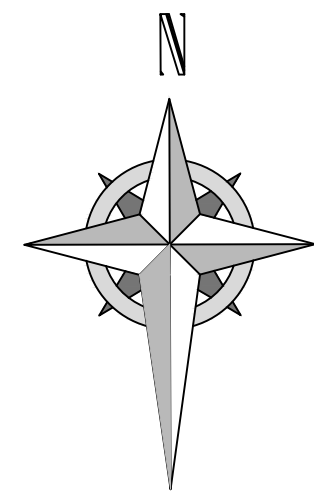
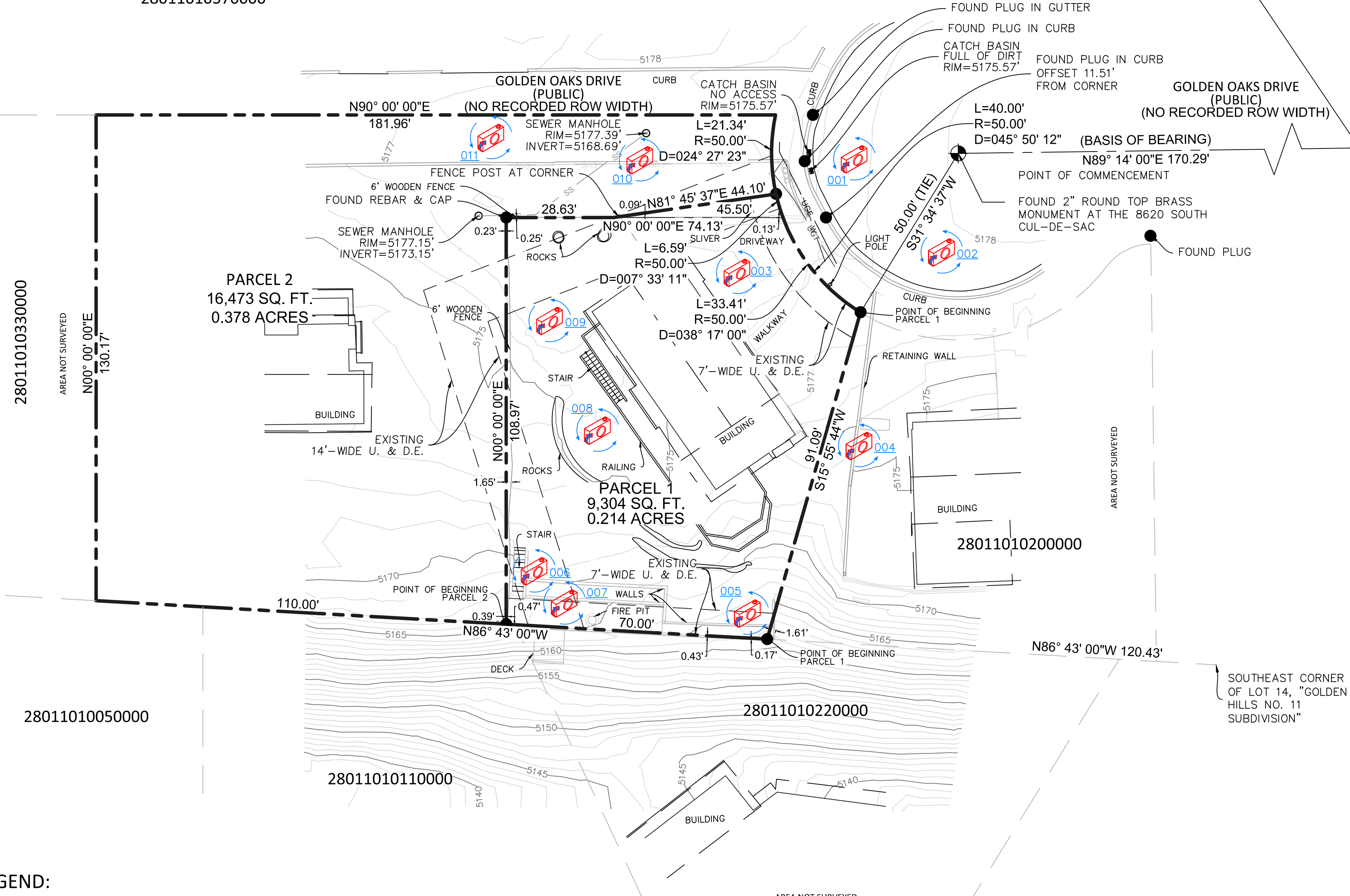


BOUNDARY LINE ADJUSTMENT

A PORTION OF LOT 14, "GOLDEN HILLS NO. 11 SUBDIVISION"
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, T3S, R1E, SLB&M, COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH



28011010370000



LEGEND:

- NEW PROPERTY BOUNDARY
- OLD PROPERTY BOUNDARY
- EASEMENT AS NOTED
- NEIGHBOR BOUNDARY LINE
- PANORAMIC PHOTO LOCATION
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- SEWER MANHOLE
- CATCH BASIN
- LIGHT POLE
- UGE UNDERGROUND ELECTRICAL LINE
- W UNDERGROUND WATER LINE
- GAS UNDERGROUND GAS LINE
- UGT UNDERGROUND COMMUNICATION LINE
- SS UNDERGROUND SANITARY LINE

