

SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FENCE
	FOUND REBAR (AS NOTED)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN AUGUST OF 2024, AS SHOWN HEREON. THE RECORD LEGAL DESCRIPTION IS POORLY WRITTEN AND DOES NOT MATCH OCCUPATION OR CLOSE MATHEMATICALLY. SEVERAL SURVEYS HAVE BEEN PERFORMED IN THE AREA AND WERE USED TO DETERMINE THE BOUNDARY AS SHOWN. THE NORTHEAST LINE FOLLOWS THE CENTERLINE OF THE EXISTING CANAL, BOTH SIDES WERE SURVEYED AND THE CALLS FOLLOWED A SURVEY BY ENSIGN ENGINEERING (RS#3853) THE SOUTHEAST, SOUTHWEST, AND NORTHWEST LINES FOLLOWED A SURVEY ALSO PERFORMED BY ENSIGN (RS#2005). IT IS RECOMMENDED TO CLEAR UP BOUNDARY LINES THROUGH BOUNDARY LINE AGREEMENTS.

DESCRIPTION

ENT 523383:

PARCEL 1:
BEGINNING AT A POINT WHICH IS 540 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 458 FEET; THENCE SOUTH 44°30' WEST 416 FEET; THENCE NORTH 28° WEST 140 FEET; THENCE NORTH 36° EAST 710 FEET; THENCE SOUTH 38°15' EAST 55.00 FEET; THENCE SOUTH 19°45' EAST 232.00 FEET; THENCE SOUTH 45°15' EAST 300 FEET; THENCE SOUTH 44°30' WEST 237.00 FEET TO THE PLACE OF BEGINNING.

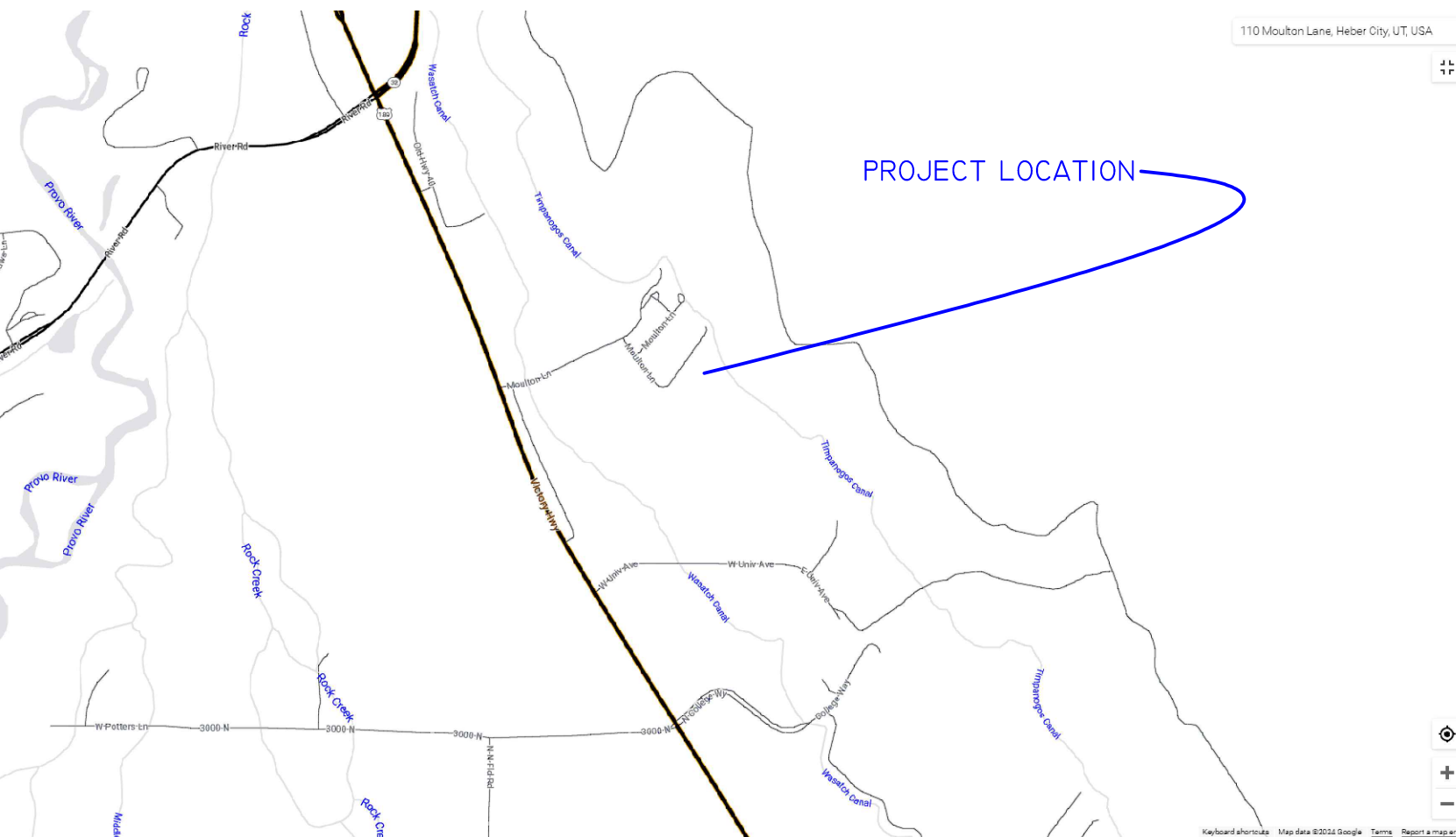
ALSO THE TRACT:
BEGINNING AT A POINT WHICH IS 322 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 458 FEET; THENCE NORTH 28° WEST 140 FEET; THENCE NORTH 36° EAST 710 FEET; THENCE SOUTH 38°15' EAST 55.00 FEET; THENCE SOUTH 19°45' EAST 232.00 FEET; THENCE SOUTH 45°15' EAST 300 FEET; THENCE SOUTH 44°30' WEST 237.00 FEET TO THE PLACE OF BEGINNING.

