

PARCEL 07-064-0108 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN U.S. SURVEY: BEGINNING FROM A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER 1012 FEET WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER AND NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 165 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 132 FEET, THENCE NORTH 188 FEET, THENCE WEST 180.2 FEET TO THE EAST LINE OF 300 WEST STREET, THENCE NORTH 60 FEET, THENCE EAST 180.2 FEET, THENCE NORTH 64 FEET, TO GRANTORS NORTH PROPERTY LINE, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 132 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 312 FEET TO THE PLACE OF BEGINNING.

ADJUSTED LANGFORD UNDEVELOPED PARCEL AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 300 WEST STREET BEING LOCATED SOUTH 89°10'17" EAST 30.65 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 248.23 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°14'30" EAST 180.18 FEET; THENCE NORTH 00°45'29" EAST 64.98 FEET; THENCE SOUTH 89°10'17" EAST 198.00 FEET; THENCE SOUTH 00°45'30" WEST 114.49 FEET; THENCE SOUTH 89°07'34" EAST 132.00 FEET TO THE BOUNDARY LINE OF HAVEN COVE CONDOMINIUMS; THENCE ALONG THE BOUNDARY OF SAID HAVEN COVE CONDOMINIUMS THE FOLLOWING THREE (2) COURSES: (1) SOUTH 00°45'30" WEST 33.00 FEET; (2) SOUTH 89°07'34" EAST ++.06 FEET; (3) SOUTH 00°31'24" WEST 165.32 FEET; THENCE NORTH 89°08'26" WEST 396.74 FEET; THENCE NORTH 00°45'29" EAST 187.77 FEET; THENCE NORTH 89°14'30" WEST 180.18 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'30" EAST 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.423 ACRES. THE ABOVE DESCRIBED PARCELS IS NOT APPROVED FOR DEVELOPMENT AT THIS TIME.

PARCEL 07-064-0085 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 312.0 FEET EAST ALONG SOUTH LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER, FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER; RUNNING THENCE EAST 66 FEET; THENCE NORTH 330 FEET; THENCE WEST 66 FEET; THENCE SOUTH 330 FEET TO BEGINNING. EXCEPTING THEREFROM THE SOUTH 33 FEET IN ROAD.

ADJUSTED PARCEL 07-064-0085 AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°10'17" EAST 339.55 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 495.88 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°08'26" EAST 66.00 FEET; THENCE SOUTH 00°46'42" WEST 132.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 66.00 FEET; THENCE NORTH 00°46'42" EAST 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.200 ACRES.

PARCEL 07-064-0126 ORIGINAL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 89°05'57" WEST 814.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND RUNNING THENCE NORTH 89°05'57" WEST 66.00 FEET; THENCE NORTH 00°58' EAST 165.00 FEET; THENCE SOUTH 89°05'57" EAST 66.00 FEET; THENCE SOUTH 00°58' WEST 165.00 FEET TO THE NORTH LINE OF 5000 SOUTH STREET AND THE POINT OF BEGINNING, (EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD 433-381)

ADJUSTED PARCEL 07-064-0126 AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°10'17" EAST 471.55 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 495.95 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°08'26" EAST 66.00 FEET; THENCE SOUTH 00°46'42" WEST 132.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5000 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°08'26" WEST 66.00 FEET; THENCE NORTH 00°46'42" EAST 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.200 ACRES.

ADJUSTED PARCEL 07-064-0120 AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°10'17" EAST 409.93 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 165.51 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°07'34" EAST 66.00 FEET; THENCE SOUTH 00°45'30" WEST 132.00 FEET; THENCE NORTH 89°07'34" WEST 66.00 FEET; THENCE NORTH 00°45'30" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

ADJUSTED PARCEL 07-064-0116 AS SURVEYED DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°10'17" EAST 409.93 FEET ALONG THE CENTERLINE OF 4900 SOUTH STREET AND SOUTH 00°00'00" EAST 165.51 FEET AND SOUTH 89°07'34" EAST 66.00 FEET FROM THE CENTERLINE INTERSECTION MONUMENT AT 300 WEST AND 4900 SOUTH STREET; RUNNING THENCE SOUTH 89°07'34" EAST 66.00 FEET; THENCE SOUTH 00°45'30" WEST 132.00 FEET; THENCE NORTH 89°07'34" WEST 66.00 FEET; THENCE NORTH 00°45'30" EAST 132.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.200 ACRES.

