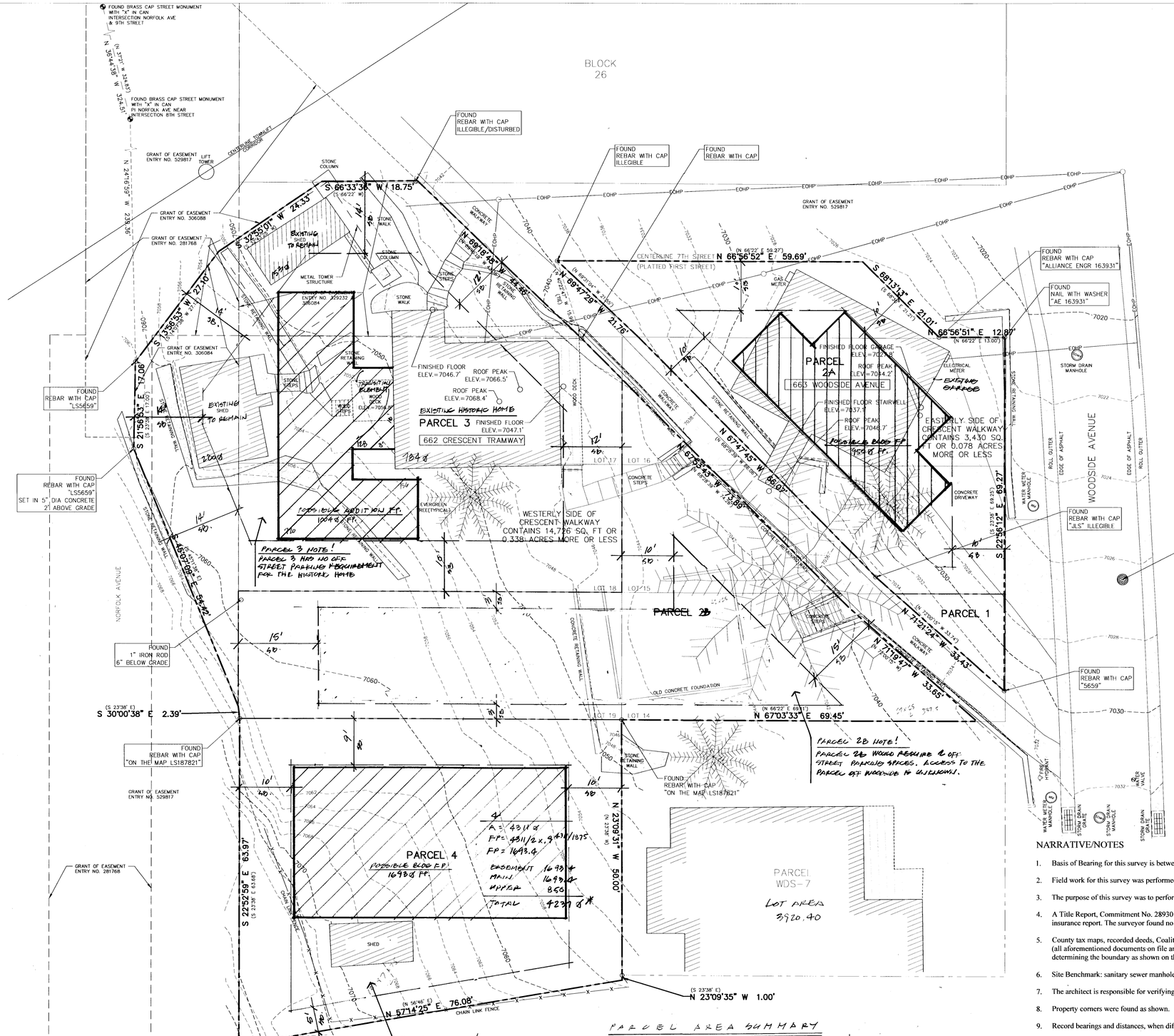
KIMBALL PARCELS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



PARCEL AREA SUMMARY

1A
A = 3227.5
FP = A/2 x .9 = 4/1375
FP = 3227.5/2 x .9 = 3227.5/1375
FP = 1346 sf
BASEMENT 1346 960
MAIN 1346 960
UPPER 673 475
TOTAL 3365 2375 **

* ESTIMATED GROSS BLDG AREA PER CALC.
** ESTIMATED GROSS BLDG AREA AS MEASURED.

