

SURVEYOR'S CERTIFICATE
 I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 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 MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



RECORD DESCRIPTIONS
 TAX ID. 08-084-0019
 ENTRY NO. 3232288
 PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BAY VIEW PARK SUBDIVISION, ROY CITY, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 0°23'55" EAST 44.93 FEET; THENCE NORTH 5°07' EAST 49.55 FEET TO THE SOUTHWEST CORNER OF LOT 66 LAKESIDE PARK SUBDIVISION NO. 4; THENCE SOUTH 89°24' EAST 95.98 FEET TO THE WEST LINE OF 2525 WEST STREET; THENCE TWO COURSES ALONG THE WEST LINE OF SAID STREET AS FOLLOWS: SOUTHERLY ALONG THE ARC OF A 270 FOOT RADIUS CURVE TO THE RIGHT 83.81 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 94.27 FOOT RADIUS CURVE TO THE LEFT 26.34 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID BAY VIEW PARK SUBDIVISION; THENCE NORTH 84°57'52" WEST 77.92 FEET TO THE POINT OF BEGINNING.

TAX ID. 08-084-0020
 ENTRY NO. 3307228
 A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT THE SOUTHWEST CORNER OF LOT 65, LAKESIDE PARK SUBDIVISION NO. 4, WEBER COUNTY, UTAH, AND RUNNING THENCE SOUTH 89°24' EAST 76.24 FEET TO THE SOUTHEAST CORNER OF SAID LOT 65, THENCE SOUTH 5°07' WEST 39.55 FEET, THENCE NORTH 84°57'52" WEST 76.00 FEET, THENCE NORTH 5°07' EAST 43.65 FEET TO THE POINT OF BEGINNING.

OVERALL BOUNDARY DESCRIPTION - AS SURVEYED
 A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BAY VIEW PARK SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 11 OF PLATS AT PAGE 68, IN THE OFFICE OF THE WEBER COUNTY RECORDER, AND RUNNING THENCE NORTH 84°40'40" WEST 77.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE NORTH 0°42'33" EAST 44.93 FEET; THENCE NORTH 84°40'40" WEST 76.00 FEET; THENCE NORTH 05°13'49" EAST 42.53 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE SOUTH 85°31'34" EAST 76.00 FEET TO A FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE NORTH 05°13'49" EAST 8.00 FEET TO THE SOUTHWEST CORNER OF LOT 66, LAKESIDE PARK SUBDIVISION NO. 4, A SUBDIVISION RECORDED IN BOOK 17 OF PLATS AT PAGE 46, IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE SOUTH 89°17'11" EAST 95.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 65, WHICH CORNER IS IN THE WEST LINE OF 2525 WEST STREET AND THE BEGINNING OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID WEST LINE OF 2525 WEST STREET ALONG THE ARC OF SAID CURVE 77.00 FEET, CHORD BEARS SOUTH 13°06'57" WEST 76.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 94.27 FEET; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE OF 2525 WEST STREET ALONG THE ARC OF SAID CURVE 26.26 FEET, CHORD BEARS SOUTH 13°18'18" WEST 26.18 FEET; THENCE CONTINUING ALONG SAID WEST LINE OF 2525 WEST STREET SOUTH 05°19'26" WEST 2.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,163 SQUARE FEET OR 0.279 ACRES, MORE OR LESS.

SURVEY NARRATIVE
 THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF KEVIN PARKER FOR THE PURPOSE OF LOCATING THE BOUNDARY LINES AND CORNERS OF WEBER COUNTY PARCELS 08-084-0019 AND 08-084-0020 IN ROY, UTAH. THE BASIS OF BEARING FOR THIS SURVEY IS N 84°40'40" W BETWEEN THE FOUND 1 INCH METAL RODS MARKING THE STREET INTERSECTIONS AT 4600 SOUTH 2525 WEST AND 4600 SOUTH 2575 WEST. THE MEASURED BEARINGS SHOWN ON THIS PLAT ARE ON THE NAD83 UTAH STATE PLANE NORTH ZONE-4301 DATUM BASED ON GPS OBSERVATIONS FROM THE UTAH REFERENCE NETWORK (TURN) GPS. THE FIELD DATA WAS COLLECTED IN APRIL OF 2024.

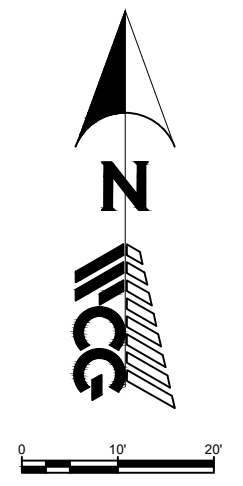
THE OVERALL BOUNDARY WAS IDENTIFIED AND DESCRIBED CONSIDERING THE FOLLOWING BOUNDARY ELEMENTS.

THE SURVEYED PARCELS ARE SITUATED BETWEEN TWO SUBDIVISION PLATS. BAY VIEW PARK SUBDIVISION TO THE SOUTH WAS PLACED AND ROTATED BASED ON FOUND STREET MONUMENTS DESCRIBED ABOVE IN THE BASIS OF BEARING. LAKESIDE PARK SUBDIVISION NO. 4 TO THE NORTH WAS PLACED AND ROTATED BASED ON FOUND PROPERTY LINE PLUGS FOR LOTS 63 TO 68 ALONG THE SOUTH SIDE OF 4550 SOUTH STREET.

THE LEGAL DESCRIPTIONS OF ADJOINING PARCELS SITUATED BETWEEN BAY VIEW PARK SUBDIVISION AND LAKESIDE PARK SUBDIVISION NO. 4 WERE CONSIDERED IN THE DEVELOPMENT OF THE OVERALL BOUNDARY DESCRIPTION. SAID PARCELS CONTAIN BOUNDING CALLS TO AND ALONG SAID SUBDIVISIONS.

2525 WEST STREET WAS ESTABLISHED FROM THE RETRACED CENTERLINES OF BAY VIEW PARK SUBDIVISION AND LAKESIDE PARK SUBDIVISION NO. 4 ALONG WITH CURVE INFORMATION FROM ADJOINING PARCEL LEGAL DESCRIPTIONS.

THE NORTHERLY LINE OF PARCEL 08-084-0020 WAS ESTABLISHED AT AN EXISTING FENCE LINE. SAID FENCE LINE IS IDENTIFIED AS AN OCCUPATIONAL IMPROVEMENT BENEFITING LOT 65 OF LAKESIDE PARK SUBDIVISION NO. 4, WHICH FENCE EXTENDS BEYOND THE SOUTHERLY BOUNDARY OF SAID LOT 65, AND HAS EXISTED FOR PERIOD OF AT LEAST 20 YEARS AS VIEWED ON HISTORICAL AERIAL IMAGERY.



LEGEND

	STREET MONUMENT
	SET REBAR & CAP STAMPED "WCG" UNLESS OTHERWISE NOTED
	FOUND PLUG IN CONCRETE CURB
	BOUNDARY LINE
	ADJOINING PARCEL LINE
	EXISTING FENCE LINE
	RIGHT OF WAY LINE
	CENTER LINE
	EASEMENT LINE

RECORD OF SURVEY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN	REVISIONS NO. REMARKS
SCALE: 1" = 20' (24x36) DATE: FEB 19, 2026 DRAWN BY: KWT CHECKED BY: DRW	BY: DATE:
CGG WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-448-1173	KEVIN PARKER APPROX. 4575 SOUTH 2525 WEST ROY, UTAH 84067 RECORD OF SURVEY
PROJECT NO. 24-590 SHEET NO. 1 OF 1	