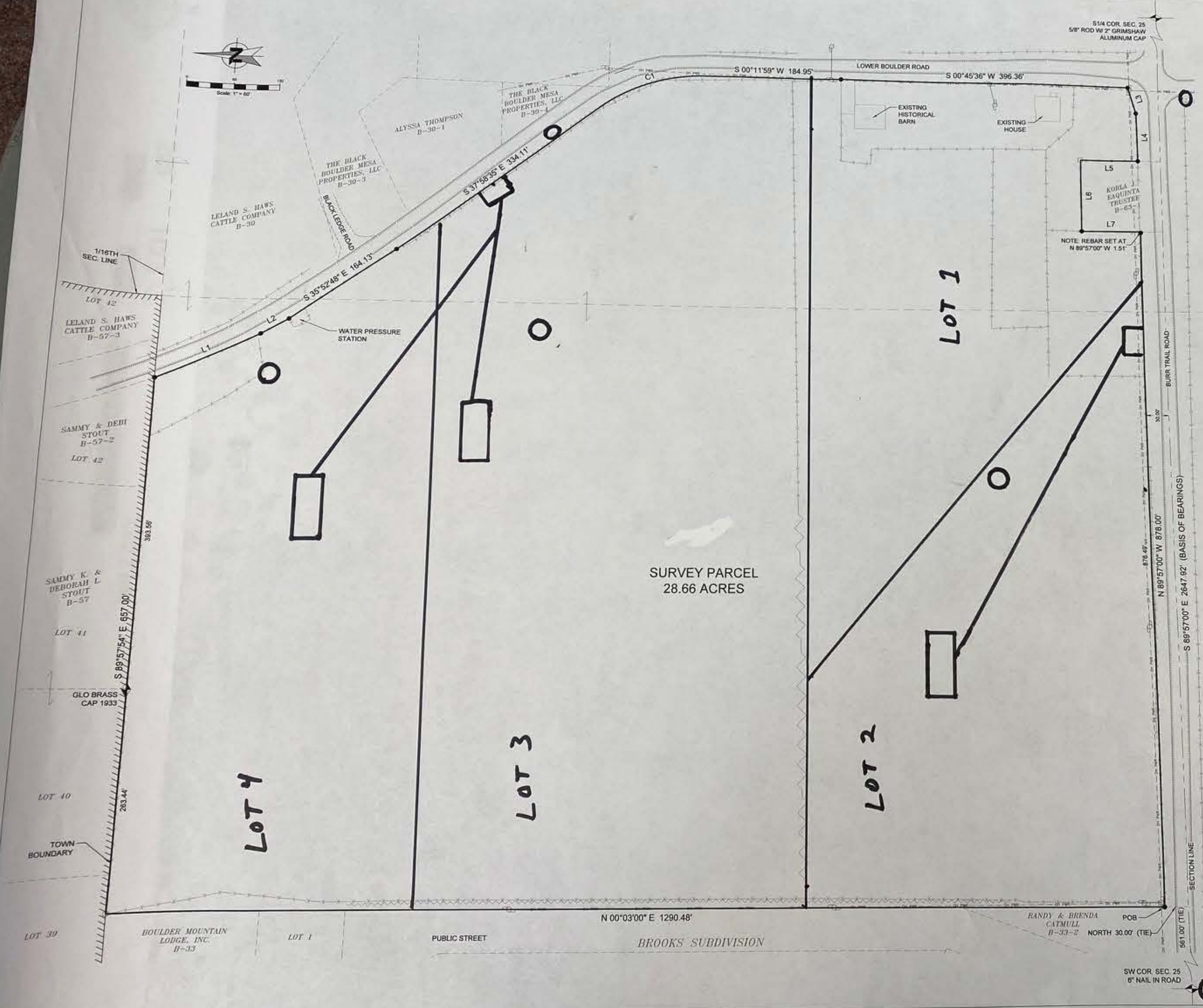

RECORD OF SURVEY FOR

SHAN NGUYEN

28.66 ACRES

LOCATED IN THE SW¼ SECTION 25, T 33 S, R 4 E, SLB&M
BOULDER, GARFIELD COUNTY, UTAH

RECORD DESCRIPTION:
BEGINNING 561.00 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 33 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 1320.00 FEET; THENCE EAST 667.00 FEET MORE OR LESS TO A BOULDER TOWN ROAD RIGHT OF WAY FENCE; THENCE ALONG SAID RIGHT OF WAY FENCE THE FOLLOWING 2 COURSES: SOUTHEASTERLY 796.00 FEET MORE OR LESS; THENCE SOUTH 680.00 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE WEST 116.00; THENCE NORTH 110.00 FEET; THENCE WEST 100.00 FEET; THENCE SOUTH 110.00 FEET; THENCE WEST 878.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BURR TRAIL ROAD THAT IS SOUTH 89°57'00" EAST 561.00 FEET ALONG THE SECTION LINE AND NORTH 00°03'00" EAST 30.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 33 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°03'00" EAST 1,290.48 FEET TO THE SOUTH LINE OF BOULDER TOWNSITE SURVEY; THENCE SOUTH 89°57'54" EAST 657.00 FEET ALONG SAID BOUNDARY TO AN EXISTING FENCE ON THE WEST LINE OF THIRD EAST STREET; THENCE ALONG SAID FENCE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 35°52'48" EAST 140.96 FEET; (2) SOUTH 29°23'53" EAST 40.77 FEET; (3) SOUTH 35°52'48" EAST 164.13 FEET; (4) SOUTH 37°58'35" EAST 334.11 FEET TO THE POINT OF CURVATURE ON A 225.00 FOOT RADIUS CURVE TO THE RIGHT; (5) SOUTHERLY 149.92 FEET ALONG THE ARC OF SAID CURVE, (CHORD OF CURVE BEARS SOUTH 18°53'18" EAST 147.16 FEET) TO THE POINT OF TANGENCY; (6) SOUTH 00°11'59" WEST 184.95 FEET; AND (7) SOUTH 00°45'36" WEST 396.36 FEET TO AN EXISTING FENCE ON THE NORTH LINE OF BURR TRAIL ROAD; THENCE SOUTH 74°48'12" WEST 38.38 FEET AND SOUTH 89°15'18" WEST 68.61 FEET ALONG SAID FENCE TO THE EAST LINE OF EAQUINTA PARCEL B-63-1; THENCE NORTH 00°03'00" EAST 79.01 FEET TO A STEEL