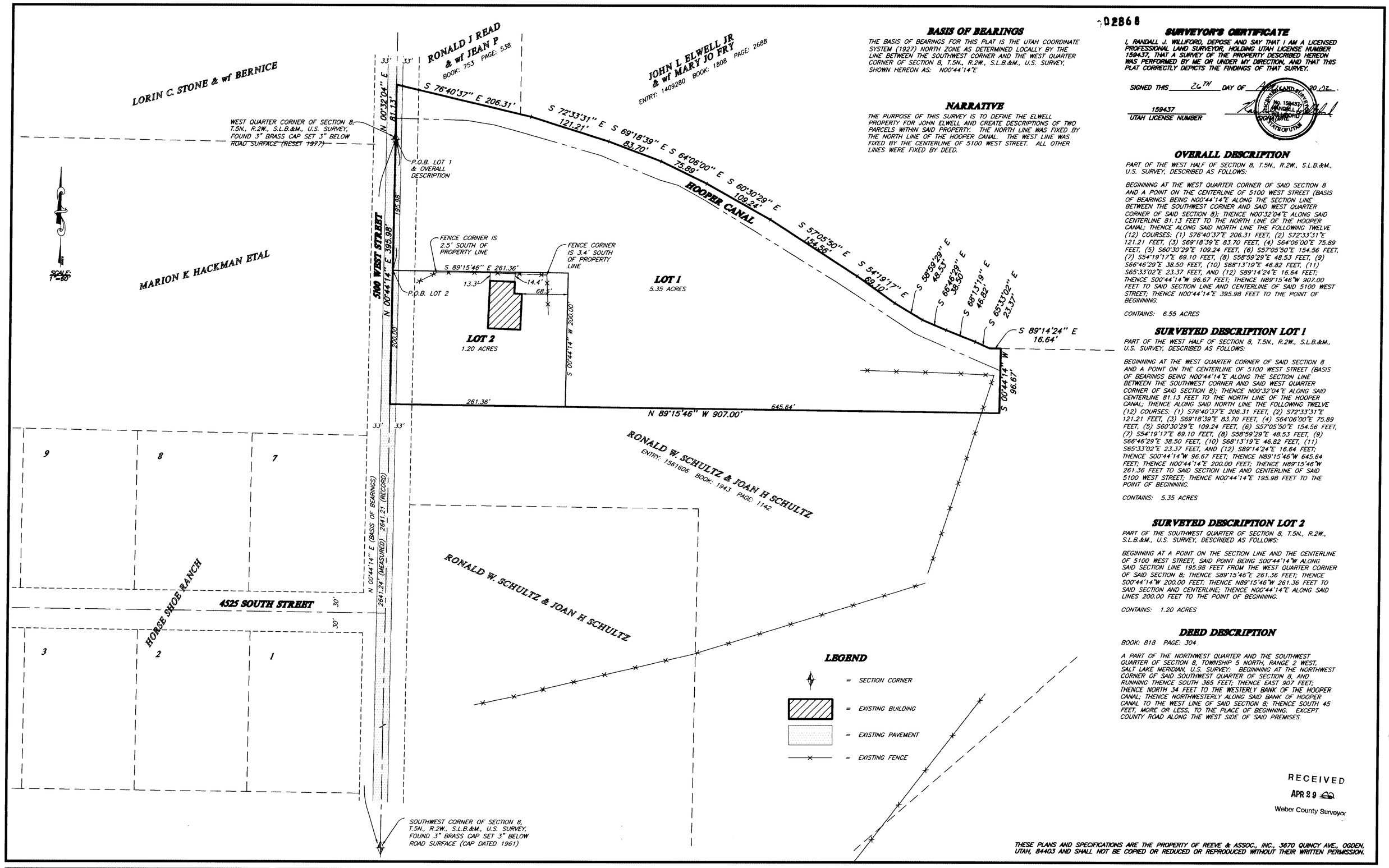
02868

02868

02868

02868

02868



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 8, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N00°44'14"E

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE ELWELL PROPERTY FOR JOHN ELWELL AND CREATE DESCRIPTIONS OF TWO PARCELS WITHIN SAID PROPERTY. THE NORTH LINE WAS FIXED BY THE NORTH LINE OF THE HOOPER CANAL. THE WEST LINE WAS FIXED BY THE CENTERLINE OF 5100 WEST STREET. ALL OTHER LINES WERE FIXED BY DEED.

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 26TH DAY OF APRIL, 2002.

