CENTER OF SECTION 11, T5N, R2W
FOUND BRASS MONUMENT

EAST QUARTER CORNER SECTION 11, T5N, R2W
FOUND BRASS MONUMENT

S89°32'18"W (S89°59'39"E)
2655.30' (2655.14')

LEGEND:

- SECTION CORNER AS NOTED
- SET CENTERLINE STREET MARKER (PK NAIL & WASHER STAMPED "AECI")
- SET REBAR & CAP MARKED ANDERSON ENGR.
- FENCE LINE
- SECTION LINE
- POWER POLE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO COMBINE VARIOUS PARCELS OWNED BY AFTON H. ANDERSON INC. MONUMENTATION WAS NOT AVAILABLE TO VERIFY THE LOCATION OF THE EAST LINE OF THE "HILLS OF HOMES" SUBDIVISION. A FENCELINE IN THE PROXIMITY OF SAID EAST LINE CLOSELY MATCH MONUMENTATION FOUND IN "WESTRIDGE SUBDIVISION NO. 1" AND THEREFORE WAS HELD AS THE MITIGATING BOUNDARY. THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 11 WAS APPARENTLY RESET INCORRECTLY AS IS SHOWN ON THIS PLAT. ADJUSTMENTS OF 1.66' NORTH AND 1.45' EAST WERE MADE TO THE FIELD POSITION.

HARMONY PARK SUBDIVISION NO. 2

CALVIN C. AND KAREN KUNZ

TAMRA J. HANNA

POINT OF BEGINNING

S02°30'13"W 1330.32'

1328.33'

1/16TH SECTION LINE

N89°41'15"E 203.66'

50.00' (CL)
50.70' (SL)

NOTE HIGHWAY CENTERLINE 0.70' W. OF SECTION LINE

CHAD & MELISSA BERGER

N00°30'52"E 105.82'

WESTRIDGE SUBDIVISION NO. 1 (PLAT "A" AMMENDED)

GARAGE

EXISTING SINGLE STORY WOOD FRAME HOME

50' RIGHT-OF-WAY — 4600 SOUTH — N89°53'48"E 350.00'

R=42.00'

N89°53'48"E 135.67'

R=42.00
L=138.93
Tan=503.99
Δ=189°31'39"

R=25.00
L=18.21
Tan=9.53
Δ=41°43'55" (41°43'59")

OVERHEAD POWER LINE EASEMENT UNKNOWN

S00°09'11"W (S00°37'06"W)
2643.68' (2643.47')

WESTRIDGE SUBDIVISION NO. 1 (PLAT "A" AMMENDED)

N00°30'52"E 135.00'

S00°17'22"W 503.90'

N00°17'22"E-HIGHWAY (1900W) CENTERLINE

503.90'

EXISTING SINGLE STORY WOOD FRAME HOME

RANDOLPH HANSON & JULIE CAWLEY

N89°53'48"E 80.00'

N89°53'48"E 90.00'

N00°30'52"E 13.00'

SUBJECT PARCEL
201,710 SQ. FT.
4.631 ACRES.

FENCE LINE ACCEPTED AS BEST EVIDENCE OF EAST BOUNDARY LINE OF HILLS OF HOMES SUB.

50'EASEMENT

S 85°07'25" E

EXISTING OVERHEAD POWER LINE & CENTERLINE OF 50' WIDE EASEMENT

-BASIS OF BEARING-
N00°19'10"E 2657.61'-SECTION LINE
(N00°47'02"E 2657.37')

HILLS OF HOMES SUBDIVISION

N00°30'52"E 188.81' (N00°33'E)

50.15'

50' EASEMENT

S 85°07'25" E

EXISTING OVERHEAD POWER LINE & CENTERLINE OF 50' WIDE EASEMENT

S89°53'49"W 30.00'

BUILDING ENCROACHES 7'

50.15'

89.31'

89.43'

S00°17'22"W 25.00'

N00°17'22"E 25.00'

6' CHAIN LINK FENCE ACCEPTED AS BEST EVIDENCE OF PROPERTY BOUNDARY

S89°53'49"W 417.65'

QUESTAR

ACCESS EASEMENT 12'

50.00' (CL)
50.43' (SL)

S89°53'49"W 130.00'

NOTE HIGHWAY CENTERLINE 0.43' W. OF SECTION LINE

824.38'

