

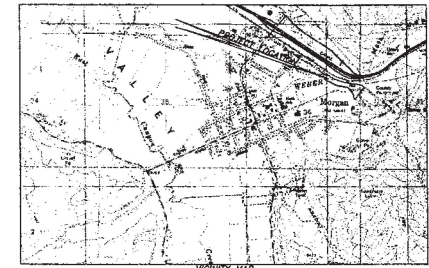
# RIVER LODGE SUBDIVISION

A COMMERCIAL SUBDIVISION

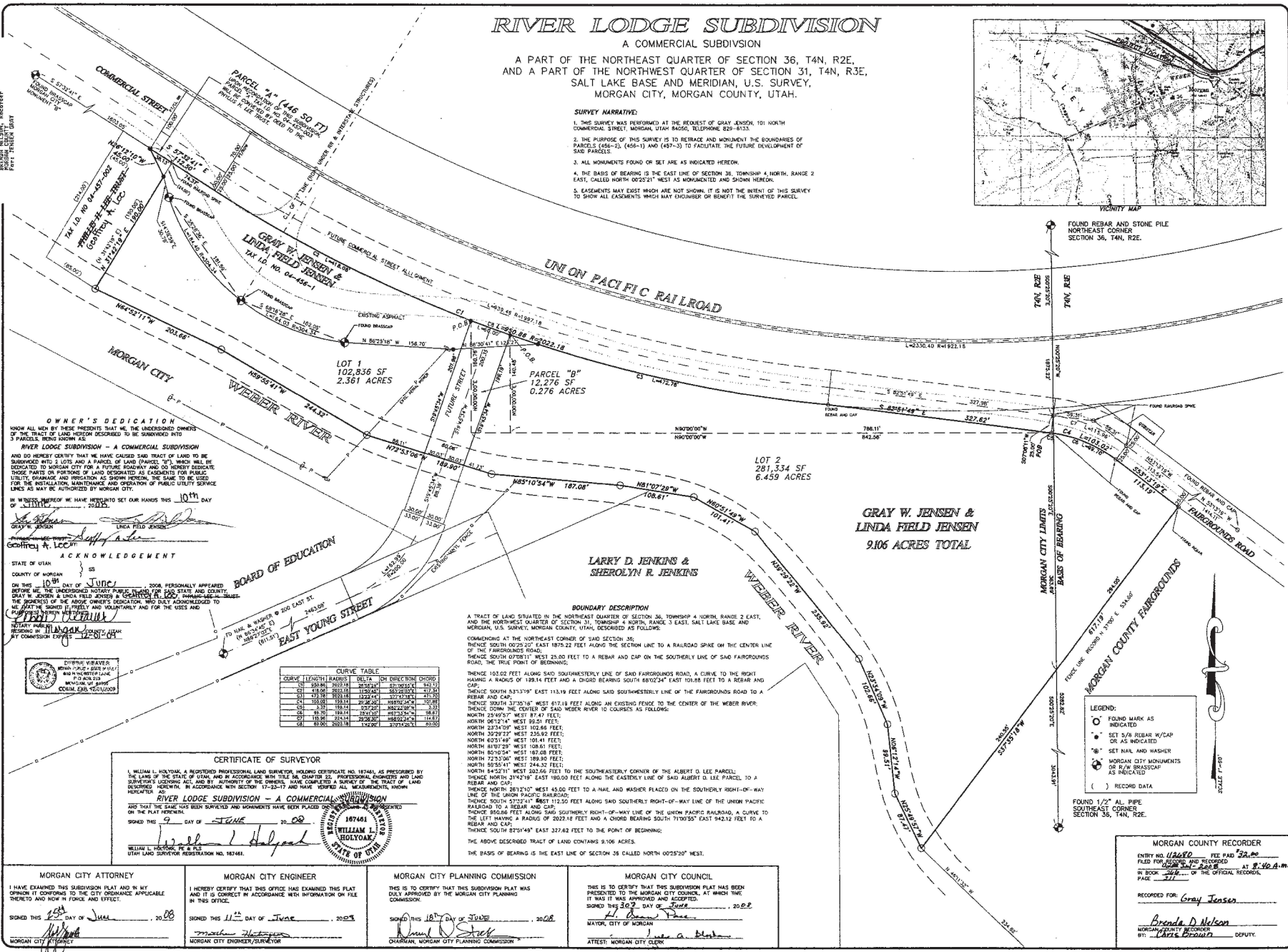
A PART OF THE NORTHEAST QUARTER OF SECTION 36, T4N, R2E,  
AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, T4N, R3E,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY,  
MORGAN CITY, MORGAN COUNTY, UTAH.

