Legend

- Property Line
- Easement Line
- Adjoiner Line
- Fence Line
- Centerline
- WCS — Weber County Survey
- Asphalt
- Concrete
- Section Corner

Narrative

This survey was conducted at the request of Greg Timothy with Ivory Development for the purpose of consolidating two record parcels into one single parcel and resolving an existing boundary ambiguity.

This survey retraces a 2019 AWA Engineering ALTA/NSPS Land Title Survey (Record of Survey No. 8185) and the adjacent Midland Square Commercial Plat A Third Amendment and Midland Farms Subdivision Phase 7.

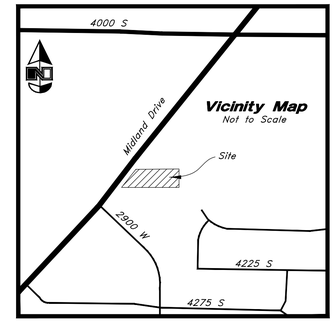
The line between the monuments found at the North Quarter Corner and the Northeast Corner of Section 10 was assigned a Weber County Survey bearing of South 89°25'00" East, which serves as the Basis of Bearings for this survey.

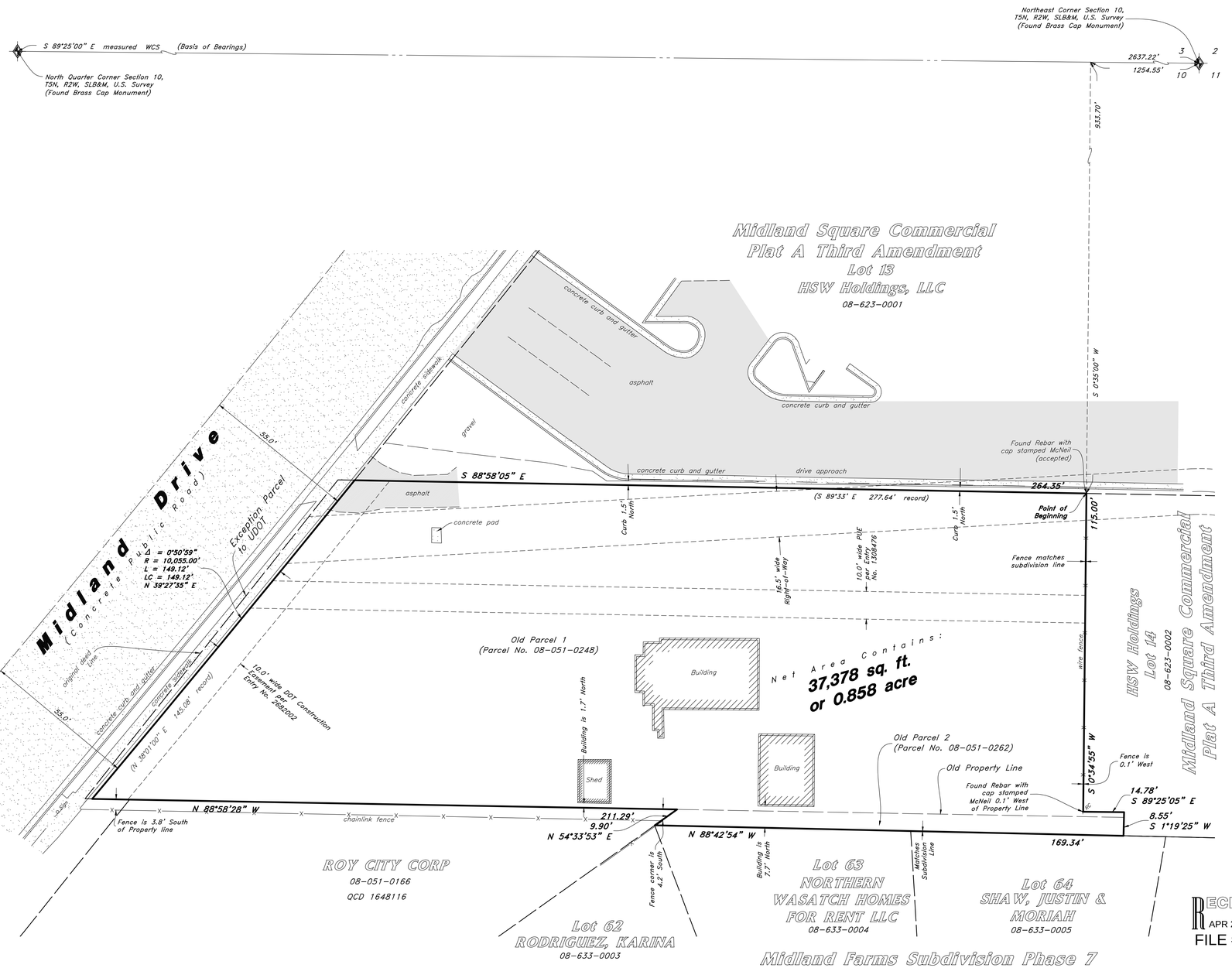
The North and East boundaries of the subject property were determined and verified in accordance with the Midland Square Commercial Plat A, Third Amendment (Entry No. 3001962), records of Weber County, Utah. The South boundary was established based on the Midland Farms Subdivision Phase 7 (Entry No. 3021320) and the adjoining property owned by Roy City Corporation.

No Property Corners were placed with this Survey.