ADELE M BOEKWEG | ADELE M BOEKWEG | ADELE M BOEKWEG | ADELE M BOEKWEG | JAMES W MCEWEN ETAL | JAMES W MCEWEN ETAL | JAMES W MCEWEN ETAL | JAMES W MCEWEN ETAL | SEI

ORIGINAL COUNTY MONUMENT LOCATION PRIOR TO 1982
SE CORNER SECTION 11, T5N, R2W

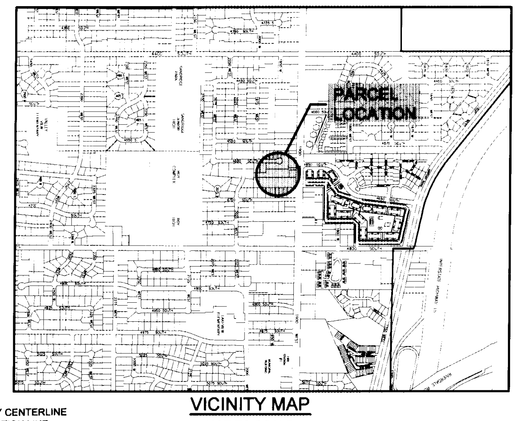
1.66'

N89°50'24"E (N89°48'15"E)
2647.53' (2647.33')

SOUTH QUARTER CORNER OF SECTION 11, T5N, R2W
FOUND BRASS MONUMENT

FOUND BRASS MONUMENT STAMPED 1982
(MISPLACED PER COUNTY SURVEYOR)

1.45'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, RICHARD K. TATE, REGISTERED LAND SURVEYOR NO 334552, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED BY ME, AND/OR UNDER MY DIRECT SUPERVISION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT I AM RESPONSIBLE FOR THE SURVEY, AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN UTAH.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, T5N, R2W, SLB&M AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, FROM WHICH THE CORRECTED FORMER SOUTHEAST CORNER OF SAID SECTION BEARS S00°19'10"W 2657.61 FEET; THENCE S2°30'13"W 1330.32 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE **POINT OF BEGINNING**; THENCE S00°17'22"W 503.90 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE S89°53'49"W 130.00 ALONG THE SOUTH BOUNDARY OF SAID TRACT TO THE SOUTHEAST OF A 25'X30' TRACT OWNED BY QUESTAR; THENCE N00°17'22"E ALONG EAST BOUNDARY OF SAID QUESTAR TRACT 25.00 FEET; THENCE S89°53'49"W ALONG THE NORTH BOUNDARY OF SAID QUESTAR TRACT 30.00 FEET; THENCE S00°17'22"W ALONG THE WEST BOUNDARY OF SAID QUESTAR TRACT 25.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT OWNED BY QUESTAR; THENCE S89°53'49"W CONTINUING ALONG THE SOUTH BOUNDARY OF THE TRACT HEREIN DESCRIBED 417.65 FEET TO THE SOUTHWEST CORNER; THENCE N00°30'52"E ALONG THE BOUNDARY DIVIDING HILLS OF HOMES SUBDIVISION AND THE SUBJECT PARCEL, 188.81 FEET; THENCE N89°53'48"E, 90.00 FEET; THENCE N00°30'52"E, 13.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF WESTRIDGE SUBDIVISION NO. 1; THENCE N89°53'48"E ALONG THE SOUTH BOUNDARY OF SAID WESTRIDGE SUBDIVISION NO. 1, 80.00 FEET; THENCE N00°30'52"E 135.00 FEET ALONG THE EAST BOUNDARY OF SAID WESTRIDGE SUBDIVISION; THENCE N89°53'48"E, 135.67 FEET ALONG THE SOUTH RIGHT-OF-WAY OF 4600 SOUTH STREET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 41°43'55"; THENCE ALONG SAID CURVE 18.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT. SAID CURVE HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 189°31'39"; THENCE ALONG SAID CURVE 138.93 FEET; THENCE N00°30'52"E, 105.82 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PARCEL; THENCE N89°41'15"E ALONG SAID NORTH BOUNDARY 203.66 FEET TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINS 4.631 ACRES.

