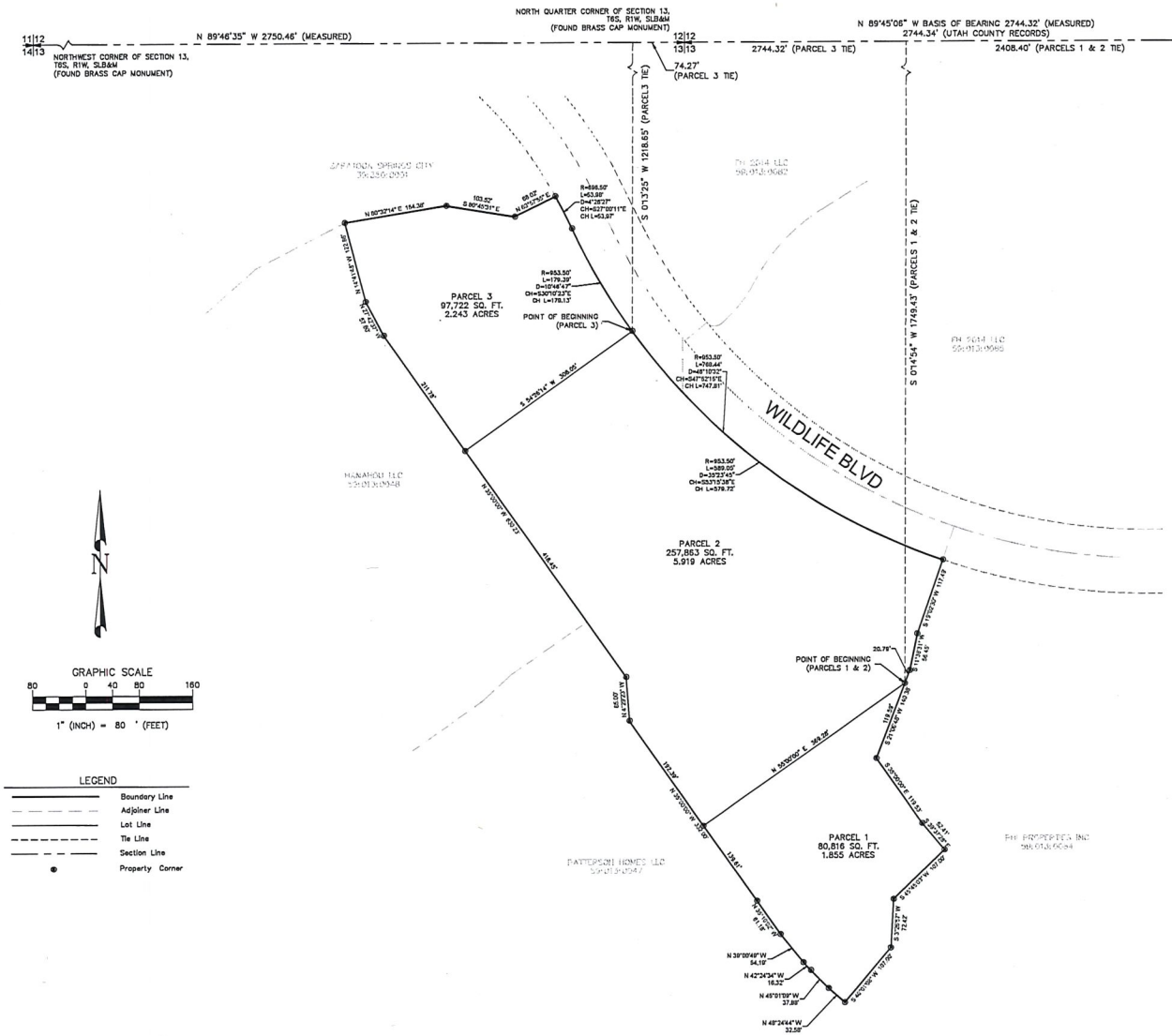

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°45'06" WEST ALONG THE SECTION LINE 2358.77 FEET AND SOUTH 1563.40 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 19°02'30" WEST 117.50 FEET;
THENCE SOUTH 11°38'31" WEST 56.45 FEET;
THENCE SOUTH 21°08'48" WEST 140.38 FEET;
THENCE SOUTH 35°00'00" EAST 119.53 FEET;
THENCE SOUTH 39°37'28" EAST 52.41 FEET;
THENCE SOUTH 45°45'03" WEST 107.00 FEET;
THENCE SOUTH 03°28'57" WEST 72.42 FEET;
THENCE SOUTH 40°01'08" WEST 107.00 FEET;
THENCE NORTH 48°24'44" WEST 32.58 FEET;
THENCE NORTH 45°01'09" WEST 37.88 FEET;
THENCE NORTH 42°24'34" WEST 16.32 FEET;
THENCE NORTH 39°00'49" WEST 54.19 FEET;
THENCE NORTH 35°10'02" WEST 61.18 FEET;
THENCE NORTH 35°00'00" WEST 333.00 FEET;
THENCE NORTH 04°29'23" WEST 65.00 FEET;
THENCE NORTH 35°00'00" WEST 630.23 FEET;
THENCE NORTH 27°42'37" WEST 57.80 FEET;
THENCE NORTH 14°41'48" WEST 122.86 FEET;
THENCE NORTH 80°32'14" EAST 154.38 FEET;
THENCE NORTH 80°45'31" EAST 103.52 FEET;
THENCE NORTH 63°57'55" EAST 68.02 FEET;
THENCE ALONG THE ARC OF A 896.50 FOOT RADIUS CURVE TO THE RIGHT 53.98 FEET, (CHORD BEARS SOUTH 27°00'11" EAST 53.97 FEET);
THENCE ALONG THE ARCH OF A 953.50 FOOT RADIUS CURVE TO THE LEFT 765.44 FEET, (CHORD BEARS SOUTH 47°52'15" EAST 747.81 FEET) TO THE POINT OF BEGINNING.

