002848

NEW DESCRIPTION LOT 52

PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A FENCE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 5950 SOUTH STREET, SAID POINT BEING N51°05'51"W 33.00 FEET AND S42°00'18"W 27.55 FEET FROM THE FOUND STREET MONUMENT FOUND IN THE CENTERLINE OF SAID 5950 SOUTH STREET, SAID POINT ALSO BEING S38°53'55"W 108.98 FEET AND S42°00'18"W 27.55 FROM THE ORIGINAL NORTHEAST CORNER OF LOT 52, WOODLAND ESTATES, SUBDIVISION UNIT 2 (BASIS OF BEARINGS BEING S38°53'55"W ALONG THE CENTERLINE OF SAID 5950 SOUTH STREET BETWEEN THE TWO FOUND STREET MONUMENTS IN THE INTERSECTION OF WOODLAND DRIVE AND SAID 5950 SOUTH STREET AND 291.98 FEET SOUTH WEST OF SAID INTERSECTION); THENCE ALONG SAID FENCE N35°24'58"W 156.91 FEET AND N36°54'40"W 44.54 FEET TO THE BOUNDARY OF WOODLAND ESTATES SUBDIVISION UNIT 1; THENCE ALONG SAID BOUNDARY N89°15'35"E 0.95 FEET AND N38°53'55"E 92.54 FEET; THENCE S51°06'05"E 195.00 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 5950 SOUTH STREET; THENCE ALONG SAID LINE S38°53'55"W 118.98 FEET TO A 254.48 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N51°06'12"W AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°12'19" A DISTANCE OF 27.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: 21319 SQUARE FEET

NEW DESCRIPTION LOT 53

PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A FENCE, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 5950 SOUTH STREET AND A 254.48 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N44°53'32"W, SAID POINT BEING N51°05'51"W 33.00 FEET AND S42°00'18"W 27.55 FEET FROM THE FOUND STREET MONUMENT FOUND IN THE CENTERLINE OF SAID 5950 SOUTH STREET, SAID POINT ALSO BEING S38°53'55"W 108.98 FEET AND S42°00'18"W 27.55 FROM THE ORIGINAL NORTHEAST CORNER OF LOT 52, WOODLAND ESTATES, SUBDIVISION UNIT 2 (BASIS OF BEARINGS BEING S38°53'55"W ALONG THE CENTERLINE OF SAID 5950 SOUTH STREET BETWEEN THE TWO FOUND STREET MONUMENTS IN THE INTERSECTION OF WOODLAND DRIVE AND SAID 5950 SOUTH STREET AND 291.98 FEET SOUTH WEST OF SAID INTERSECTION); THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°09'07" A DISTANCE OF 142.80 FEET AND S77°15'45"W 162.03 FEET TO THE EAST LINE OF OLYMPIC COVE ESTATES; THENCE ALONG SAID EAST LINE N00°44'25"W 265.00 FEET TO THE SOUTH BOUNDARY LINE OF WOODLAND ESTATES SUBDIVISION UNIT 1; THENCE N89°15'35"E ALONG SAID SOUTH LINE 167.29 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE S36°54'40"E 44.54 FEET AND S35°24'58"E 156.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 55469 SQUARE FEET