159437
UTAH LICENSE NUMBER

LICENSED LAND SURVEYOR
No. 159437
RANDALL J. WILLIFORD
SIGNATURE AS RECORDED
STATE OF UTAH

OVERALL DESCRIPTION

PART OF THE WEST HALF OF SECTION 8, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 8 AND A POINT ON THE CENTERLINE OF 5100 WEST STREET (BASIS OF BEARINGS BEING N00°44'14"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND SAID WEST QUARTER CORNER OF SAID SECTION 8); THENCE N00°32'04"E ALONG SAID CENTERLINE 81.13 FEET TO THE NORTH LINE OF THE HOOPER CANAL; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWELVE (12) COURSES: (1) S76°40'37"E 206.31 FEET, (2) S72°33'31"E 121.21 FEET, (3) S69°18'39"E 83.70 FEET, (4) S64°06'00"E 75.89 FEET, (5) S60°30'29"E 109.24 FEET, (6) S57°05'50"E 154.56 FEET, (7) S54°19'17"E 69.10 FEET, (8) S58°59'29"E 48.53 FEET, (9) S66°46'29"E 38.50 FEET, (10) S68°13'19"E 46.82 FEET, (11) S65°33'02"E 23.37 FEET, AND (12) S89°14'24"E 16.64 FEET; THENCE S00°44'14"W 96.67 FEET; THENCE N89°15'46"W 907.00 FEET TO SAID SECTION LINE AND CENTERLINE OF SAID 5100 WEST STREET; THENCE N00°44'14"E 395.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 6.55 ACRES

SURVEYED DESCRIPTION LOT 1

PART OF THE WEST HALF OF SECTION 8, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 8 AND A POINT ON THE CENTERLINE OF 5100 WEST STREET (BASIS OF BEARINGS BEING N00°44'14"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND SAID WEST QUARTER CORNER OF SAID SECTION 8); THENCE N00°32'04"E ALONG SAID CENTERLINE 81.13 FEET TO THE NORTH LINE OF THE HOOPER CANAL; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWELVE (12) COURSES: (1) S76°40'37"E 206.31 FEET, (2) S72°33'31"E 121.21 FEET, (3) S69°18'39"E 83.70 FEET, (4) S64°06'00"E 75.89 FEET, (5) S60°30'29"E 109.24 FEET, (6) S57°05'50"E 154.56 FEET, (7) S54°19'17"E 69.10 FEET, (8) S58°59'29"E 48.53 FEET, (9) S66°46'29"E 38.50 FEET, (10) S68°13'19"E 46.82 FEET, (11) S65°33'02"E 23.37 FEET, AND (12) S89°14'24"E 16.64 FEET; THENCE S00°44'14"W 96.67 FEET, THENCE N89°15'46"W 645.64 FEET; THENCE N00°44'14"E 200.00 FEET; THENCE N89°15'46"W 261.36 FEET TO SAID SECTION LINE AND CENTERLINE OF SAID 5100 WEST STREET; THENCE N00°44'14"E 195.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.35 ACRES

SURVEYED DESCRIPTION LOT 2

PART OF THE SOUTHWEST QUARTER OF SECTION 8, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE AND THE CENTERLINE OF 5100 WEST STREET, SAID POINT BEING S00°44'14"W ALONG SAID SECTION LINE 195.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE S89°15'46"E 261.36 FEET; THENCE S00°44'14"W 200.00 FEET; THENCE N89°15'46"W 261.36 FEET TO SAID SECTION AND CENTERLINE; THENCE N00°44'14"E ALONG SAID LINES 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.20 ACRES

DEED DESCRIPTION

BOOK: 818 PAGE: 304

A PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 8, AND RUNNING THENCE SOUTH 365 FEET; THENCE EAST 907 FEET; THENCE NORTH 34 FEET TO THE WESTERLY BANK OF THE HOOPER CANAL; THENCE NORTHWESTERLY ALONG SAID BANK OF HOOPER CANAL TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH 45 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPT COUNTY ROAD ALONG THE WEST SIDE OF SAID PREMISES.

RECEIVED
APR 29
Weber County Surveyor

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOC., INC., 3470 QUINCY AVE., OGDEN, UTAH, 84403 AND SHALL NOT BE COPIED OR REDUCED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

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

PROJECT NO.: 4414-01 SURVEYOR: R.WILLIFORD
DATE: 12-11-01 DRAWN: H. GUNN
SCALE: 1"=80' CHECKED:

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310 OGDEN, UTAH 84403 (801) 621-3100 FAX (801) 621-2666
95 W. 100 S. STE. #310 LOGAN, UTAH 84321 (435) 752-3303 FAX (435) 752-2266

RECORD OF SURVEY

ELWELL PROPERTY

PART OF THE WEST HALF OF SECTION 8, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
DECEMBER, 2001

SHEET 1 OF 1 SHEETS

G:\DRAWINGS\SHARED\4414\01\SURVEY.DWG Thu Apr 25 13:53:26 2002 H.GUNN

02868

02868