ROD AT THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°57'00" WEST 100.00 FEET TO THE NORTHWEST CORNER OF SAME; THENCE SOUTH 00°03'00" WEST 80.00 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL B-63-1 TO THE NORTH RIGHT-OF-WAY LINE OF BURR TRAIL ROAD; THENCE NORTH 89°57'00" WEST 878.00 FEET ALONG SAME TO THE POINT OF BEGINNING.
CONTAINING 28.71 ACRES

NARRATIVE:
1. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PARCEL OF LAND FOR CLIENT IN THE SW1/4 SECTION 25, T 33 S, R 4 E, SLB&M.
2. MONUMENTS USED FOR CONTROL OF THIS SURVEY ARE THOSE EXISTING MONUMENTS SHOWN ON THIS PLAT.
3. BASIS OF BEARINGS IS S 89°57'00" E FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 33 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S CERTIFICATE:
I, RODNEY K. TORGERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, CERTIFICATE NO. 161712, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
RODNEY K. TORGERSEN
No. 161712
3/16/2021
STATE OF UTAH

Line Table		
Line #	Direction	Length
L1	S 26°05'12" E	140.96'
L2	S 29°23'53" E	40.77'
L3	S 74°48'12" W	38.38'
L4	S 89°15'18" W	68.61'
L5	N 0°03'00" E	79.01'
L6	N 89°57'00" W	100.00'
L7	S 0°03'00" W	80.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	149.92'	225.00'	38°10'35"	S 18°53'18" E	147.16'

LEGEND

- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- DEED LINE
- FENCE
- RIPGUT FENCE
- UNPAVED ROAD
- PAVED ROAD
- OVERHEAD POWER LINE
- FOUND SECTION MONUMENT AS NOTED
- SET REBAR & CAP (TORGERSEN ENG)
- FOUND REBAR & CAP (LYMAN)
- FOUND IRON PIPE
- POWER POLE
- FIRE HYDRANT

TORGERSEN ENGINEERING
265 N 600 E
Richfield, UT 84701
(435) 893-0081
www.TorgEng.com

RECORD OF SURVEY FOR
SHAN NGUYEN
28.66 ACRES
LOCATED IN THE SW1/4 SECTION 25, T 33 S, R 4 E, SLB&M
BOULDER, GARFIELD COUNTY, UTAH

SURVEY BY: RKT	DRAWING BY: RJB	CHECKED BY: RKT
DATE: 3/4/2021	DATE: 3/16/2021	DATE: 3/16/2021
Scale: 1" = 60'	Drawing # 21108	