### SURVEY NARRATIVE:

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF GRAY JENSEN, 101 COMMERCIAL STREET, MORGAN, UTAH 84050, TELEPHONE 822-8133.
2. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE BOUNDARIES OF PARCELS 456-2, (456-1) AND (457-3) TO FACILITATE THE FUTURE DEVELOPMENT OF SAID PARCELS.
3. ALL MONUMENTS FOUND OR SET ARE AS INDICATED HEREON.
4. THE BASIS OF BEARING IS THE EAST LINE OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, CALLED NORTH 00°22'21" WEST AS MONUMENTED AND SHOWN HEREON.
5. SHOWINGS MAY EXIST WHICH ARE NOT SHOWN, IT IS NOT THE INTENT OF THIS SURVEY TO EXPOSE ALL EASEMENTS WHICH MAY EXIST OR BENEFIT THE SUBDIVIDED PARCEL.



VICINITY MAP



**OWNER'S DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT HE, THE UNDERSIGNED OWNER OF THE TRACT OF LAND HEREON DESCRIBED TO BE SUBDIVIDED INTO 3 PARCELS, BEING KNOWN AS:  
RIVER LODGE SUBDIVISION - A COMMERCIAL SUBDIVISION  
AND DO HEREBY CERTIFY THAT I HAVE CAUSED SAID TRACT OF LAND TO BE SUBDIVIDED INTO 3 LOTS AND A PARCEL OF SAID PARCELS, ETC., WHICH WE DEDICATE TO MORGAN CITY FOR A FUTURE ROADWAY AND DO HEREBY DEDICATE THOSE PARCELS OR PORTIONS OF LAND HEREON AS EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AS MAY BE AUTHORIZED BY MORGAN CITY.  
IN WITNESS WHEREOF I HAVE HEREON SET MY HANDS THIS 10<sup>TH</sup> DAY OF JUNE, 2008.

GRAY W. JENSEN  
LINDA FIELD JENSEN  
GOTTFRED A. LEE  
LARRY D. JENKINS & SHEROLYN R. JENKINS

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF MORGAN

ON THIS 10<sup>TH</sup> DAY OF JUNE, 2008, PERSONALLY APPEARED GRAY W. JENSEN & LINDA FIELD JENSEN & GOTTFRED A. LEE, THE SIGNATORIES OF THE ABOVE OWNERS' DEDICATION, WHO BEING DULY ASKED, ADMITTED TO ME THAT HE FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN.  
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH  
MY COMMISSION EXPIRES 12-31-09

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD
C1	458.84	2627.74	48.5241	417.0252	84.17	458.84
C2	458.84	2627.74	48.5241	417.0252	84.17	458.84
C3	458.84	2627.74	48.5241	417.0252	84.17	458.84
C4	458.84	2627.74	48.5241	417.0252	84.17	458.84
C5	458.84	2627.74	48.5241	417.0252	84.17	458.84
C6	458.84	2627.74	48.5241	417.0252	84.17	458.84
C7	458.84	2627.74	48.5241	417.0252	84.17	458.84
C8	458.84	2627.74	48.5241	417.0252	84.17	458.84

**CERTIFICATE OF SURVEYOR**  
I, WILLIAM L. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 167461, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 86, CHAPTER 32, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY OF THE GENERAL, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, KNOWN MONUMENTS, AND THAT THE SAME HAVE BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT HEREON.  
SIGNED THIS 9<sup>TH</sup> DAY OF JUNE, 2008.  
WILLIAM L. HOLYOAK, P.E. & P.L.S.  
UTAH LAND SURVEYOR REGISTRATION NO. 167461

