

# 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 610.5899'±26.1', 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, 569'12.24"E 83.20 feet to the Northeastly Corner of said Lot 1 and the Westly Right-of-Way line of Ridge Avenue; thence, along said Westly Right-of-Way line, S22°07'46"W 207.18 feet to the Southwly Corner of said Lot 1; thence, along the Westly boundary line of said Ridge Avenue Subdivision, N02°10'07"E 225.12 feet to the Point of Beginning.

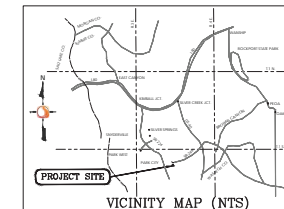
Contains: 3,703 Square Feet or 0.20 Acres.

### 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 N69°26'26.1", 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.



( IN FEET )  
1 inch = 30 ft.

### LEGEND:

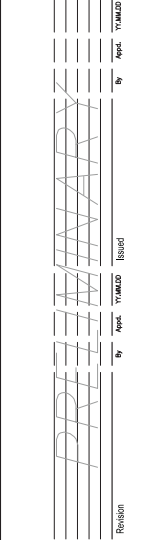
	PROPERTY LINE
	EASEMENT LINE
	SANITARY SEWER
	WATER LINE
	RAW WATER LINE
	OVERHEAD POWER LINE
	GAS LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	PINE TREE

NORTHEAST CORNER SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
FOUND 3.3" Ø GALUMINUM  
ROUND 3.3" Ø FOUND TOP  
THE MONUMENT APPEARS TO  
HAVE BEEN EXCAVATED AT THIS  
LOCATION SINCE AT LEAST 1907  
(SEE 885-9465 & 5782)

TO BEAK OF THE MONUMENT  
S 89°10'20" E 2,492.71'± MSL 2,703.5'  
N 81°12'20" E 1,181.19'± MSL 1,997'  
EAST 2,665.8'± FROM THE 1974

1284.30

NORTH 1/4 CORNER SECTION 21  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE & MERIDIAN  
3" 1/4" Ø ALUMINUM CAP 2" Ø ALUMINUM  
PIPE WITH ASSISTED 1000 AND 1000 IN BY CIVIC WORKERS IN  
1953 AND 1000 FROM CORNERS 1 OF RR NO. 3658 AND 1 OF  
RR NO. 3662



Client/Project  
Ridge Avenue Lot 1  
Teach Law Offices, PC  
Section 21, T2S, R4E, S16B&M  
Park City  
Summit County, Utah  
This  
TOPOGRAPHICAL BOUNDARY SURVEY  
Permit-Seal

Project Number: 205303057  
File Name: 020724\_161.dwg  
GAC: SB GAC: 16/05/25  
Dwg: Chikl Dgn: YJMM400

Revision Sheet