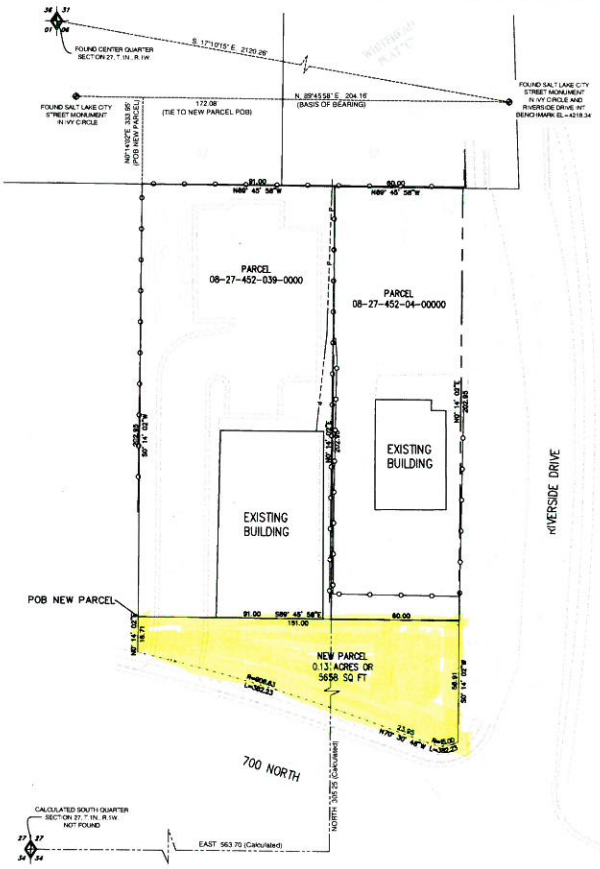

BOUNDARY TOPOOGRAPHY SURVEY
ROSE PARK 1612 WEST 700 NORTH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH

Legend of Symbols & Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Section Line
- Edge of Asphalt
- Right-of-Way Line (R.O.W.)
- Calculated Road Center Line
- Concrete
- Curb and Gutter (C&G)
- Existing 6.0' Chain Link Fence
- Existing 6.0' Iron Fence
- Parcel Line
- Set Rebar and Cap stamped Cir Engineering
- Light Pole
- Overhead Light
- Storm Drain Inlet Boxs
- Sign (as labeled)
- Water Valve
- Fire Hydrant
- Telephone Riser
- Sewer Manhole
- Water Manhole
- Power and Telephone Pole
- Guy Wire
- Electrical Box
- Electric Vault

N

Surveyor's Narrative

This survey was prepared at the request of Bethany Christensen for the purpose of creating a new parcel description for an area to be purchased from Salt Lake City and to identify Parcel 08-27-452-04-0000 on the ground. The topographic design survey is to be used in future development of the parcel.

The monument called in the deed no longer exists and was calculated and shown hereon by using the deed. Whitehead Plat C Subdivision was held along the North line of the property and the fence along the west line was held as the boundary as being the best available evidence of the boundary line.

UTAH TURN GPS System used to determine positions. Utah Central NAD 83 and Vertical Datum used is NAVD 88 with a benchmark on the Street monument at Ivy Circle and Riverside Drive Elev.= 4218.34.

Record Legal Description

Parcel No. 1 (08-27-452-039-0000)
COMMENCING 472.7 FEET EAST AND 18.5 RODS NORTH FROM THE SOUTHWEST CORNER OF LOT 7, SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; EAST 91 FEET; NORTH 12.3 RODS; WEST 91 FEET; SOUTH 12.3 RODS TO PLACE OF BEGINNING.

Parcel No. 2 (08-27-452-040-0000)
COMMENCING 582.7 FEET EAST AND 18.5 RODS NORTH FROM THE SOUTHWEST CORNER OF LOT 7, SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN; EAST 60 FEET; NORTH 12.3 RODS; WEST 60 FEET; SOUTH 12.3 RODS TO THE POINT OF BEGINNING.

New Parcel Description

A Parcel of land being situate in the South-east Quarter of Section 27, Township 1 North, Range 1 West, Salt Lake Base and Meridian and being further described as follows:

Commencing at the Street Monument found marking the intersection of Riverside Drive and Ivy Circle as shown on the Whitehead Plat 'C' Subdivision as recorded in the Salt Lake County Recorder's Office as Entry Number 224154 in Book 61 at Page 84, said Street Monument being South 17°10'51" East 2120.26 feet from the found Brass Cap marking the Center Quarter Corner of Section 27, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence 172.08 feet North 89°45'58" West along street monument line; thence 335.95 feet South 0°14'02" West to the point of beginning, said point being the south corner of Parcel 08-27-559-0000 as called out on Warranty Deed Entry # 12943504 Book 10612 Page 2789-2790, thence running South 89°45'58" East 151.00 feet along South line of said parcel and parcel No. 08-27-452-040-0000 as shown on Vesting Deed Entry # 12944787 Book 10612 Page 8626; thence South 30°14'02" West 56.91 feet to a point on the north side of existing sidewalk on the north side of 700 North Street; thence westerly along the north line of said sidewalk the following three (3) calls: (1) 14.48 feet along the arc of a 15.00 foot non-tangent curve to the right, having a central angle of 55°21'15", (chord bears South 88°31'49" West 13.93 feet); (2) thence North 70°30'48" West 23.95 feet; (3) thence westerly 119.17 feet along the arc of a 308.00 foot non-tangent curve to the left, having a central angle of 37°30'52", (chord bears North 73°45'39" West 119.09 feet); thence North 30°14'02" East 14.71 feet to the POINT OF BEGINNING.
Containing 5658.71 square feet or 0.13 acres, more or less

The above described tract of land contains 261,157 sq. ft. in area or 5.995 acres, more or less

CIR ENGINEERING, L.L.C.
3033 SOUTH 1030 WEST, SUITE 202
SLC, UTAH 84119 801-918-4588

NO.	REVISIONS	BY	DATE

PROJECT ENGR. SGT

BOUNDARY TOPO SURVEY

SHEET NO.
SRV

PROJECT ID | DATE
11/26/19
FILE NAME | SCALE
1"=30'