2B
A = 4123.5
FP = 4123.5/2 x .9 = 4123.5/1375
FP = 1685.2
BASEMENT 1685.2
MAIN 1685.2
UPPER 817
TOTAL 4087.5 *

3
A = 6272
FP = 6272 x .9 = 6272/1375
FP = 2204.5 sf
EXISTING HOME FP = 1784 sf
ADDITION FP = 1420.5 sf
BASEMENT 1780
MAIN 1788
UPPER 1004
TOTAL 4580 *

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR No. 7248891 CHARLES GALATI 1/2/24 State of Utah

LEGAL DESCRIPTION

PARCEL 1

THAT PORTION OF LOT 14 LYING EAST OF THE CRESCENT TRAMWAY WALKWAY, BLOCK 27, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE CRESCENT WALKWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 66°22' EAST 66.91 FEET FROM THE NORTHWEST CORNER OF BLOCK 27, PARK CITY SURVEY, AMENDED PLAT, SAID POINT ALSO BEING SOUTH 23°38' EAST 234.26 FEET AND NORTH 66°22' EAST 91.62 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOK AVENUE AND 8TH STREET; AND RUNNING THENCE NORTH 66°22' EAST 11.28 FEET; THENCE SOUTH 68°28'39" EAST 66.06 FEET; THENCE SOUTH 72°00'15" EAST 33.74 FEET; THENCE SOUTH 23°38' EAST 10.70 FEET; THENCE NORTH 72°00'15" WEST 41.09 FEET; THENCE NORTH 68°28'39" WEST 74.26 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. PC-335-A)

PARCEL 2

ALL OF LOTS 15, 16 AND 19, BLOCK 27, PARK CITY SURVEY AND THAT PORTION OF LOT 14 LYING WEST OF THE CRESCENT WALKWAY, ALSO THE SOUTHERLY ONE-HALF OF VACATED 7TH STREET ADJACENT TO LOT 16 BLOCK 27, PARK CITY SURVEY,

LESS AND EXCEPTING THAT PORTION OF THE SOUTHERLY ONE-HALF OF VACATED 7TH STREET, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 26, PARK CITY SURVEY, AMENDED PLAT, SAID POINT BEING SOUTH 23°38' EAST 204.26 FEET AND NORTH 66°22' EAST 174.46 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOLK AV ENUE AND 8TH STREET; AND RUNNING THENCE SOUTH 24°05'11" EAST 30.00 FEET, THENCE SOUTH 66°22' WEST 13.00 FEET; THENCE NORTH 68°38'00" WEST 21.21 FEET; THENCE SOUTH 66°22' WEST 59.27 FEET; THENCE NORTH 69°31'04" WEST 21.55 FEET; THENCE NORTH 66°22' EAST 102.50 FEET TO THE POINT OF BEGINNING.

AND

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE CRESCENT WALKWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 66°22' EAST 66.91 FEET FROM THE NORTHWEST CORNER OF BLOCK 27, PARK CITY SURVEY, AMENDED PLAT, SAID POINT ALSO BEING SOUTH 23°38' EAST 234.26 FEET AND NORTH 66°22' EAST 91.62 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOK AVENUE AND 8TH STREET; AND RUNNING THENCE NORTH 66°22' EAST 11.28 FEET; THENCE SOUTH 68°28'39" EAST 66.06 FEET; THENCE SOUTH 72°00'15" EAST 33.74 FEET; THENCE SOUTH 23°38' EAST 10.70 FEET; THENCE NORTH 72°00'15" WEST 41.09 FEET; THENCE NORTH 68°28'39" WEST 74.26 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. PC-337) .16 (recorded 6969.6) 7 (7351 measured) Sq.ft. (.123) measured No. 3227.5 measured

PARCEL 3

ALL OF LOTS 17 & 18, BLOCK 27, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

