113.08
C3	33.39	262.00	7°18'11"	S54° 40' 34"W	33.37
C4	115.23	779.00	8°28'30"	S46° 47' 14"W	115.12
C5	12.46	29.00	24°36'31"	S83° 47' 54"W	12.36
C6	16.98	29.00	33°32'41"	S10° 14' 37"E	16.74
C7	70.78	767.00	5°17'13"	S32° 50' 16"W	70.75