

TOPOGRAPHICAL BOUNDARY SURVEY

RIDGE AVENUE SUBDIVISION LOT 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed by the laws of the State of Utah. I further certify that this survey was made by me or under my direct supervision, and I have made a survey of the tract of land as shown on this survey.



DATE _____

Gregory A. Cates
P.L.S. 161226

LEGAL DESCRIPTION

All of Lot 1 of the Ridge Avenue Subdivision recorded as Entry No. 444460 in the Summit County Recorder's Office.

Being more particularly described as follows:

A parcel of land located in the Northeast Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base & Meridian, said parcel being more particularly described as follows:

Beginning at a point on the West Boundary Line of said Ridge Avenue Subdivision, said point being also the Northwest Corner of said Lot 1, said point being also S89°06'26"E, along the Section Line, 1284.30 feet and South 752.00 feet from the North Quarter Corner of said Section 21 and running thence, along the Northeastly Line of said Lot 1, S69°12'24"E 83.20 feet to the Northeastly Corner of said Lot 1 and the Westerly Right-of-Way Line of Ridge Avenue; thence, along said Westerly Right-of-Way Line, S22°07'48"W 209.18 feet to the Southerly Corner of said Lot 1; thence, along the Westerly Boundary Line of said Ridge Avenue Subdivision, N00°26'00"E 225.12 feet to the Point of Beginning.

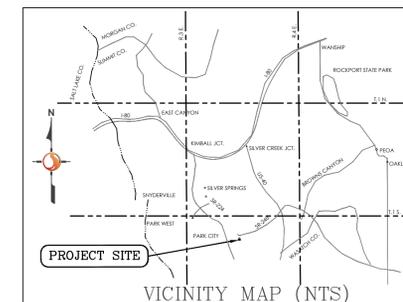
Contains: 3.703 Square Feet or 0.20 Acres.

NARRATIVE

The Basis of Bearings of this Plat is between two existing Section Corner Monuments. The Bearing between the Northeast Corner and the North Quarter of Section 21, Township 2 South, Range 4 East, Salt Lake Base and Meridian, is N89°06'26"W, as measured in the field.

The purpose of this plat is to show Lot 1 as shown on the original plat of Ridge Avenue Subdivision as recorded December 15, 1995, Entry No. 444460 in the Summit County Recorder's Office.

The dimensions shown in parentheses as record on this plat are taken from said recorded Ridge Avenue Subdivision plat, which shows the distances to be calculated, rather than measured or record.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

	PROPERTY LINE
	EASEMENT LINE
	SANITARY SEWER
	WATER LINE
	RAW WATER LINE
	OVERHEAD POWER LINE
	GAS LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PINE TREE

NORTHEAST CORNER SECTION 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUND 2-3/8" DIAMETER
IRON PIPE W/ WELDED TOP
THIS MONUMENT APPEARS TO
HAVE BEEN EXTANT AT THIS
LOCATION SINCE AT LEAST 1907
(SEE MS-5665 & 5763)

(Basis of Bearings)
S 89°06'26" E 2,602.79' Mea. 2005
N 89°57' E 2,634.06' Rec. 1897
East 2,656.5' Rec. 1876

1284.30

NORTH 1/4 CORNER SECTIONS 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN
(3 1/4" DIA. ALUMINUM CAP ON 2 1/2" ALUMINUM
PIPE RESET AUGUST 2005 BASED ON TIES BY O.C. TURNER IN
1925 AND 1926 FROM CORNERS 1 OF MS NO. 856 AND 1 OF
MS NO. 690.)



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Issued	YY.MM.DD
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Revision	

Client/Project
Ridge Avenue Lot 1
Tesch Law Offices, PC
Section 21, T2S, R4E, S1B&M
Park City
Summit County, Utah

Permit-Seal

Project Number: 205303057

File Name: 03057v_tbs.dwg

GAC	SB	GAC	14.02.25
Dwn	Chkd.	Dsgn.	YY.MM.DD

Revision Sheet