Scale: 1" = 20'

20' 0 20' 40'





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Record Descriptions

Parcel 1:

PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 1048.7 FEET AND WEST 1254.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 89°33' WEST 367.00 FEET PARALLEL TO AND 4.0 FEET NORTH OF AN EXISTING FENCE TO THE EAST LINE OF MIDLAND DRIVE, THENCE NORTH 38°01' EAST 145.08 FEET, THENCE SOUTH 89°33' EAST 277.64 FEET, THENCE SOUTH 115.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF SR-108 (MIDLAND DRIVE) KNOWN AS PROJECT NO. S-0108(30)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST 1/4 NORTHEAST 1/4 SECTION 10, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT WHICH IS 1044.73 FEET (RECORD 1048.7 FEET) SOUTH AND 1251.39 FEET (RECORD 1254.59 FEET) WEST AND 367.00 FEET NORTH 89°33'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE NORTH 38°01'00" EAST 145.08 FEET ALONG THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SR-108 (MIDLAND DRIVE) THENCE SOUTH 89°33'00" EAST 6.02 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET RADIALLY DISTANT SOUTHEASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID SR-108 (MIDLAND DRIVE) OPPOSITE APPROXIMATE ENGINEERS STATION 525+21.21, THENCE SOUTHWESTERLY 147.20 FEET ALONG THE ARC OF A 10,055.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE (CHORD BEARS SOUTH 39°04'28" WEST 147.20 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, THENCE NORTH 89°33'00" WEST 2.59 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ABOVE BEARINGS 00°00'38" CLOCKWISE TO EQUAL HIGHWAY BEARINGS)

Parcel 2:

PART OF THE NORTHEAST QUARTER OF SECTION 10. TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°25'05" EAST 91.00 FEET, SOUTH 00°34'55" WEST 1073.48 FEET, NORTH 88°43'05" WEST 1331.25 FEET, NORTH 1°14'50" EAST 6.65 FEET AND NORTH 88°58'28" WEST 161.16 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE SOUTH 54°33'53" WEST, 168.67 FEET, THENCE SOUTH 42°15'00" WEST 74.21 FEET, THENCE SOUTH 50°48'05" EAST 50 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 46°05'09" WEST FROM THE NORTHWEST CORNER OF MIDLAND FARMS SUBDIVISION PHASE 6, THENCE SOUTH 46°05'09" EAST 103.08 FEET TO THE NORTHWEST CORNER OF MIDLAND FARMS SUBDIVISION PHASE 6, THENCE NORTH 43°54'51" EAST 15.08 FEET, THENCE SOUTH 46°05'09" EAST 220.21 FEET; THENCE NORTH 61°48'11" EAST 112.87 FEET; THENCE NORTH 330 FEET, MORE OR LESS, TO THE NORTH CORPORATE LIMITS LINE OF ROY CITY, THENCE NORTH 89°49'48" WEST 14.78 FEET; THENCE NORTH 88°58'28" WEST 161.16 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT MIDLAND FARMS SUBDIVISION PHASE 7.

Consolidated Description

A part of the Northeast Quarter of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Roy, Weber County, Utah:

Beginning at a Northwesterly corner of Lot 14, Midland Square Commercial Plat A (Third) Amendment, recorded as Entry No. 3001962 in Book 86 at Page 25 of Official Records, located 1254.55 feet North 89°25'00" West along the Section line and 933.70 feet South 0°35'00" West from the Northeast Corner of Section 10; and running thence along the Westerly and Southerly lines of Lot 14 of said Subdivision the following three courses: South 0°34'55" West 115.00 feet; South 89°25'05" East 14.78 feet; and South 1°19'25" West 8.55 feet to a point on the Northerly Line of Midland Farms Subdivision Phase 7 recorded as Entry No. 3021320 in Book 86 at Page 81 of Official Records; thence North 88°42'54" West 169.34 feet along said Northerly line to the Easterly line of that certain Quit-Claim Deed recorded as Entry No. 1648116 in Book 2022 at Page 340 of Official Records; thence along the Easterly and Northerly lines of said Deed the following two courses: North 54°33'53" East 9.90 feet; and North 88°58'28" West 211.29 feet to a point on a curve; thence Northeasterly along the arc of a 10055.00 foot radius curve to the left a distance of 149.12 feet (Center bears North 50°06'56" West, Central Angle equals 0°50'59" and Long Chord bears North 39°27'35" East 149.12 feet) to the Southwest corner of Lot 13 of said Midland Square Commercial Plat (Third) Amendment; thence South 88°58'05" East 264.35 feet along the Southerly line of said Lot 13 to said Northwesterly corner of Lot 14 and the point of beginning.

Contains 37,378 sq. ft.
or 0.858 acre

Certification

I David M. Hamilton do hereby certify that I am a Professional Land Surveyor in the State of Utah do hereby certify for, and on behalf of AWA; that this Record of Survey in Roy City, Weber County, Utah has been correctly drawn to the designated scale and is true and correct representation of the herein described lands based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Date: 5 Nov, 2025

PROFESSIONAL LAND SURVEYOR
12966234
David M. Hamilton
STATE OF UTAH

David M. Hamilton
Utah PLS No. 12966234

REV	DATE	DESCRIPTION

Designed by: BDP, JC, DH
Drafted by: TJC, KA
Client Name:
Ivory Development

19-043 ROS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Parcel Consolidation Survey

Big Sky Roy

4180 S. Midland Drive
Roy City, Weber County, Utah

A Part of the NE 1/4 of Section 10, T5N, R2W, SLB&M, U.S. Survey

22 Oct, 2025

SHEET NO.
1
of 1