ALSO BEGINNING AT THE NORTHWEST CORNER OF BLOCK 27, PARK CITY SURVEY AMENDED PLAT, SAID POINT ALSO BEING SOUTH 23°38' EAST 234.26 FEET AND NORTH 66°22' EAST 25.00 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOLK AVENUE AND 8TH STREET; AND RUNNING THENCE NORTH 23°38' WEST 18.78 FEET; THENCE NORTH 32°43'25" EAST 20.25 FEET; THENCE NORTH 66°22' EAST 18.75 FEET; THENCE SOUTH 69°51'19" EAST 43.36 FEET; THENCE SOUTH 66°22' WEST 66.91 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH IS SOUTH 23°38' EAST 11.22 FEET FROM THE SOUTHWEST CORNER OF BLOCK 26, PARK CITY SURVEY, AMENDED PLAT, SAID POINT ALSO BEING SOUTH 23°38' EAST 215.48 FEET AND NORTH 66°22' EAST 25.00 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOLK AVENUE AND 8TH STREET; AND RUNNING THENCE SOUTH 23°38' EAST 91.31 FEET; THENCE NORTH 45°11'38" WEST 54.42 FEET; THENCE NORTH 23°38' WEST 17.00 FEET; THENCE NORTH 14°07'38" EAST 27.12 FEET; THENCE NORTH 32°43'25" EAST 4.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, REPAIR, REPLACE AND MAINTAIN A FLUSH ROADBASE GRAVEL DRIVEWAY AND ASSOCIATED LANDSCAPING BETWEEN MAY 15 AND OCTOBER 15 OF EACH YEAR AND YEAR ROUND UTILITIES (INCLUDING WATER, SEWER, ELECTRICITY, TELEPHONE, NATURAL GAS AND CABLE TV) ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED TRACTS OF LAND DESCRIBED IN EXHIBITS A THROUGH E AS SHOWN IN THAT CERTAIN GRANT OF EASEMENT FROM SWEENEY LAND COMPANY, to GARY A. AND JANE J. KIMBALL, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, THEIR SUCCESSORS AND ASSIGNS, RECORDED MARCH 17, 1989, AS ENTRY NO. 306088, IN BOOK 516, AT PAGE 132, SUMMIT COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE CRESCENT WALKWAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 66°22' EAST 66.91 FEET FROM THE NORTHWEST CORNER OF BLOCK 27, PARK CITY SURVEY, AMENDED PLAT, SAID POINT ALSO BEING SOUTH 23°38' EAST 234.26 FEET AND NORTH 66°22' EAST 91.62 FEET FROM A PARK CITY MONUMENT AT THE INTERSECTION OF NORFOK AVENUE AND 8TH STREET; AND RUNNING THENCE NORTH 66°22' EAST 11.28 FEET; THENCE SOUTH 68°28'39" EAST 66.06 FEET; THENCE SOUTH 72°00'15" EAST 33.74 FEET; THENCE SOUTH 23°38' EAST 10.70 FEET; THENCE NORTH 72°00'15" WEST 41.09 FEET; THENCE NORTH 68°28'39" WEST 74.26 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. PC-338) .15 (recorded 6534) 6272 measured

PARCEL 4

PARCEL 8, WALTER DANIELS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

SUBJECT to and together with a Roadway Easement in favor of GILBERT J. KIMBALL AND MAUD KIMBALL, his wife, GWENDOLYN SIDDOWAY LARSEN AND THELMA B. RESEIGH, Said Easement is disclosed by that certain judgment filed December 18, 1972 as Civil No. 4268, in the District Court of Summit County, State of Utah, recorded December 21, 1972 as Entry No. 118325, in Book M44, at Page 113, Summit County Recorder's Office.

AND Subject to and together with a perpetual non-exclusive easement to a Shared Roadway, for pedestrian ingress and egress and limited vehicular ingress and egress (as herein defined) from Norfolk Avenue (a platted but unbuilt roadway) as disclosed in that certain Declaration of Restrictive Covenants and Shared Roadway Agreement and Easement dated July 19, 2011, recorded July 19, 2023, as Entry No. 926522, in Book 2088, at Page 811, Summit County Recorder's Office.

