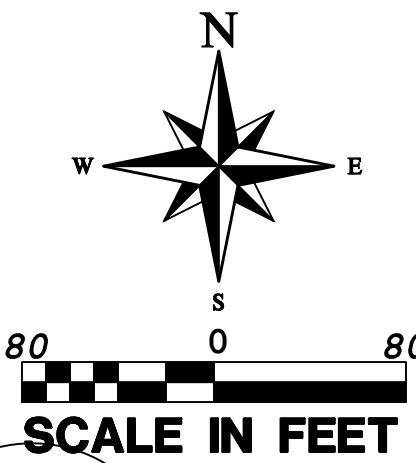


LEGEND

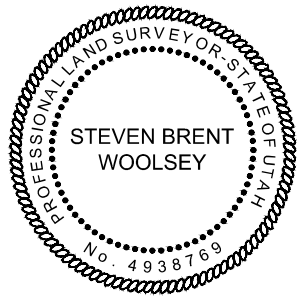
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET WOOLSEY LAND SURVEYING REBAR & CAP P.L.S. #4938769
- FND. REBAR CAP MONUMENT AS DESCRIBED
- HATCHED AREA DENOTES APPLE VALLEY TOWN PUBLIC ROADWAY BY DEED OF DEDICATION DOC. No. ?????????????????



SURVEYOR'S CERTIFICATE

I STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF TWO (2) PARCELS OF LAND, LOCATED IN APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTIONS AND PLAT ARE TRUE AND CORRECT.

STEVEN BRENT WOOLSEY, PLS #4938769



DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF MASON KAPCSOS & KAPXCELLANCE CONSULTING INC. TO PERFORM A PARCEL LINE ADJUSTMENT/RECORD OF SURVEY OF WASHINGTON COUNTY TAX PARCELS AV-1365-H-2 (PARCEL 1) AND AV-1365-H-4 (PARCEL 2).

THE BASIS OF BEARINGS IS N89°59'42"E, 2639.00 FEET FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

THOSE EXISTING 25.00 FOOT WIDE 50.00 FOOT WIDE ACCESS AND UTILITIES EASEMENT AS SHOWN ON THIS MAP WERE TAKEN FROM A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS DESCRIBED IN THAT CERTAIN DOCUMENT ON FILE AT THE WASHINGTON COUNTY RECORDERS OFFICE AS ENTRY #185195. THOSE EASEMENTS AS DESCRIBED IN SAID DOCUMENT ARE HEREBY RESERVED ON ALL SIDES OF EACH 40 ACRES PARCEL IN THE SUBDIVISION. PARCELS OF LESS THAN 40 ACRES ARE SUBJECT TO A 50X0 FOOT RIGHT-OF WAY AND EASEMENT ON EACH SIDE THEREOF WHICH IS COMMON WITH AND ALSO A PART OF THE PERIMETERS OF THE FORTY ACRE PARCELS REFERRED TO HEREIN."

A PORTION OF THE SOUTH PROPERTY LINE OF PARCEL 2 (AV-1365-H-4), AND AS SHOWN IN THE HATCHED AREA HEREIN, WAS PREVIOUSLY CONVEYED TO APPLE VALLEY TOWN AS A PUBLIC ROADWAY BY A DEED OF DEDICATION, DOCUMENT No. ????????????????

REFERENCES: SIMPLE SUBDIVISION/RECORD OF SURVEY BY PROVALUE ENG., FILE No. 6504-14, DATED 2-27-2014. SIMPLE SUBDIVISION/RECORD OF SURVEY BY PROVALUE ENG., FILE No. 6699-16, DATED 12-15-2017. SIMPLE SUBDIVISION/RECORD OF SURVEY BY PROVALUE ENG., FILE No. 7032-17, DATED 1-4-2017.

PARCEL 1 DESCRIPTION: AV-1365-H-2

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°02'30"E, ALONG THE SECTION LINE, 437.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'30"E, ALONG THE SECTION LINE, 881.71 FEET TO THE 1/16TH SECTION CORNER; THENCE N89°59'40"E, ALONG THE 1/16TH SECTION LINE, 659.54 FEET TO THE 1/64TH SECTION CORNER; THENCE S00°01'57"W, ALONG THE 1/64TH SECTION LINE, 659.48 FEET TO THE 1/64TH SECTION CORNER; THENCE S89°59'59"W, ALONG THE 1/64TH SECTION LINE, 131.16 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°02'30"W, 222.34 FEET; THENCE N89°59'42"W, 528.48 FEET TO THE POINT OF BEGINNING. CONTAINING 12.68 ACRES.

SUBJECT TO AND TOGETHER WITH AN EXISTING 50.00 FOOT WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT ALONG THE WEST AND NORTH PROPERTY LINES, AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ON FILE IN THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE, AS ENTRY NUMBER 185195 & 20130005682.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, AND SUBJECT TO EASEMENTS, RIGHT OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

PARCEL 2 DESCRIPTION: AV-1365-H-4

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°02'30"E, ALONG THE SECTION LINE, 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF 2000 SOUTH STREET; THENCE DEPARTING SAID STREET AND CONTINUING N00°02'30"E, ALONG THE SECTION LINE, 412.13 FEET; THENCE DEPARTING SAID LINE AND RUNNING S89°59'42"E, 528.48 FEET; THENCE S00°02'30"W, 412.12 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID 2000 SOUTH STREET; THENCE N89°59'42"W, ALONG SAID LINE, 528.48 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH THAT REMAINING PORTION OF AN EXISTING 50.00 FOOT WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT ALONG THE SOUTH PROPERTY LINE, ADJACENT TO 2000 SOUTH STREET. SAID EASEMENT WIDTH PORTION ALONG THE SOUTH PROPERTY LINE BEING 25.00 FEET WIDE DUE TO A PORTION OF LAND BEING CONVEYED TO APPLE VALLEY TOWN AS A PUBLIC ROADWAY.

SUBJECT TO AND TOGETHER WITH AN EXISTING 50.00 FOOT WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT ALONG THE WEST PROPERTY LINE.

THE AFOREMENTIONED EXISTING 50.00 FOOT WIDE EASEMENTS BEING DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ON FILE IN THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE AS ENTRY NUMBER 185195 & 20130005682.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO BELONGING, AND SUBJECT TO EASEMENTS, RIGHT OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

REVISIONS		DATE	BY
NO	DESCRIPTION		

WOOLSEY LAND SURVEYING, P.C.
Land Surveyors - Land Planners
50 WEST 3600 NORTH
BOUCH CITY, UTAH 84721
435-555-2315 CELL
steven@woolsey.com

PARCEL BOUNDARY ADJUSTMENT/RECORD OF SURVEY FOR:
MASON KAPCSOS & KAPXCELLANCE CONSULTING INC.
APPLE VALLEY TOWN
WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T43S, R11W, S1B.4N1.

DATE: 3-26-2021
SCALE: 1"=50'
JOB NO.
1814
SHEET NO:
1 OF 1