CONVEYANCE:

THE UNDERSIGNED, VIRGIL B. ANDERSON, AFTON A. MELDRUM FOR WALTER J. MELDRUM & AFTON A. MELDRUM AS TRUSTEES OF THE MELDRUM FAMILY TRUST DATED DECEMBER 9, 1986, & LYNN V. ANDERSON, DBA VALASA ENGINEERING & CONSTRUCTION COMPANY HEREBY CONVEY AND WARRANT TO AFTON H. ANDERSON, INC. A UTAH CORPORATION FOR THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION ALL REAL PROPERTY OWNED BY THEM CONTAINED WITHIN THE SOUTHEAST 1/4 OF SECTION 11, T5N, R2W, WEBER COUNTY, UTAH, A DETAILED COMPOSITE REPRESENTATION OF SUCH IS THE SUBJECT OF THIS BOUNDARY SURVEY PLAT.

Virgil B. Anderson 6-5-01
VIRGIL B. ANDERSON DATE

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 5th DAY OF JUNE, 2001, VIRGIL B. ANDERSON PERSONALLY APPEARED BEFORE ME TO BE THE SIGNER OF THIS INSTRUMENT, AND HE ACKNOWLEDGED THAT HE SIGNED IT.

Jina L Severinsen August 21, 2004
JINA L. SEVERINSEN MY COMMISSION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC JINA L. SEVERINSEN 8738 So. Cyclamen Drive West Jordan, Utah 84084 Commission Expires August 21, 2004 STATE OF UTAH

AFTON A. MELDRUM DATE

STATE OF UTAH
COUNTY OF WASHINGTON

ON THIS 1 DAY OF JUNE, 2001, AFTON A. MELDRUM PERSONALLY APPEARED BEFORE ME TO BE THE SIGNER OF THIS INSTRUMENT, AND SHE ACKNOWLEDGED THAT SHE SIGNED IT.

NOTARY PUBLIC MY COMMISSION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

Lynn V. Anderson 6/12/2001
LYNN V. ANDERSON DATE

STATE OF UTAH
COUNTY OF SALT LAKE

ON THIS 12th DAY OF JUNE, 2001, LYNN V. ANDERSON PERSONALLY APPEARED BEFORE ME TO BE THE SIGNER OF THIS INSTRUMENT, AND HE ACKNOWLEDGED THAT HE SIGNED IT.

Jina L Severinsen August 21, 2004
JINA L. SEVERINSEN MY COMMISSION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY PUBLIC JINA L. SEVERINSEN 8738 So. Cyclamen Drive West Jordan, Utah 84084 Commission Expires August 21, 2004 STATE OF UTAH

RECEIVED
JUN 13 2001
Weber County Surveyor

General Notes

REFERENCES:
-WESTRIDGE SUBDIVISION NO. 1 PLAT A (AMENDED), WEBER COUNTY RECORDERS OFFICE.

-HARMONY PARK SUBDIVISION, WEBER COUNTY RECORDERS OFFICE.

-HARMONY PARK SUBDIVISION NO. 2, WEBER COUNTY RECORDERS OFFICE.

-SURVEY PLAT BY
GREAT BASIN ENGINEERING (PS-80-152)
JOHN BRADSHAW PLS NO. 2660
OGDEN, UTAH AUG-1980, JAN-1983

-SURVEY PLAT BY
MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C., DEC-1994
MARTIN MOORE JR. PLS NO. 149557
FILE NO. 001188 (WEBER CO SURVEYOR)

-WARRANTY DEED, BK 387, PG 443
WEBER COUNTY RECORDERS OFFICE

-WARRANTY DEED, BK 1501, PG 844
WEBER COUNTY RECORERS OFFICE

-WARRANTY DEED, BK 1537, PG 505
WEBER COUNTY RECORDERS OFFICE

-VARIOUS DEEDS ON FILE AT THE WEBER COUNTY RECORDERS OFFICE.

REGISTERED LAND SURVEYOR RICHARD K. TATE 334552 STATE OF UTAH

No.	Revision / Issue	Date

AFTON H. ANDERSON INC.
977 WEST 2100 SOUTH
SALT LAKE CITY, UT 84119

ANDERSON ENGINEERING COMPANY, INC.
977 West 2100 South
SALT LAKE CITY, UTAH 84119
(505) 285-6464

BOUNDARY SURVEY
ANDERSON FAMILY PROPERTY

LOCATED WITHIN THE SE 1/4
SEC 11, T5N, R2W
ROY, UTAH

DRAWN BY: C. SOMMER, R. TATE	
CHECKED BY:	
APPROVED:	
FILE: Westridge2_sp.DWG	
Project: 97-044	Sheet: 1 of 1
Date: 25-JAN-2001	
Scale: 1" = 40'	