

SOUTHWEST CORNER SECTION 19, T7N, R1W,
S.L.B.&M. FOUND BRASS CAP MONUMENT

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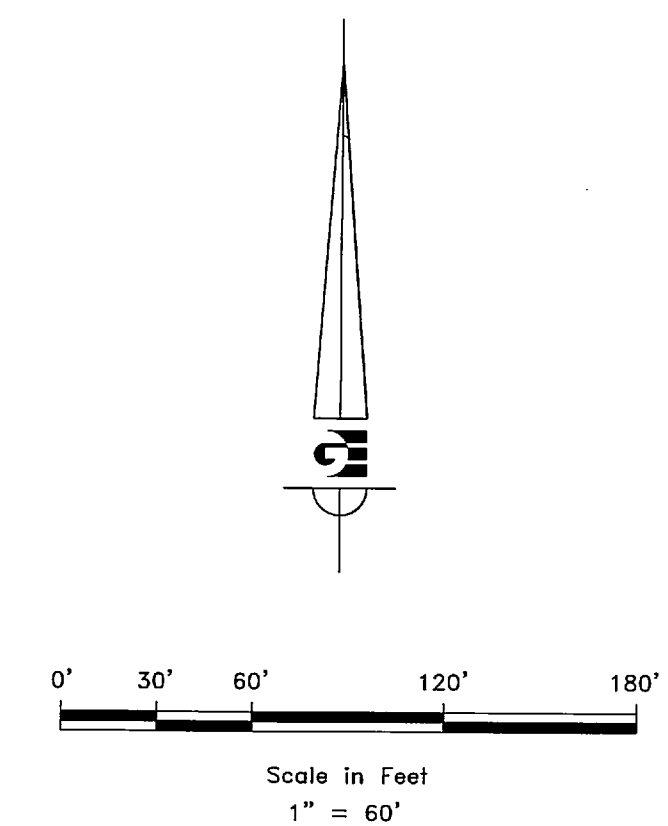
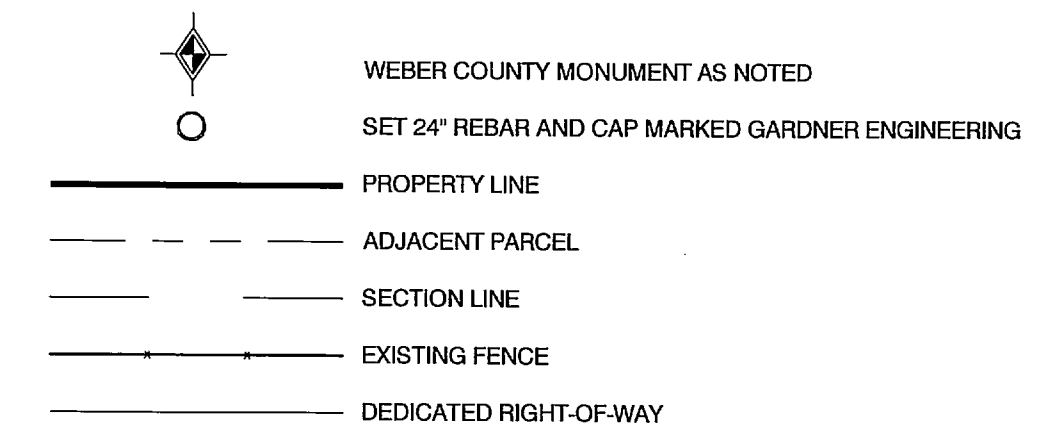
SOUTHEAST CORNER SECTION 19, T7N, R1W,
S.L.B.&M. FOUND BRASS CAP MONUMENT

**PARCEL 160310003 AS SURVEYED
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN BEGINNING AT A POINT IN AN EXISTING FENCE LINE BEING LOCATED NORTH 00°48'35" EAST 1944.94 FEET (1939.31 FEET BY RECORD) ALONG THE WEST LINE OF SAID SECTION 19 AND NORTH 90°00'00" EAST 81.98 FEET (88°11'25"E 69.93 FEET BY RECORD); RUNNING THENCE NORTH 28°08'57" EAST (N28°03'E BY RECORD) 150.68 FEET; THENCE SOUTH 66°08'02" EAST 540.88 FEET (S66°05'43"E 550.70 FEET BY RECORD) TO THE WESTERLY RIGHT-OF-WAY LINE OF 1100 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 23°58'59" WEST 156.13 FEET (S23°28'W 162.86 FEET BY RECORD); THENCE NORTH 66°40'00" WEST 248.56 FEET (269.6 FEET BY RECORD); THENCE SOUTH 23°25'04" WEST 140.39 FEET (S23°28'00"W 140.41 FEET BY RECORD); THENCE NORTH 66°41'05" WEST 316.48 FEET (N66°40'00"W 321.88 FEET BY RECORD); THENCE NORTH 28°25'40" EAST 152.09 FEET (N28°30'00"E 140.98 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 2.992 ACRES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KELLY MILES FROM THE RECOMMENDATION OF LINCOLN TITLE. THE CURRENT VESTING DEED CONTAINS A CLOSING ERROR OF 24.51 FEET. THE MEETS AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY HAS CHANGED MULTIPLE TIMES SINCE THE PARCEL WAS CREATED AND THE MAJORITY OF THE HISTORICAL DESCRIPTIONS CONTAIN MIS-CLOSURES AND ERRORS IN THE SECTION TIE. ADJOINING DEEDS, RECORDED SURVEYS, AND FOUND PROPERTY CORNERS WERE RELIED UPON IN DETERMINING THE BOUNDARY. OCCUPIED FENCE LINES IN THE AREA CLOSELY MATCH DISTANCES CONTAINED IN DEEDS ALONG 1100 WEST. THE RIGHT-OF-WAY OF 1100 WEST WAS ESTABLISHED BY ROAD DEDICATION PLAT RECORDED AS ENTRY #383929 BOOK 13 OF PLATS PAGE 11, JULY 26, 1982. THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°34'55" EAST, WEBER COUNTY, UTAH NORTH, NAD 83, STATE PLANE GRID BEARING.



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 17-23-17 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 3RD DAY OF MAY, 2016.

RECEIVED
JUL 13 2016
BY: 5505



KLINT H. WHITNEY, PLS NO. 8227228

SCALE:	1"=60'
DATE:	2/5/16
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR TAMS MILES TRUST
3777 NORTH 1100 WEST, PLEASANT VIEW, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

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