ORIGINAL PARCEL 07-064-0120 DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 89°05'57" WEST 880 FEET AND NORTH 00°58' EAST 330 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE NORTH 89°05'57" WEST 66 FEET, THENCE NORTH 00°58' EAST 165 FEET, THENCE SOUTH 89°05'57" EAST 66 FEET, THENCE SOUTH 00°58' WEST 165 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 24 FOOT RIGHT OF WAY USED FOR INGRESS AND EGRESS AND UTILITIES AND DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT ON THE SOUTH LINE OF 4900 SOUTH STREET AT A POINT WHICH IS NORTH 89°05'57" WEST 880 FEET AND NORTH 00°58' EAST 627 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE SOUTH 00°58' WEST 297 FEET.

ORIGINAL PARCEL 07-064-0116 DESCRIPTION

PART OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 89°05'57" WEST 814 FEET AND NORTH 00°58' EAST 330 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 17, RUNNING THENCE NORTH 89°05'57" WEST 66 FEET, THENCE NORTH 00°58' EAST 165 FEET, THENCE SOUTH 89°05'57" EAST 66 FEET, THENCE SOUTH 00°58' WEST 165 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A 12 FOOT RIGHT OF WAY (1427-1809). SUBJECT TO AND TOGETHER WITH RIGHT OF WAY (1480-348).

LEGEND

- ◆ SURVEY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- X — EXISTING FENCE LINE