PROPOSED PARCEL 1 BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 89°45'06"WEST 2408.40 FEET ALONG THE SECTION LINE AND SOUTH 0°14'54"WEST 1749.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 21°08'48"WEST 119.59 FEET;
THENCE SOUTH 35°00'00"EAST 119.53 FEET;
THENCE SOUTH 39°37'28"EAST 52.41 FEET;
THENCE SOUTH 45°45'03"WEST 107.00 FEET;
THENCE SOUTH 3°28'57"WEST 72.42 FEET;
THENCE SOUTH 40°01'08"WEST 107.00 FEET;
THENCE NORTH 48°24'44"WEST 32.58 FEET;
THENCE NORTH 45°01'09"WEST 37.88 FEET;
THENCE NORTH 42°24'34"WEST 16.32 FEET;
THENCE NORTH 39°00'49"WEST 54.19 FEET;
THENCE NORTH 35°10'02"WEST 61.18 FEET;
THENCE NORTH 35°00'00"WEST 139.61 FEET;
THENCE NORTH 55°00'00"EAST 369.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 80,816 SQ. FT. OR 1.855 ACRES

PROPOSED PARCEL 2 BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 89°45'06"WEST 2408.40 FEET ALONG THE SECTION LINE AND SOUTH 0°14'54"WEST 1749.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 55°00'00"EAST 369.28 FEET;
THENCE NORTH 35°00'00"WEST 192.39 FEET;
THENCE NORTH 4°29'23"WEST 65.00 FEET;
THENCE NORTH 35°00'00"WEST 418.45 FEET;
THENCE NORTH 54°26'14"WEST 308.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDLIFE BOULEVARD AND A POINT ON A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A 953.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 589.00 FEET (CENTER BEARS NORTH 54°26'14"EAST THROUGH A CENTRAL ANGLE OF 35°23'45"AND LONG CHORD BEARS SOUTH 53°15'38"EAST 579.72 FEET) ALONG SAID WILDLIFE BOULEVARD TO A POINT ON NON-TANGENCY;
THENCE SOUTH 19°02'30"WEST 117.49 FEET;
THENCE SOUTH 11°38'31"WEST 56.45 FEET;
THENCE SOUTH 21°08'48"WEST 20.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 257,863 SQ. FT. OR 5.919 ACRES

PROPOSED PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH 89°45'06"WEST 2744.32 FEET ALONG THE SECTION LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 13 AND NORTH 89°46'35"WEST 74.27 FEET AND SOUTH 0°13'25"WEST 1218.65 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 54°26'14"WEST 308.05 FEET;
THENCE NORTH 35°00'00"WEST 211.78 FEET;
THENCE NORTH 27°42'37"WEST 57.80 FEET;
THENCE NORTH 14°41'48"WEST 122.86 FEET;
THENCE NORTH 80°32'14"EAST 154.38 FEET;
THENCE SOUTH 80°45'31"EAST 103.52 FEET;
THENCE NORTH 63°57'55"EAST 68.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILDLIFE BOULEVARD AND A POINT ON A NON-TANGENT CURVE;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
(1) SOUTHEASTERLY ALONG THE ARC OF A 896.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 53.98 FEET (CENTER BEARS SOUTH 80°48'38"WEST THROUGH A CENTRAL ANGLE OF 4°28'27"AND LONG CHORD BEARS SOUTH 27°00'11"EAST 53.97 FEET) TO A POINT OF REVERSE CURVATURE; AND
(2) SOUTHEASTERLY ALONG THE ARC OF A 953.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 179.39 FEET (CENTER BEARS NORTH 85°13'01"EAST THROUGH A CENTRAL ANGLE OF 10°46'47"AND LONG CHORD BEARS SOUTH 30°10'23"EAST 179.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 97,722 SQ. FT. OR 2.243 ACRES

LOCATED IN THE NORTH HALF OF SECTION 13 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

No.	DATE:	REVISIONS	BY

DRAWN BY: JRF
SURVEY DATE:

3/1/23
No. 5152762
NATHAN B. WEBER
REGISTERED LAND SURVEYOR
STATE OF UTAH

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PARCEL EXHIBIT
WILDLIFE BOULEVARD
SARATOGA SPRINGS, UTAH COUNTY, UTAH
PARCEL NO. 59:013:0038

CORP PRES BISHOP OF LDS

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DATE PLOTTED 3/1/23
JOB No. 13-052
SHEET 1 OF 1