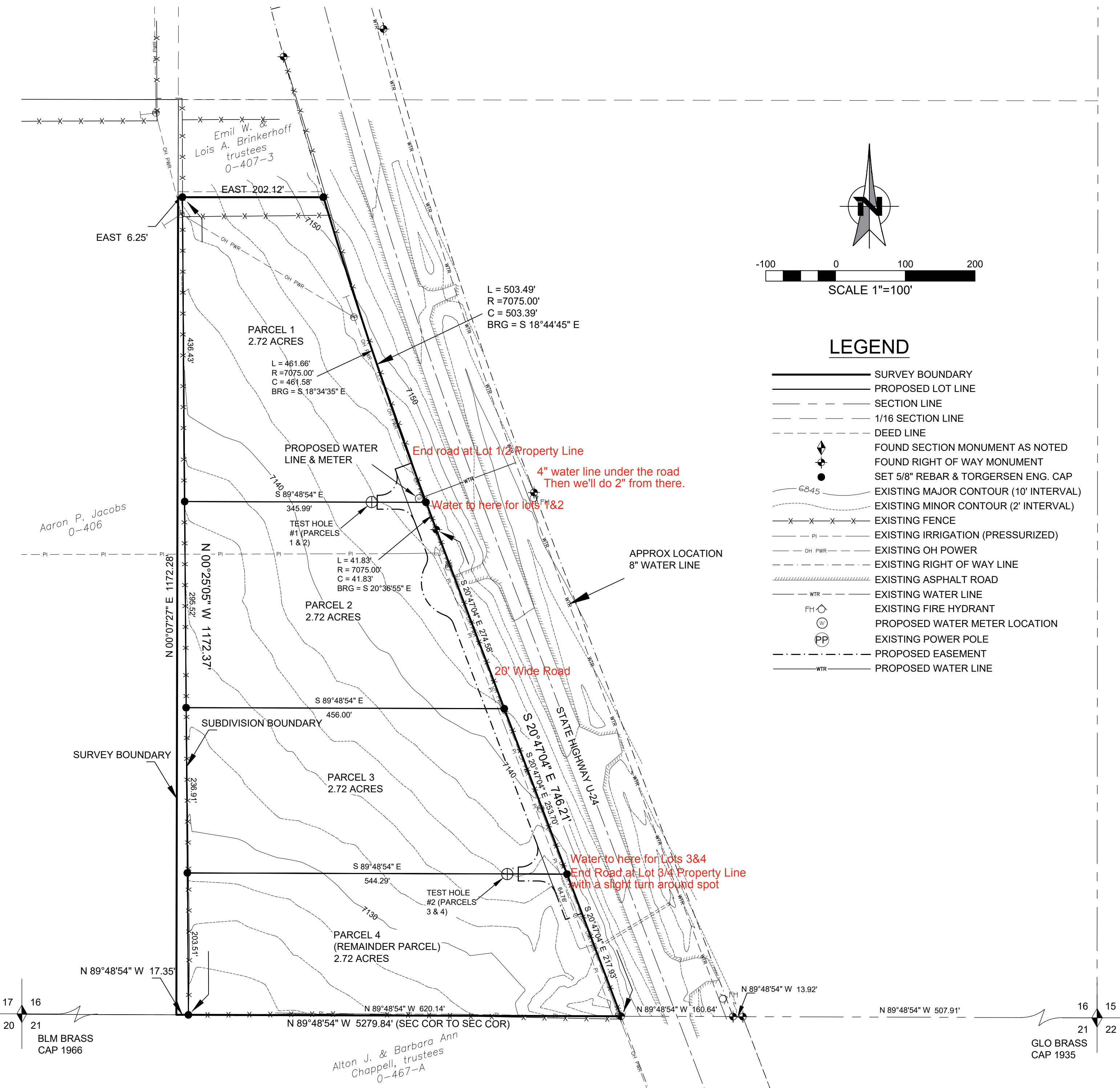


**RECORD OF SURVEY FOR
TORGERSON MINOR SUBDIVISION**
WYATT & ELIZABETH TORGERSON
LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SLB&M



