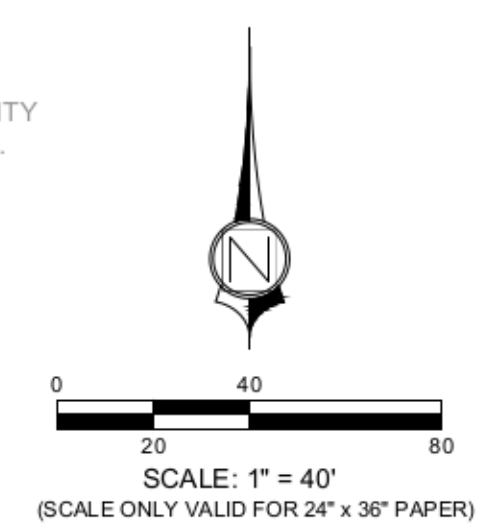


CURVE TABLE			
CURVE NO.	RADIUS	LENGTH	DELTA
C1	20.00'	17.45'	49°59'41"
C2	50.00'	21.28'	24°22'55"



SURVEYOR'S CERTIFICATE

I, TRAVIS W. SANDERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 9481170, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW.



DATE _____

TRAVIS W. SANDERS, PLS

BOUNDARY DESCRIPTION

LOT 25, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PROPOSED REVISED LOT 25:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 26, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PEACHTREE DRIVE, AND RUNNING THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, (1) N 71°53'22" E 40.96 FEET, TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE 17.45 FEET THROUGH A CENTRAL ANGLE OF 49°59'41"; TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; (3) THENCE ALONG THE ARC OF SAID CURVE 21.28 FEET THROUGH A CENTRAL ANGLE OF 24°22'55"; TO THE NORTHWEST CORNER OF LOT 24 OF SAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT 24 THE FOLLOWING TWO (2) COURSES, (1) S 1°47'53" W 193.26 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 24, (2) THENCE N 89°42'20" E 63.79 FEET; THENCE S 8°45'32" W 29.15 FEET; THENCE S 7°21'04" E 43.45 FEET; THENCE S 16°57'58" E 47.59 FEET; THENCE S 12°09'55" E 2.56 FEET; THENCE S 89°42'20" W 158.37 FEET; THENCE N 0°05'39" E 81.01 FEET; THENCE N 89°54'21" W 80.00 FEET; TO THE SOUTHWEST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE N 0°05'39" E 81.01 FEET ALONG THE EAST LINE OF SAID LOT 28, TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE BOUNDARY OF SAID LOT 26 THE FOLLOWING TWO (2) COURSES, (1) N 89°42'20" E 80.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 26, (2) THENCE N 2°48'19" E 190.21 FEET, TO THE POINT OF BEGINNING.

CONTAINS 39,128 SQ FT OR 0.90 ACRE MORE OR LESS

LOT 30, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PROPOSED REVISED LOT 30:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 29, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 29 THE FOLLOWING TWO (2) COURSES, (1) S 89°54'21" E 138.57 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 29, (2) THENCE N 0°05'39" E 80.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE S 89°54'21" E 80.00 FEET; THENCE S 0°05'39" W 80.00 FEET; THENCE S 45°05'39" W 113.14 FEET; THENCE N 89°54'21" W 138.57 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF PEACHTREE DRIVE; THENCE N 0°05'39" E 80.00 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 20,686 SQ FT OR 0.48 ACRE MORE OR LESS

LOT 31, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PROPOSED REVISED LOT 31:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 32, ALMOND HEIGHTS PARK SUBDIVISION 3RD (AMENDED), RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT BEING ON THE EAST RIGHT OF WAY LINE OF PEACHTREE LANE, AND RUNNING THENCE N 0°05'39" E 80.00 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF LOT 30 OF SAID SUBDIVISION; THENCE S 89°54'21" E 138.57 FEET ALONG THE SOUTH LINE OF SAID LOT 30, TO THE SOUTHEAST CORNER OF SAID LOT 30; THENCE N 45°05'39" E 113.14 FEET; THENCE N 0°05'39" E 41.55 FEET; THENCE N 89°42'20" E 158.37 FEET; THENCE S 12°09'55" E 40.75 FEET; THENCE S 6°17'07" E 44.55 FEET; THENCE S 4°02'02" E 45.09 FEET; THENCE S 14°50'07" E 43.60 FEET; THENCE S 8°24'05" W 44.47 FEET; THENCE S 44°19'47" W 40.77 FEET; THENCE S 80°13'30" W 42.98 FEET; THENCE S 64°32'26" W 42.43 FEET; THENCE S 58°35'10" W 177.06 FEET, TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION; THENCE N 0°05'39" E 160.00 FEET ALONG THE EAST LINE OF SAID LOT 33 AND ALONG THE EAST LINE OF SAID LOT 32, TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE N 89°54'21" W 138.57 FEET ALONG THE NORTH LINE OF SAID LOT 32, TO THE POINT OF BEGINNING.

CONTAINS 77,906 SQ FT OR 1.79 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LOT LINES OF LOTS 25, 30 AND 31 OF ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 0°05'39" E ALONG THE CENTER LINE OF PEACHTREE LANE, BETWEEN TWO CENTER LINE MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO CIVIL SCIENCE FOR REVIEW AND CONSIDERATION.

619614 ALMOND HEIGHTS PARK SUBDIVISION AMENDED, BULLOCH BROTHERS ENGINEERING, INC., SIGNED BY MARC L. BROWN
 2016001114 ALMOND HEIGHTS PARK SUBDIVISION 2ND AMENDED, PRATT ENGINEERING, P.C., SIGNED BY BARRY E. THOMPSON
 20180006748 ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED, PRATT ENGINEERING, P.C., SIGNED BY BARRY E. THOMPSON
 20190002628 ASH CREEK OVERLOOK SUBDIVISION, ROSENBERG ASSOCIATES, SIGNED BY BRANDON E. ANDERSON

LEGEND

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- △ SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECT OF LOT LINE, UNLESS OTHERWISE SPECIFIED ON THE PLAT
- EASEMENT LINE (SEE NOTES)
- EXISTING LOT LINE FROM ALMOND HEIGHTS PARK SUBDIVISION 3RD AMENDED AND EXTENDED

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL LOTS HAVE A 7.5' UTILITIES & SEWER EASEMENT ALONG ALL FRONT SIDE AND REAR LOTS. (AS PER RECORDED FINAL PLAT)
4. THE FIELD WORK WAS PERFORMED ON MAY 31, 2019.

**RECORD OF SURVEY PLAT
 LOT LINE ADJUSTMENT**

LOCATED IN
 NW 1/4 & SW 1/4 OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
 JAKE SIP

1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435-966.0100



RECORD OF SURVEY PLAT
 LOCATED IN
 NW 1/4 & SW 1/4 OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN

PROJ. #:	19065-036
DRAWN BY:	PJW
DATED:	6-27-2019
CHECKED BY:	TWS
SCALE OF SHEET	SCALE OF SHEET
HOR SCALE:	1" = 40'
SHEET	1
OF	1