NARRATIVE

THIS SURVEY WAS PREPARED FOR TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. SURROUNDING SURVEYS, PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE DESCRIBED MONUMENTS FROM SALT LAKE COUNTY. A 2" ROUND TOP BRASS MONUMENT LOCATED AT CUL-DE-SAC OF 8620 SOUTH AND A 2" ROUND TOP BRASS MONUMENT LOCATED AT THE INTERSECTION OF GOLDEN OAKS DRIVE AND KINGS HILL DRIVE WHICH BEARS NORTH 89°14'00" EAST AND A DISTANCE OF 170.29 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE "MAIN STREET SUBDIVISION", BEING LOTS 15, 16 AND 18 BLOCK 22, IN FIVE-ACRE PLAT A, BIG FIELD SURVEY OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

THREE REBARS AND CAPS AND TWO PLUGS WITH AN OFFSET OF MORE THAN 3.00 FEET TO PROPERTY CORNERS WERE FOUND AND LOCATED AS SHOWN HEREON. THE FOUND STREET MONUMENTS MATCHED THE CALCULATED LOCATION AT "MAIN STREET SUBDIVISION" AND RECORD OF SURVEY ROS NO. S2019-03-0142 AND WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
3. CONTOURS ARE DISPLAYED AT 1' INTERVAL.
4. BENCHMARK IS A MONUMENT AT THE INTERSECTION OF GOLDEN OAKS DRIVE AND KINGS HILL DRIVE AT 5,178.59' PER TIE SHEET NO. 28011011.

EXISTING LEGAL DESCRIPTION PARCEL 1:

BEGINNING AT A POINT NORTH 86°43' WEST 120.43 FEET FROM THE SOUTHEAST CORNER OF LOT 14, "GOLDEN HILLS NO. 11", SAID POINT BEING NORTH 89°14'05" EAST 588.57 FEET AND SOUTH 280.88 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 14, AND SOUTH SOUTH 86°43' EAST 51.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 15°55'44" EAST 91.09 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT (THE RADIUS POINT OF WHICH IS NORTH 31°34'36" EAST 50.0 FEET) A DISTANCE OF 33.41 FEET; WEST 74.13 FEET; THENCE SOUTH 108.97 FEET; THENCE NORTH 86°43'00" WEST 70.00 FEET TO THE POINT OF BEGINNING.

EXISTING LEGAL DESCRIPTION PARCEL 2:

BEGINNING AT A POINT NORTH 86°43' WEST 190.43 FEET FROM THE SOUTHEAST CORNER OF LOT 14, "GOLDEN HILLS NO. 11", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°14'05" EAST 570.16 FEET AND SOUTH 279.58 FEET FROM THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 86°43'00" WEST 110.00 FEET; THENCE NORTH 130.17 FEET; THENCE EAST 181.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 78°07'43" EAST) 27.93 FEET; THENCE WEST 74.13 FEET; THENCE SOUTH 108.97 FEET TO THE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION PARCEL 1:

A PORTION OF LOT 14, "GOLDEN HILLS NO. 11 SUBDIVISION" LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 86°43' WEST A DISTANCE OF 120.43 FEET FROM THE SOUTHEAST CORNER OF SAID LOT ALONG THE SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 86°43'00" WEST A DISTANCE OF 70.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°00'00" EAST A DISTANCE OF 108.97 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 28.63 FEET; THENCE NORTH 81°45'37" EAST A DISTANCE OF 44.10 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°50'12" A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 40.00 FEET AND A CHORD BEARING OF SOUTH 35°29'25" EAST A DISTANCE OF 38.94 FEET; THENCE SOUTH 15°55'44" WEST A DISTANCE OF 91.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,304 SQ. FT. OR 0.214 ACRES.

NEW LEGAL DESCRIPTION PARCEL 2:

A PORTION OF LOT 14, "GOLDEN HILLS NO. 11 SUBDIVISION" LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, COTTONWOOD HEIGHTS CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 86°43'00" WEST A DISTANCE OF 190.43 FROM THE SOUTHEAST CORNER OF SAID LOT ALONG THE SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 86°43'00" WEST A DISTANCE OF 110.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 00°00'00" EAST A DISTANCE OF 130.17 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 181.96 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°27'23" A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 21.34 FEET AND A CHORD BEARING OF SOUTH 00°21'40" EAST A DISTANCE OF 21.18 FEET; THENCE SOUTH 81°45'37" WEST A DISTANCE OF 44.10 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 28.63 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 108.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 16,473 SQ. FT. OR 0.378 ACRES.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREOF DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

PRELIMINARY

JAMES V. HEINRITZ, PLS 11072412-2201
 FOR AND ON BEHALF OF VARA 3D, INC.

PROJECT INFORMATION

BOUNDARY LINE ADJUSTMENT

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 24-RE-036	SHEET 1
DATE April 25, 2024	1
HORIZONTAL SCALE 1" = 20'	1

SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS