GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

RAINBOW COVE LLC
42-04-000-0011

RAINBOW COVE LLC
42-04-000-0012

RAINBOW COVE LLC
42-04-000-0013

RAINBOW COVE LLC
42-04-000-0018

JLM NORTH EDEN LLC
42-04-000-0010

NEBEKER
42-04-000
-0002

JUNE & STEVE
42-04-000-0010

NEBEKER
42-04-000-0010

R&A NEBEKER LIMITED
PARTNERSHIP
42-04-00-008

West Parcel Legal Description

A parcel of ground located in the Southeast Quarter of Section 4, Township 14 North, Range 6 East of the Salt Lake Base and Meridian Described as follows:
Beginning at the JSH Bar & Cap set and Found Stone at the Southeast Corner of Section 4, Township 14 North, Range 6 East of the Salt Lake Base & Merdian, from which the found bar at the East Quarter corner of said section bears North 00°42'09" West 2644.13 feet, and running Thence South 89°58'27" West 1202.85 feet to a point on the West Right-of-Way line of Cisco Road as established by Jones & Demille Engineering Cisco Road Right-of-Way Project 1709-388 and the point of beginning; and Thence continuing South 89°58'27" West 117.24 feet to the Southwest Corner of the East Half of the Southeast Quarter of said Section 4; Thence North 00°42'09" West 2645.35 feet to the Northwest Corner of the East Half of the Southeast Quarter of said Section 4; Thence South 89°58'24" East 561.26 feet to the aforementioned West Right-of-Way line; Thence Southerly along said right-of-way line the following seven (7) courses, 1) South 19°54'39" West (South 20°01'44" West per said Project) 264.81 feet; 2) Thence 339.77 feet along the arc of a 1533.00 foot radius curve to the left, through a Central Angle of 12°41'56" and a Long Chord that bears South 13°33'41" West 339.07 feet;3) Thence South 07°12'43" West (South 7°19'48" West per Project) 326.65 feet; 4) Thence Southerly 73.39 feet along the arc of a 5033.00 foot radius curve to the left, through a Central Angle of 00°50'08" and a Long Chord that bears South 06°47'39" West 73.39 feet; 5) Thence South 06°22'35" West (South 7°19'48" West per Project) 1116.51 feet; 6) Thence Southerly 110.06 feet along the arc of a 9967.00 foot radius curve to the right, through a Central Angle of 00°37'58" and a Long Chord that bears South 06°41'34" West 110.06 feet; 7) Thence South 07°00'33" West (South 7°07'38" West per Project) 453.78 feet to the point of beginning.
Containing 784,778 square feet or 18.016 acres.

East Parcel Legal Description

A parcel of ground located in the Southeast Quarter of Section 4, Township 14 North, Range 6 East of the Salt Lake Base and Meridian Described as follows:
Beginning at the JSH Bar & Cap set and Found Stone at the Southeast Corner of Section 4, Township 14 North, Range 6 East of the Salt Lake Base & Merdian, from which the found bar at the East Quarter corner of said section bears North 00°42'09" West 2644.13 feet, and running Thence South 89°58'27" West 1136.35 feet to the East Right-of-Way line of Cisco Road as established by Jones & Demille Engineering Cisco Road Right-of-Way Project 1709-388; Thence Northerly along said right -of-way line the following seven (7) courses, 1) North 07°00'33" East (North 07°07'38" East Per Project) 445.63 feet; 2) Thence Northerly 110.79 feet along the arc of a 10033.00 foot radius curve to the left, through a Central Angle of 00°37'58" and a Long Chord that bears North 06°41'34" East 110.79 feet; 3) Thence North 06°22'35" East (North 17°19'48" per Project) 1116.51 feet; 4) Thence Northerly 72.43 feet along the arc of a 4967.00 foot radius curve to the right, through a Central Angle of 00°50'08" and a Long Chord that bears North 06°47'39" East 72.42 feet; 5) Thence North 07°12'43" East (North 07°19'48" East per Project) 326.65 feet; 6) Thence Northerly 325.14 feet along the arc of a 1467.00 foot radius curve to the right, through a Central Angle of 12°41'56" and a Long Chord that bears North 13°33'41" East 324.47 feet; 7) Thence North 19°54'39" East (North 20°01'44" East per Project) 288.68 feet to the North line of the East Half of the Southeast Quarter of said Section 4; Thence South 89°58'24" East 688.66 feet to the Northeast Corner of the Southeast Quarter of sad Section 4; Thence South 00°42'09" East 2644.13 feet to the point of beginning.
Containing 2,529,044 square feet or 58.059 acres.

A 55' WIDE PARCEL IN PRIVATE OWNERSHIP FOR A BACK ENTRANCE A NON-EXCLUSIVE OWNERSHIP PARCEL-IN COMMON WITH OTHERS FOR INGRESS/EGRESS AND UTILITIES

CROSS HATCHED AREA IS DEED OVERLAP WITH THE STATE OF UTAH 166,769 S.F. 3.8285 Acres

P.O.B.
EAST 1/16th Corner
SET ALUMINUM CAP

DEED OVERLAP WITH THE STATE OF UTAH

N 00°42'09" W 2645.35'

WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 @ 1320' PERPENDICULARLY WEST OF EAST 1/4 SECTION LINE

CENTER EAST 1/16th CORNER NOTHING SET

34.29' & 40 S.F. DEED OVERLAP

1.78'

117.24'

P.O.B.CORNER IS ±4.3' FROM PAVEMENT EDGE

CORNERS ARE ±2.1' FROM PAVEMENT EDGE

453.78'
S 07°00'33" W
(S 7°07'38" W J&D)
N 07°00'33" E
445.63'

66.50'

1202.85'

S 89°58'27" W
2120.00' (2178.9' GLO)
TO HIGH-WATER LINE

1320.09' S 89°58'27" W

(RECORD DISTANCE TO RAINBOW COVE)
1228.29' TO RAINBOW COVE
1136.35'

1320.00'

Length = 110.06'
Radius = 9967.00'
Δ = 0°37'58"
S 6°41'34" W
Chord = 110.06'

Length = 110.79'
Radius = 10033.00'
Δ = 0°37'58"
N 6°41'34" E
Chord = 110.79'

HATCHED AREA IS ROAD & BIKE PATH PAVEMENT

Length = 73.39'
Radius = 5033.00'
Δ = 0°50'08"
S 6°47'39" W
Chord = 73.39'

#5 BAR

FOUND BENT #5 BAR

PORTION OF
STATE OF UTAH
42-04-000-0001
TO BE SOLD
784,778 S.F.
18.016 Acres

1116.51'
S 06°22'35" W
(S 7°19'48" W J&D)
N 06°22'35" E 1116.51'

CORNERS ARE ±8.5' FROM PAVEMENT EDGE

CORNER IS ±11.4' FROM PAVEMENT EDGE

326.65'
S 07°12'43" W
(S 7°19'48" W J&D)
N 07°12'43" E 326.65'

Length = 72.43'
Radius = 4967.00'
Δ = 0°50'08"
N 6°47'39" E
Chord = 72.42'

Length = 339.77'
Radius = 1533.00'
Δ = 12°41'56"
S 13°33'41" W
Chord = 339.07'

CORNER IS ±8.6' FROM PAVEMENT EDGE

CORNER IS ±8.6' FROM PAVEMENT EDGE

Length = 325.14'
Radius = 1467.00'
Δ = 12°41'56"
N 13°33'41" E
Chord = 324.47'

264.81'
S 19°54'39" W
N 19°54'39" E
288.68'
(S 20°01'44" W J&D)

(66.9' BR)
67.05'

SMASHED ILLEGIBLE (HELD)

#4 BAR-HELD

SMASHED ILLEGIBLE

#4 BAR

BENT #5 BAR

S 89°58'24" E
561.26'

70.18'

688.66'

1320.11'

2398.78'

#4 BAR @ STONE
C.P.F.& R. 1575

T. 14 N.
R. 6 E.

9 4 P.O.B.
10 3 SET JSH B&C @ LARGE STONE
C.P.&F.R.TO BE FILED

N 00°42'09" W 2644.13'

REMAINDER PORTION OF THE STATE OF UTAH
PARCEL 42-04-000-0001
E/2 OF THE SE/4 OF SECTION 4
2,529,044 S.F.
58.059 Acres

NARRATIVE

The puprose of this survey was to establish the boundary of the East Half of the Southeast Quarter of Section 4, Township 14 North, Range 6 East of the Salt Lake Base & Meridian. The Survey was ordered by the State of Utah. The control used to establish the property lines was a bar and cap set by myself at a found Stone at the Southeast Corner of said Section and the found bar at the East Quarter Corner of the Section. The south line of the section was establish by holding a fence line on the West side of Cisco Road and at the standard record distance of 1320' West of the set bar and cap.

