



**Legend**

- Monument to be set
- Radial Line
- Non-Radial Line
- Public Utility Easement
- Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- Will be set Nail in Curb @ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Road Dedication
- Existing Building

**NARRATIVE**

This record of survey was requested by Mr. Dale Satterthwaite for the purpose establishing the overall boundary of Dixie Land Estates Subdivision, located in Weber County, Utah.

Brass Cap Monuments were found at the Southeast and Southwest Corners of the Southwest Quarter of Section 21, T7N, R2W, SLB&M.

A line between the Southwest Corner and the Southeast Corner of the Southwest Quarter of Section 21 with a Bearing of S 88°59'16" E was used as the Basis of Bearings.

Multiple Rebar with GBEN Caps were found along the West boundary of this property as shown on this plat. The location of these rebar were found to mark the East line of Stoker Subdivision and its remainder parcel.

No property corners were set at this time, they will be set upon approval of the proposed Subdivision.

**RECORD DESCRIPTION**

A Part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 16.5 feet South 0°53'39" West and 300.00 feet South 88°59'16" East from the Northwest Corner of the Southwest Quarter of said Section 21; running thence South 0°53'39" West 972.88 feet; thence East 360 feet; thence South 330 feet; thence East 660 feet; thence North 1303.5 feet; thence West 1020 feet to the place of beginning.

Together with and subject to a 25 foot Right-of-Way adjacent to the East Line of the above described Tract of Land.

**AS-SURVEYED DESCRIPTION**

A Part of the Southwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Stoker Subdivision in Weber County, Utah, said point is 300.00 feet South 88°59'16" East along the Quarter Section line and 16.5 feet South 0°53'39" West from the Northwest Corner of the Southwest Quarter of said Section 21; running thence South 0°53'40" West 972.88 feet along the East line of said Stoker Subdivision and said East line Extended; thence South 89°06'21" East 359.98 feet; thence South 0°53'24" West 330.00 feet; thence South 89°06'21" East 660.00 feet; thence North 0°53'39" East 820.06 feet; thence South 89°00'03" East 1.81 feet to the Southwest corner of Maw Estates Subdivision, in Weber County, Utah; thence North 0°44'30" East 480.72 feet along the West line of said Maw Estates to the South Right of way line of 3600 North Street; thence North 88°59'16" West 1,020.54 feet along said South right of way line to the Point of Beginning.

Together with and subject to a 25 foot Right-of-Way adjacent to the East Line of the above described Tract of Land.

Contains 27.7695 Acres

**SURVEYOR'S CERTIFICATE**

I, Travis R. Gower do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6439364, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

*Travis R. Gower*

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**GREAT BASIN ENGINEERING**

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**Record of Survey**

**Dixie Land Estates**  
 Approx. 4200 West 3600 North Street  
 Weber County, Utah  
 A part of Section 21, T7N, R2W, SLB&M, U.S. Survey

**16 Sep, 2016**

SHEET NO. **1**

14N773--ROS