**BOUNDARY DESCRIPTION**  
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36;  
THENCE SOUTH 00°22'21" EAST 1876.22 FEET ALONG THE SECTION LINE TO A RAILROAD SPIKE ON THE CENTER LINE OF THE FAIRBANKS ROAD;  
THENCE SOUTH 00°22'21" WEST 28.00 FEET TO A REBAR AND CAP ON THE SOUTHERLY LINE OF SAID FAIRBANKS ROAD, THE TRUE POINT OF BEGINNING;  
THENCE 102.02 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID FAIRBANKS ROAD, A CURVE TO THE RIGHT HAVING A RADIUS OF 1381.6 FEET AND A CHORD BEARING SOUTH 89°22'54" EAST 101.88 FEET TO A REBAR AND CAP;  
THENCE SOUTH 89°22'54" WEST 617.18 FEET ALONG SAID SOUTHWESTERLY LINE OF THE FAIRBANKS ROAD TO A REBAR AND CAP;  
THENCE DOWN THE CENTER OF SAID WEBER RIVER TO THE CENTER OF THE WEBER RIVER;  
THENCE SOUTH 00°22'21" WEST 81.84 FEET;  
NORTH 06°12'14" WEST 89.51 FEET;  
NORTH 33°10'09" WEST 102.88 FEET;  
NORTH 30°29'27" WEST 236.92 FEET;  
NORTH 60°21'49" WEST 104.41 FEET;  
NORTH 81°02'08" WEST 108.61 FEET;  
NORTH 85°10'54" WEST 167.08 FEET;  
NORTH 72°33'00" WEST 390.00 FEET;  
NORTH 59°50'41" WEST 244.32 FEET;  
NORTH 84°52'51" WEST 202.60 FEET TO THE SOUTHWESTERLY CORNER OF THE ALBERT D. LEE PARCEL;  
THENCE NORTH 31°42'19" EAST 180.00 FEET ALONG THE EASTERLY LINE OF SAID ALBERT D. LEE PARCEL TO A REBAR AND CAP;  
THENCE NORTH 28°12'41" WEST 43.50 FEET TO A NAIL AND WASHER PLACED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;  
THENCE SOUTH 57°52'41" WEST 112.50 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD TO A REBAR AND CAP;  
THENCE 85.08 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, A CURVE TO THE LEFT HAVING A RADIUS OF 3022.12 FEET AND A CHORD BEARING SOUTH 71°00'52" EAST 94.72 FEET TO A REBAR AND CAP;  
THENCE SOUTH 87°45'45" EAST 322.48 FEET TO THE POINT OF BEGINNING;  
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 9.106 ACRES.  
THE BASIS OF BEARING IS THE EAST LINE OF SECTION 36 CALLED NORTH 00°22'21" WEST.

- LEGEND:**
- FOUND MARK AS INDICATED
  - SET 3/8" REBAR W/CAP OR AS INDICATED
  - ⊙ SET NAIL AND WASHER
  - ⊙ MORGAN CITY MONUMENTS OR 8" W. BRASS/CAP AS INDICATED
  - ( ) RECORD DATA

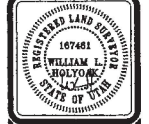
FOUND 1/2" AL. PIPE SOUTHEAST CORNER SECTION 36, T4N, R2E.

<p><b>MORGAN CITY ATTORNEY</b> I HAVE EXAMINED THIS SUBDIVISION PLAT AND IN MY OPINION IT CONFORMS TO THE CITY ORDINANCE APPLICABLE THEREIN AND NOW IN FORCE AND EFFECT. SIGNED THIS 15<sup>TH</sup> DAY OF JUNE, 2008.</p>	<p><b>MORGAN CITY ENGINEER</b> I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT BY ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. SIGNED THIS 11<sup>TH</sup> DAY OF JUNE, 2008.</p>	<p><b>MORGAN CITY PLANNING COMMISSION</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION. SIGNED THIS 18<sup>TH</sup> DAY OF JUNE, 2008.</p>	<p><b>MORGAN CITY COUNCIL</b> THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN PRESENTED TO THE MORGAN CITY COUNCIL, AT WHICH TIME IT WAS IT WAS APPROVED AND ACCEPTED. SIGNED THIS 20<sup>TH</sup> DAY OF JUNE, 2008.</p>
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**MORGAN COUNTY RECORDER**  
ENTRY NO. 42672    FEE PAID \$22.00  
FILED FOR RECORD AND RECORDED AT 8:50 A.M.  
IN BOOK 248-2-248  
PAGE 574 - OF THE OFFICIAL RECORDS.  
RECORDED FOR: Gray Jensen  
Brenda D. Nelson  
MORGAN COUNTY RECORDER  
BY: CARLE DRAWS DEPUTY

**MOUNTAIN ENGINEERING**  
P. O. BOX 309  
MORGAN, UTAH 84050  
TEL. (801) 876-3978 FAX 876-3979

DATE	BY	REVISIONS	COMMENTS



DESIGNED BY: ALAN  
DRAWN BY: J.M.K.  
DATE: JUNE 2008

**RIVER LODGE SUBDIVISION**  
A COMMERCIAL SUBDIVISION  
A PART OF THE NORTHEAST QUARTER OF SECTION 36, T4N, R2E  
AND A PART OF THE NORTHWEST QUARTER OF SECTION 31, T4N, R3E,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
MORGAN CITY, MORGAN COUNTY, UTAH.  
GRAY JENSEN, 101 NORTH COMMERCIAL STREET, MORGAN, UT. 84050, TEL. 801-876-3978

DRAWING NO. 07-08  
SHEET 1 OF 1  
FILED FOR RECORD AND RECORDED

**This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.**