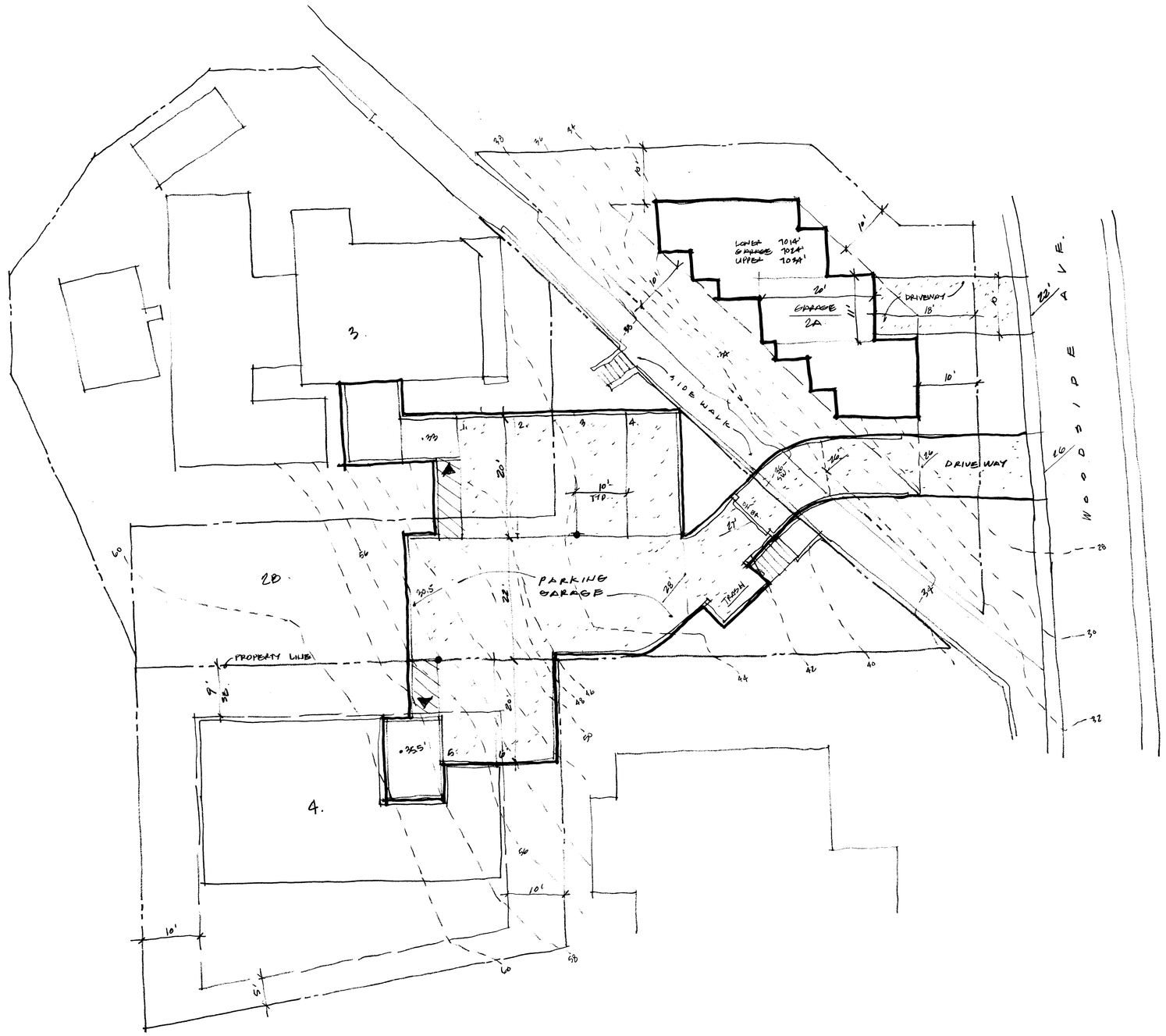
(Tax Serial No. WDS-8) .10 Lot 4356 (4311.375) measured (Hand .09) 3920.40

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed October 27, 2023 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report, Commitment No. 28930 was provided to the surveyor and certain easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Coalition West SubdivisionEntry No. 644585, Walter Daniels Amended Lot 2 Entry No. 493975, Walter Daniels Subdivision Plat Amendment Entry No. 451012, Records of Survey S-132 & S-1747 (all aforementioned documents on file and of record in the Summit County Recorder's Office), a Title Report Commitment No. 28930 dated December 11, 2023 and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: sanitary sewer manhole, Elevation=7026.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Record bearings and distances, when different than measured, are shown in parenthesis. ( )
10. Combined Amended Grant of Easements Entry No. 529817 abuts the northerly and westerly lines of the subject parcels as indicated hereon.
11. The subject property also contains a significant amount of small caliper Aspen trees that were not located as part of this survey.

1"=10'-0"

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	STAFF: CHARLES GALATI JASON WYNNE DUSTIN CARRISH DATE: 1/2/24	EXISTING CONDITIONS & TOPOGRAPHIC MAP 663 WOODSIDE AVENUE & 662 CRESCENT TRAMWAY CLIENT: JANICE KIMBALL PROJECT.: 23054 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\23054 - Kimball Subdivision\23054-kimball-ros.dwg	SHEET 1 OF 1


LOWER 701A'
GARAGE 702A'
UPPER 703A'
GARAGE
2A
DRIVEWAY
18'
20'
10'
22'
WOODSIDE AVE.
SIDE WALK
DRIVEWAY
3.
2B.
4.
PARKING GARAGE
10' TYP.
PROPERTY LINE
20'
10'
5'
60
56
44
42
40
38
34
30
28
32
48
46
50
35.5'