AS-SURVEYED:
BEGINNING AT A POINT 223.45 FEET S00°30'30"E ALONG THE SECTION LINE AND 595.36 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N27°27'52"W ALONG A FENCELINE 456.28 FEET; THENCE N35°12'08"E ALONG A FENCELINE AND THE EXTENSION THEREOF 716.91 FEET TO A POINT IN THE MIDDLE OF THE TIMPANOGOS CANAL; THENCE ALONG SAID CENTERLINE OF THE CANAL THE FOLLOWING THREE CALLS: (1) S14°49'13"E 142.18 FEET TO A POINT ON A 660.73 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID CURVE 357.92 FEET (CHORD BEARS S30°20'22"E 353.56 FEET) TO A POINT ON A 1331.77 FOOT RADIUS CURVE TO THE LEFT; (3) THENCE ALONG SAID CURVE 78.70 FEET (CHORD BEARS S47°33'04"E 78.69 FEET); THENCE S43°52'21"W 686.61 FEET TO THE POINT OF BEGINNING, CONTAINING 7.14 ACRES

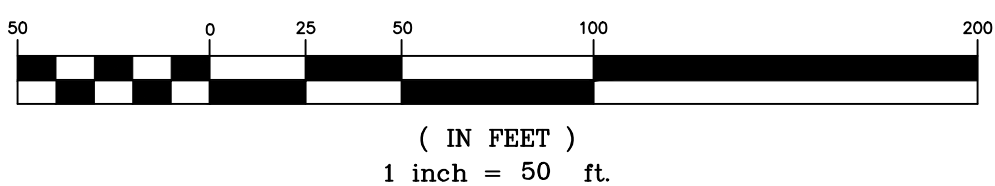
BASIS OF BEARINGS

BASIS OF BEARINGS: S00°30'30"E MEASURED BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE



8/23/2024 3:04:25 PM



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C1	357.92	660.73	031°02'14"	S30°20'22"E	353.56
C2	78.70	1331.77	003°23'09"	S47°33'04"E	78.69

BOUNDARY SURVEY

WASATCH COUNTY
IN THE NE 1/4 OF SEC. 19 & THE SE 1/4 OF SEC. 18,
T3S, R5E, SLB&M

HOWARD SALDARINI

110 MOULTON
LANE BOUNDARY

PREPARED FOR:

24-08-325

PROJECT:

1 OF 1

SHEET

PROJECT NO.