NEW DESCRIPTION LOT 51

PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

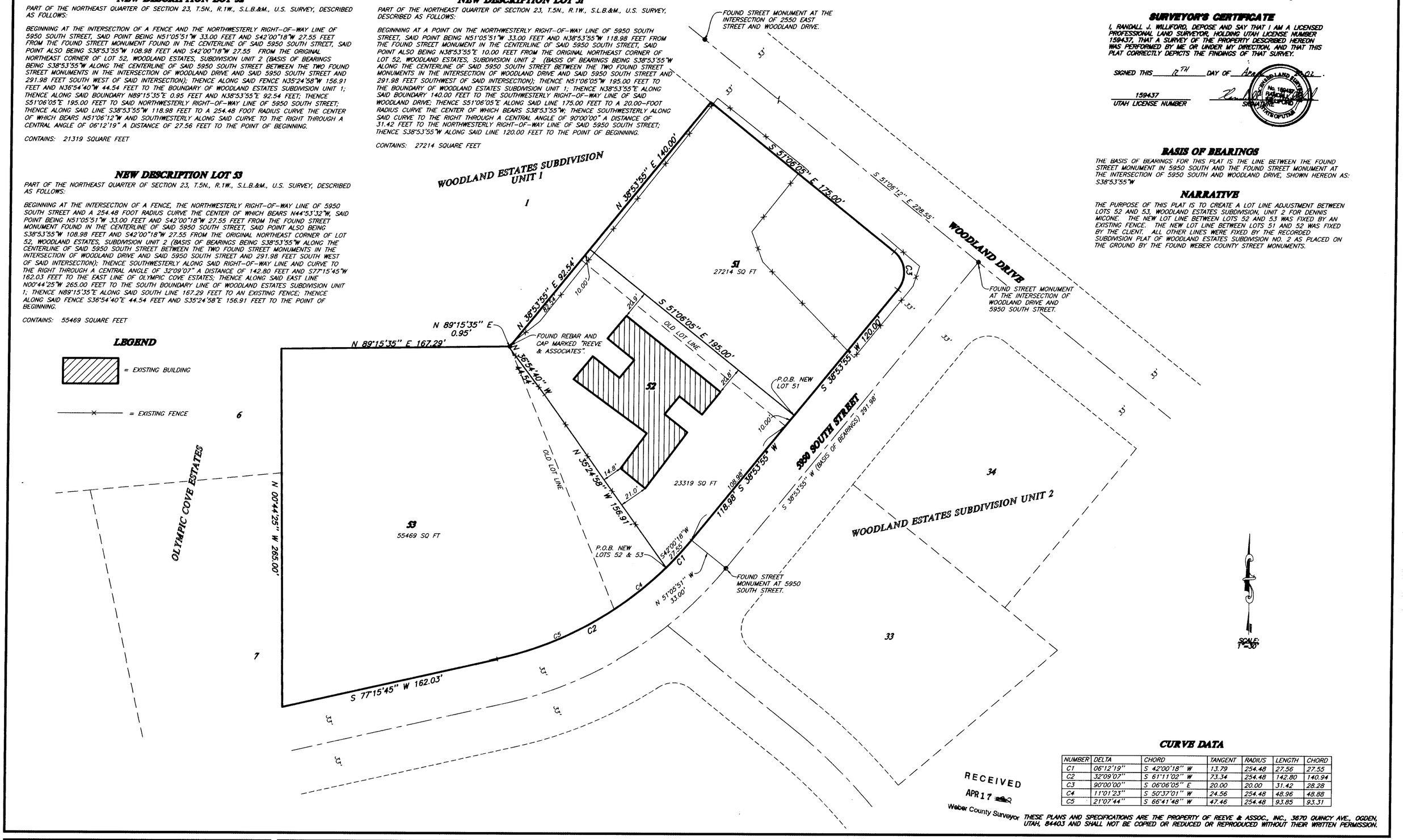
BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 5950 SOUTH STREET, SAID POINT BEING N51°05'51"W 33.00 FEET AND N38°53'55"W 118.98 FEET FROM THE FOUND STREET MONUMENT IN THE CENTERLINE OF SAID 5950 SOUTH STREET, SAID POINT ALSO BEING N38°53'55"E 10.00 FEET FROM THE ORIGINAL NORTHEAST CORNER OF LOT 52, WOODLAND ESTATES, SUBDIVISION UNIT 2 (BASIS OF BEARINGS BEING S38°53'55"W ALONG THE CENTERLINE OF SAID 5950 SOUTH STREET BETWEEN THE TWO FOUND STREET MONUMENTS IN THE INTERSECTION OF WOODLAND DRIVE AND SAID 5950 SOUTH STREET AND 291.98 FEET SOUTHWEST OF SAID INTERSECTION); THENCE N51°06'05"W 195.00 FEET TO THE BOUNDARY OF WOODLAND ESTATES SUBDIVISION UNIT 1; THENCE N38°53'55"E ALONG SAID BOUNDARY 140.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID WOODLAND DRIVE; THENCE S51°06'05"E ALONG SAID LINE 175.00 FEET TO A 20.00-FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S38°53'55"W; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 31.42 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID 5950 SOUTH STREET; THENCE S38°53'55"W ALONG SAID LINE 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 27214 SQUARE FEET

LEGEND

= EXISTING BUILDING

= EXISTING FENCE



SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159437, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 12TH DAY OF April, 2002.

159437
UTAH LICENSE NUMBER

SIGNATURE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND STREET MONUMENT IN 5950 SOUTH AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF 5950 SOUTH AND WOODLAND DRIVE, SHOWN HEREON AS: S38°53'55"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A LOT LINE ADJUSTMENT BETWEEN LOTS 52 AND 53, WOODLAND ESTATES SUBDIVISION, UNIT 2 FOR DENNIS MICONE. THE NEW LOT LINE BETWEEN LOTS 52 AND 53 WAS FIXED BY AN EXISTING FENCE. THE NEW LOT LINE BETWEEN LOTS 51 AND 52 WAS FIXED BY THE CLIENT. ALL OTHER LINES WERE FIXED BY THE RECORDED SUBDIVISION PLAT OF WOODLAND ESTATES SUBDIVISION NO. 2 AS PLACED ON THE GROUND BY THE FOUND WEBER COUNTY STREET MONUMENTS.

CURVE DATA

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	06°12'19"	S 42°00'18" W	13.79	254.48	27.56	27.55
C2	32°09'07"	S 61°11'02" W	73.34	254.48	142.80	140.94
C3	90°00'00"	S 06°06'05" E	20.00	20.00	31.42	28.28
C4	11°01'23"	S 50°37'01" W	24.56	254.48	48.96	48.88
C5	21°07'44"	S 66°41'48" W	47.46	254.48	93.85	93.31

RECEIVED
APR 17
Weber County Surveyor

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REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: 4418-02 SURVEYOR: R.WILLIFORD
DATE: MARCH 25, 2002 DRAWN: H. GUNN
SCALE: 1"=30' CHECKED:

REEVE & ASSOCIATES, INC.
ENGINEERS PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE NO.1
OGDEN, UTAH 84401
(801) 621-3100 FAX (801) 621-2666
TOLL-FREE 1-888-404-3100

LOT LINE ADJUSTMENT

LOTS 51, 52 & 53 WOODLAND ESTATES, SUBDIVISION UNIT 2
PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
APRIL, 2002

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4419\02\SURVEY.DWG Fri Apr 12 13:42:26 2002 H.GUNN

002848