



SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND THAT BY THE AUTHORITY AND DIRECTION OF THE OWNER, I HAVE PREPARED THIS LOT LINE ADJUSTMENT PLAT OF THE HEREON DESCRIBED PARCEL AND THAT SUCH IS A CORRECT REPRESENTATION OF THE PARCEL SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS.

Chad A. Anderson
CHAD A ANDERSON - PLS
06/27/24
DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THE REQUESTED LOT LINE ADJUSTMENT BETWEEN LOTS 5615 & 5614 THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6 IS TO PROVIDE LOT 5615 WITH A LARGER BACK YARD AND LOT 5614 WITH A LARGER FRONT YARD.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS

LOT 5615

ALL OF LOT 1615 OF THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, UTAH COUNTY.

AREA = 11,657 SQ FT OR 0.27 ACRE

LOT 5614

ALL OF LOT 1614 OF THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, UTAH COUNTY.

AREA = 15,146 SQ FT OR 0.35 ACRE

ADJUSTED PARCELS

LOT 5615

BEGINNING AT A POINT 3064.80 FEET S84°20'13"E FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARINGS BEING N00°17'21"E ALONG THE SECTION LINE BETWEEN SAID SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE N73°07'24"E 118.10 FEET; THENCE S15°23'51"E 74.00 FEET; THENCE S73°12'15"W 11.40 FEET; THENCE S44°59'59"W 59.68 FEET; THENCE S73°33'56"W 26.26 FEET; THENCE S16°26'04"E 15.94 FEET TO A POINT ON A 50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE 18.05 FEET ALONG SAID CURVE (CHORD BEARS S88°06'12"E 17.95 FEET) TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 21.98 FEET ALONG SAID CURVE (CHORD BEARS N60°15'31"W 20.07 FEET); THENCE N18°16'48"W 17.87 FEET TO POINT ON A 42.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 81.07 FEET ALONG SAID CURVE (CHORD BEARS N12°46'34"W 80.95 FEET) TO THE POINT OF BEGINNING.

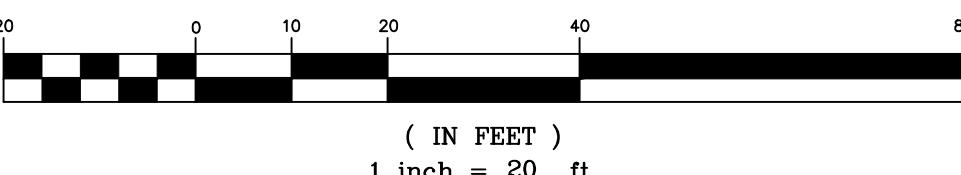
AREA = 0.27 ACRE

LOT 5614

BEGINNING AT A POINT 3064.80 FEET S84°20'13"E AND 118.10 FEET N73°07'24"E FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BASIS OF BEARINGS BEING N00°17'21"E ALONG THE SECTION LINE BETWEEN SAID SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE N73°07'24"E 53.59 FEET TO A POINT ON A 1478.81 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 18.46 FEET (CHORD BEARS S11°48'37"E 18.46 FEET) TO A POINT ON A 350.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 30.98 FEET (CHORD BEARS S13°59'20"E 30.97 FEET); THENCE S16°15'28"E 123.65 FEET; THENCE S73°44'26"W 113.55 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 65.19 FEET (CHORD BEARS N44°12'09"W 60.67 FEET); THENCE N16°26'04"W 15.94 FEET; THENCE N73°33'56"E 26.26 FEET; THENCE N44°59'59"E 59.68 FEET; THENCE N73°12'15"E 11.40 FEET; THENCE N15°23'51"W 74.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.35 ACRE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



PROJECT NO. 24-02-046
SHEET 1 OF 1
PREPARED FOR: PROJECT:
EDEN DOUGLAS
FOX HOLLOW PHASE 6
LOTS 5614 AND 5615

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