NARRATIVE

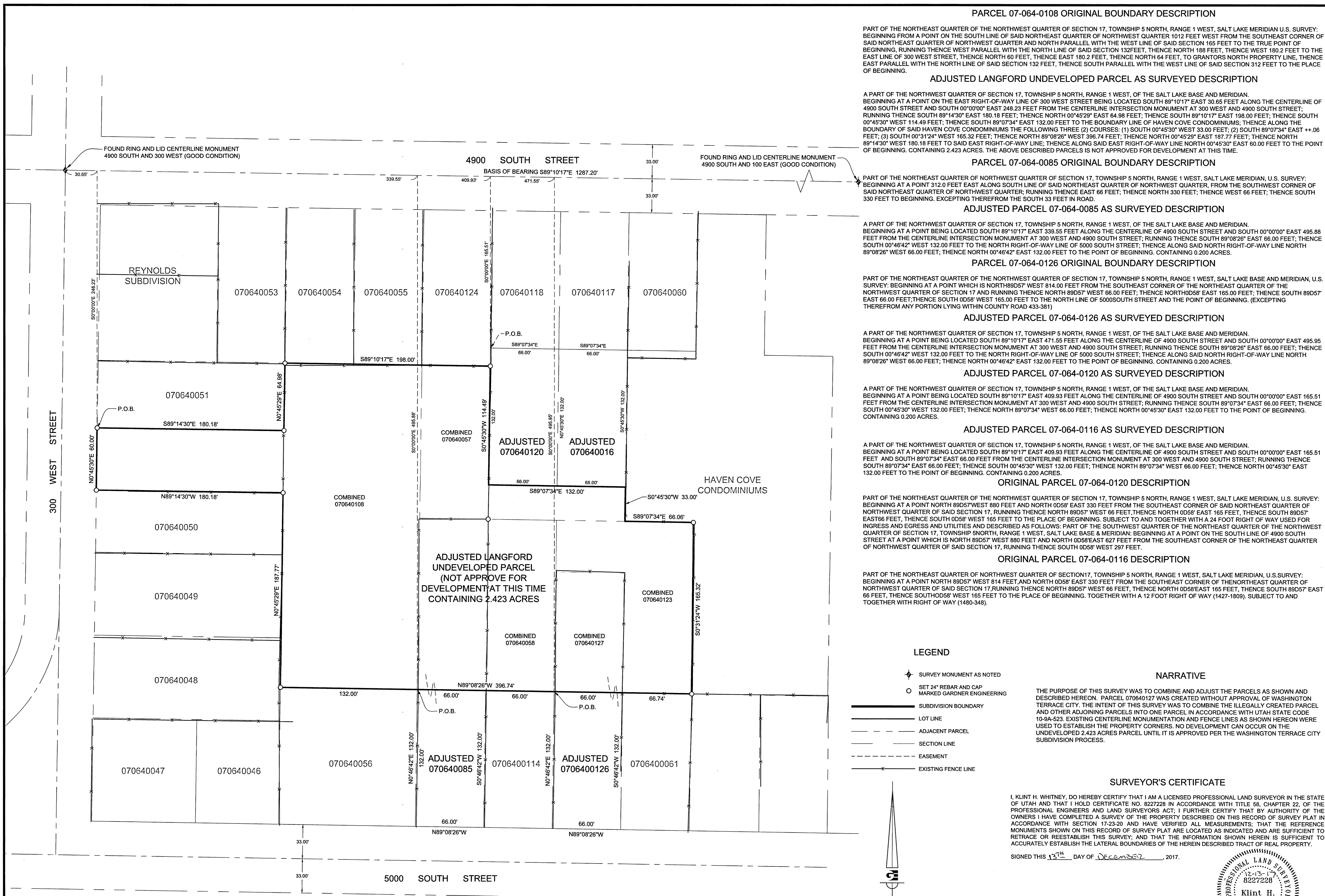
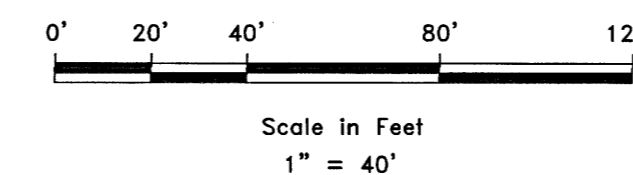
THE PURPOSE OF THIS SURVEY WAS TO COMBINE AND ADJUST THE PARCELS AS SHOWN AND DESCRIBED HEREON. PARCEL 070640127 WAS CREATED WITHOUT APPROVAL OF WASHINGTON TERRACE CITY. THE INTENT OF THIS SURVEY WAS TO COMBINE THE ILLEGALLY CREATED PARCEL AND OTHER ADJOINING PARCELS INTO ONE PARCEL IN ACCORDANCE WITH UTAH STATE CODE 10-9A-523. EXISTING CENTERLINE MONUMENTATION AND FENCE LINES AS SHOWN HEREON WERE USED TO ESTABLISH THE PROPERTY CORNERS. NO DEVELOPMENT CAN OCCUR ON THE UNDEVELOPED 2.423 ACRES PARCEL UNTIL IT IS APPROVED PER THE WASHINGTON TERRACE CITY SUBDIVISION PROCESS.

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 17-23-20 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 13<sup>TH</sup> DAY OF December, 2017.

PROFESSIONAL LAND SURVEYOR  
12-13-17  
8227228  
Klint H. Whitney  
STATE OF UTAH  
KLINT H. WHITNEY, PLS NO. 8227228



SCALE:	1:40 XREF
DATE:	10/31/17
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS

DATE	DESCRIPTION

RECEIVED  
DEC 13 2017  
BY: 5871

BOUNDARY ADJUSTMENT PLAT FOR RUSSELL LANGFORD  
300 WEST-218 WEST 5000 SOUTH WASHINGTON TERRACE UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 8750 EAST, SUITE 100, WEST VALLEY CITY, UT 84118  
PHONE: 801-476-0200 FAX: 801-476-0066

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1