This is a fractional section due to the boundary of Bear Lake. Identifying the actual historical location of this boundary or margin of the lake is a very difficult task to accomplish due to the unknown factor of what was considered the margin of the lake. Years of trying to establish this has proven to indicate different locations and/or elevations. Also the historical measurements being made by chain as compared to much more accurate modern day GPS measurements do not compare very well. Today the boundary of the lake is established at the high-water line at elevation 5923.65 feet of the U.P.&L. datum which is controlled by the pump station on the North end of the lake.

Due to this daunting task it is my opinion that it is basically impossible to accurately recreate this location and therefore proportioning measurements, in my opinion, is not an acceptable process for establishing any fractional section lines. The west line of the surveyed parcel is the East 1/16th Section Line. Seeing as how proportioning is not an acceptable process the best method of establishing aliquot lines is at standard record distances per BLM standards. I have therefore established the west line of the surveyed parcel at a distance of 1320 feet perpendicularly of the monumented East 1/4 section line. The northwest corner was established at the intersection of the above referenced 1/16th line and a line established from the East 1/4 corner and 2 found & held bars at the Southwest Corner of Parcel 42-04-000-0010 and the common East corner of Parcels 42-04-000-0018 & -0019. This is being done to avoid as much conflict as possible with these parcels as possible.

There was found to be a considerable overlap with the surveyed parcel and the east line of parcels 42-04-000-0011, 0012, 0013 and -0018. I am uncertain as to how this east line of those parcels was established. Possibly by proportioning. However I cannot duplicate this. Also it is my opinion that this would be in error as standard procedure is to establish aliquot partition lines of partial sections at standard distances if no historical monumentation is found. This would be a significant issue as private ownership of this area is technically not possible as obtaining ownership of government property by occupation is generally not possible. It will be necessary for the new owner of the surveyed parcel to either sign boundary line agreements or deed the corresponding conflicting areas over to the appropriate land owners. Providing the necessary descriptions to accomplish this is not part of this survey and will be provided at a later date and with a different survey for the new owner of this property.

The establishment of the right-of-way of Cisco Road is now days an impossible task on ones own due to the issue that Cisco Road has been realigned and widened to include wider travel lanes and a bike path on the east side. After obtaining information from the firm that did the engineering and surveying for this I was able to accurately reestablish the centerline of Cisco Road. This was a daunting task due to issue of first being supplied with only a legal description of the 12.6 mile centerline that had close to 150 feet of error in the overall length and inconsistencies within the description as compared to a cad file supplied at a later date. Due to these inconsistencies I have create a separate Record of Survey detailing this centerline. See the JSH Surveying Cisco Road Record of Survey for details.

SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

PROFESSIONAL LAND SURVEYOR
8-14-24
NO. 325023
STATE OF UTAH
JEFF S. HANSEN

LEGEND

	FENCE POST
	T-BAR FENCE POST
—x—	FENCE LINE
	EXISTING PROPERTY CORNER (TYPE AS NOTED)
	TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
	RIGHT OF WAY MARKER
	SECTION CORNER
	NORTH OR SOUTH 1/4 SECTION CORNER
	EAST OR WEST 1/4 SECTION CORNER
BR	BY RECORD
-M	MEASURED
B&C	BAR AND CAP

JSH
SURVEYING & DRAFTING INC.
P.O. BOX 300 o WELLSVILLE, UTAH 84339
(435) 245-9090 • TOLL FREE 1-888-420-0268 • FAX (435) 245-9669

PROPERTY SURVEY FOR THE STATE OF UTAH

DATE:	8/12/24
DRAWN BY:	JSH
JOB NUMBER:	24-064
SCALE:	1" = 100'
SECTION:	SE/4 OF SECTION 4
TOWNSHIP:	14 N RANGE: 6 E
OF THE SALT LAKE BASE & MERIDIAN	