

BOUNDARY ADJUSTMENT PLAT FOR TRAVIS CANFIELD

295 WEST 5650 SOUTH
A PART OF PLEASANT VALLEY WEST SUBDIVISION PHASES 2, 3, AND 4
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.+M.
WASHINGTON TERRACE, WEBER COUNTY, UTAH

PARCEL A BOUNDARY DESCRIPTION

A PART OF LOT 23, PLEASANT VALLEY WEST SUBDIVISION PHASE 4, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMBE WAY, BEING LOCATED NORTH 0°42'52" EAST 224.43 FEET AND SOUTH 89°17'08" EAST 199.99 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 0.10 FEET, HAVING A RADIUS OF 280.01 FEET, A CENTRAL ANGLE OF 0°01'14" AND WHICH CHORD BEARS NORTH 88°23'25" WEST 0.10 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 88°24'02" WEST 99.90 FEET TO THE COMMON LINE OF LOT 24 PLEASANT VALLEY WEST SUBDIVISION PHASE 4; THENCE ALONG SAID COMMON LINE NORTH 0°42'52" EAST 154.48 FEET; THENCE CONTINUING ALONG A COMMON LINE WITH SAID LOT 24 SOUTH 89°30'28" EAST 77.25 FEET TO THE EASTERLY BOUNDARY LINE OF SAID SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY LINE SOUTH 25°30'28" EAST 115.14 FEET; THENCE SOUTH 81°00'24" WEST 28.27 FEET; THENCE SOUTH 2°20'02" WEST 24.78 FEET; THENCE SOUTH 0°20'19" EAST 23.64 FEET TO THE POINT OF BEGINNING. CONTAINING 15,890 SQ. FT. OR 0.365 ACRES.

PARCEL B BOUNDARY DESCRIPTION

A PART OF LOT 23 AND THE REMAINDER PARCEL OF PLEASANT VALLEY WEST SUBDIVISION PHASE 4, AND ALL OF LOT 15 PLEASANT VALLEY WEST SUBDIVISION PHASE 3 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMBE WAY, BEING LOCATED NORTH 0°42'52" EAST 224.43 FEET AND SOUTH 89°17'08" EAST 199.99 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17; RUNNING THENCE NORTH 0°20'19" WEST 23.64 FEET; THENCE NORTH 2°20'02" EAST 24.78 FEET; THENCE NORTH 81°00'24" EAST 28.27 FEET TO A POINT IN COMMON WITH LOT 11 PLEASANT VALLEY WEST SUBDIVISION PHASE 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 NORTH 67°22'00" EAST 125.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 5650 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 25°30'28" EAST 111.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 6.53 FEET, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 1°49'30" AND WHICH CHORD BEARS SOUTH 26°25'13" EAST 6.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COMBE WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 63.33 FEET, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 47°44'49" AND WHICH CHORD BEARS SOUTH 79°07'51" WEST 80.94 (RECORD 8.39 FEET); (2) THENCE NORTH 76°59'41" WEST 59.80 FEET; (3) THENCE NORTH 76°59'41" WEST 2.62 FEET; (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT 26.74 FEET, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 5°28'18" AND WHICH CHORD BEARS NORTH 79°43'50" WEST 26.73 FEET; (5) THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.90 FEET, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 5°54'49" AND WHICH CHORD BEARS NORTH 85°25'24" WEST 28.89 FEET TO THE POINT OF BEGINNING. CONTAINING 15,293 SQ. FT. OR 0.351 ACRES.

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO ADJUST THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TRAVIS CANFIELD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°42'52" EAST WEBER COUNTY GRID BEARING.

- WEBER COUNTY MONUMENT AS NOTED
- CENTERLINE MONUMENT
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- STREET CENTERLINE

WASHINGTON TERRACE CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 8 DAY OF MAY A.D., 2015 BY
THE WASHINGTON TERRACE CITY PLANNING COMMISSION.

William St. ...
CHAIRMAN

WASHINGTON TERRACE CITY APPROVAL AND ACCEPTANCE

PRESENTED TO THE WASHINGTON TERRACE CITY COUNCIL THIS 4 DAY OF MAY
A.D., 2015, AT WHICH TIME THIS PLAT AND DEDICATION OF THIS PLAT WERE APPROVED AND
ACCEPTED.

ATTEST: *...* CITY RECORDER *Mark C. Allen* MAYOR

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 27TH DAY OF APRIL, 2015.

RECEIVED
MAY 15 2015
005221

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
PLS NO. 8227228

SCALE	1" = 20'
DATE	2/25/15
DESIGN	
DRAWN	KHW
CHECKED	KHW

REVISIONS	DESCRIPTION

BOUNDARY ADJUSTMENT PLAT
TRAVIS CANFIELD
A PART OF PHASES 2, 3, AND 4
PLEASANT VALLEY WEST SUBDIVISION

GARDNER
ENGINEERING

CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

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