RECORD (DEED) DESCRIPTION:

SURVEY DESCRIPTIONS:

OVERALL SUBDIVISION BOUNDARY:
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24 THAT IS NORTH 89°48'54" WEST 682.47 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°48'54" WEST 620.14 FEET ALONG SAME; THENCE NORTH 00°25'05" WEST 1,172.37 FEET TO THE SOUTH BOUNDARY OF BRINKERHOFF PARCEL 0-407-2; THENCE EAST 202.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY AT A NON-TANGENT POINT ON A 7,075.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 503.49 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS SOUTH 18°44'45" EAST 503.39 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 20°47'04" EAST 746.21 FEET TO THE POINT OF BEGINNING. CONTAINING 10.88 ACRES

PARCEL DESCRIPTIONS:

PARCEL 1:
BEGINNING AT A POINT THAT IS NORTH 89°48'54" WEST 1302.41 FEET ALONG THE SECTION LINE AND NORTH 00°25'05" WEST 735.94 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 00°25'05" WEST 436.43 FEET; THENCE EAST 202.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24 AT A NON-TANGENT POINT ON A 7,075.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 461.66 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS SOUTH 18°34'35" EAST 461.58 FEET) TO A NON-TANGENT POINT; THENCE NORTH 89°48'54" WEST 345.99 FEET TO THE POINT OF BEGINNING. CONTAINING 2.72 ACRES

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, INGRESS AND UTILITIES AS DESCRIBED AT RIGHT.

PARCEL 2:

BEGINNING AT A POINT THAT IS NORTH 89°48'54" WEST 1302.41 FEET ALONG THE SECTION LINE AND NORTH 00°25'05" WEST 440.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 00°25'05" WEST 295.52 FEET; THENCE SOUTH 89°48'54" EAST 345.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24 AT A NON-TANGENT POINT ON A 7,075.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 41.83 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS SOUTH 20°36'55" EAST 41.83 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 20°47'04" EAST 274.58 FEET; THENCE NORTH 89°48'54" WEST 456.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.72 ACRES

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, INGRESS AND UTILITIES AS DESCRIBED AT RIGHT.

PARCEL 3:

BEGINNING AT A POINT THAT IS NORTH 89°48'54" WEST 1302.41 FEET ALONG THE SECTION LINE AND NORTH 00°25'05" WEST 203.51 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 00°25'05" WEST 236.91 FEET; THENCE SOUTH 89°48'54" EAST 456.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24; THENCE SOUTH 20°47'04" EAST 253.70 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°48'54" WEST 544.29 FEET TO THE POINT OF BEGINNING. CONTAINING 2.72 ACRES

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, INGRESS AND UTILITIES AS DESCRIBED AT RIGHT.

REMAINDER PARCEL:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24 THAT IS NORTH 89°48'54" WEST 682.47 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°48'54" WEST 620.14 FEET ALONG SAID SECTION LINE; THENCE NORTH 00°25'05" WEST 203.51 FEET; THENCE SOUTH 89°48'54" EAST 544.29 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-24; THENCE SOUTH 20°47'04" EAST 217.93 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.72 ACRES

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, INGRESS AND UTILITIES AS DESCRIBED AT RIGHT.

ACCESS AND UTILITY EASEMENT:

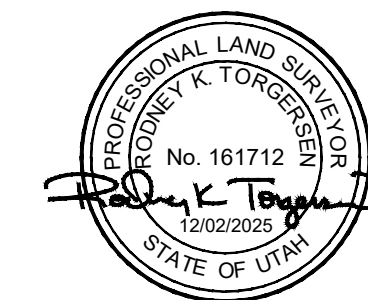
BEGINNING AT A POINT THAT IS NORTH 89°48'54" WEST 738.51 FEET AND NORTH 147.47 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 69°15'04" WEST 25.00 FEET; THENCE NORTH 20°47'04" WEST 41.66 FEET TO THE POINT OF CURVATURE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 30.12 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 55°18'00" WEST 28.33 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 89°48'54" WEST 29.87 FEET; THENCE NORTH 00°11'04" EAST 20.00 FEET; THENCE SOUTH 89°48'54" EAST 3.04 FEET; TO THE POINT OF CURVATURE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 48.42 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 34°42'00" EAST 41.20 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 20°47'04" WEST 337.35 FEET; TO THE POINT OF CURVATURE ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 17.45 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 45°48'55" WEST 16.90 FEET) TO THE POINT OF TANGENCY; THENCE NORTHERLY 87.26 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 20°47'04" WEST 76.60 FEET) TO THE POINT OF REVERSE CURVATURE ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 17.45 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 04°12'47" EAST 16.90 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 20°47'04" WEST 27.04 FEET TO A; TO THE POINT OF CURVATURE ON A 7,100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 23.46 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 20°41'24" WEST 23.46 FEET) TO THE POINT OF CURVATURE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 30.20 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 55°12'19" WEST 28.40 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 89°48'54" WEST 29.78 FEET; THENCE NORTH 00°11'04" EAST 20.00 FEET; THENCE SOUTH 89°48'54" EAST 3.63 FEET TO THE POINT OF CURVATURE ON A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 48.07 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 35°05'42" EAST 41.00 FEET) TO THE POINT OF REVERSE CURVATURE ON A 7,100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 4.31 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS NORTH 19°58'37" WEST 4.31 FEET) TO A NON TANGENT POINT; THENCE NORTH 70°02'25" EAST 25.00 FEET TO A NON-TANGENT POINT ON A 7,075.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 101.87 FEET ALONG THE ARC OF SAID CURVE (CHORD OF CURVE BEARS SOUTH 20°22'20" EAST 101.87 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 20°47'04" EAST 588.28 FEET TO THE POINT OF BEGINNING. CONTAINING 0.488 ACRES

NARRATIVE:

1. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND DESCRIBE 4 PARCELS OF LAND FOR CLIENT IN THE SOUTHEAST QUARTER OF SECTION 16 AS SHOWN ON THE PLAT.
2. MONUMENTS USED FOR CONTROL OF THIS SURVEY ARE THOSE DOT RIGHT -OF-WAY MONUMENTS AND SECTION MONUMENTS SHOWN ON THE PLAT AND DEPENDENT RESURVEY PLATS FOR TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AS RECORDED IN WAYNE COUNTY RECORDERS OFFICE AND RECORD OF SURVEY FILE # 509 FOR UDOT
3. BASIS OF BEARINGS IS NORTH 89°48'54" WEST ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER TO THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.
4. THE OVERALL BOUNDARY DESCRIPTION IS TAKEN FROM A BOUNDARY ADJUSTMENT BETWEEN WYATT AND ELIZABETH TORGERSON AND AARON JACOBS.

SURVEYOR'S CERTIFICATE:

I, RODNEY K. TORGERSEN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, CERTIFICATE NO. 161712, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER I HAVE DIRECTED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT.



APPROVAL:

_____	DATE _____	WAYNE COUNTY COMMISSION	DATE _____
_____	DATE _____	WAYNE COUNTY COMMISSION	DATE _____
_____	DATE _____	WAYNE COUNTY COMMISSION	DATE _____
_____	DATE _____	WAYNE COUNTY COMMISSION	DATE _____

TORGERSEN ENGINEERING
P.O. BOX 440211 (435) 893-1855
KOOSHAREM, UT 84744 www.TorgEng.com

RECORD OF SURVEY FOR
TORGERSON MINOR SUBDIVISION

WYATT AND ELIZABETH TORGERSON
WAYNE COUNTY, UTAH
LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 3 EAST, SLB&M

SURVEY BY: RKT	DRAWING BY: RKT	CHECKED BY:
DATE: 11/06/2025	DATE: 12/02/2025	DATE:

Scale: 1" = 100' Drawing # 25304