

CERTIFICATION OF SURVEY

14 May, 2018

NorthWest Corner Section 17,
Township 6 North, Range 2 West, S.L.B.&M.
Weber County Surveyor's Brass Cap, 1983.



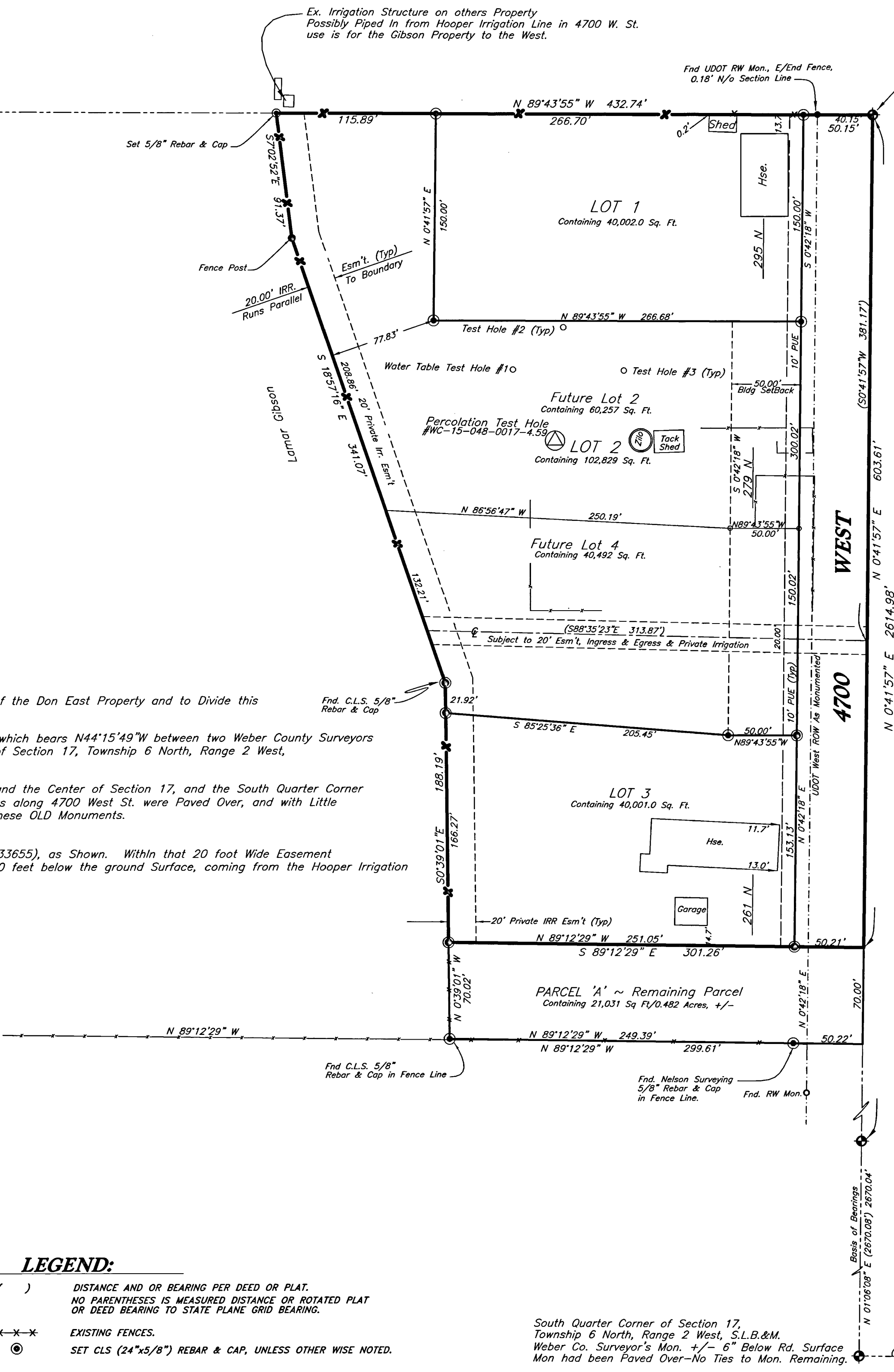
NARRATIVE

The Purpose of this Survey was to Define on the Ground the Boundary of the Don East Property and to Divide this Property into a 3 Lot Subdivision.

Basis of Bearings is State Plane Grid Bearings, (Weber County Modified) which bears N44°15'49"W between two Weber County Surveyors Monuments, known as the SouthEast Corner and the NorthWest Corners of Section 17, Township 6 North, Range 2 West, Salt Lake Base & Meridian.

Prior Survey (1990), used the North Quarter Corner (Not Available now) and the Center of Section 17, and the South Quarter Corner of said Section 17, (Not Available). The Weber County Surveyors Monuments along 4700 West St. were Paved Over, and with Little or no Ties Remaining for these Monuments we were not able to Locate these OLD Monuments.

The West Line of the Don East Property follows an Existing Fence Line. The 20 foot Wide Easement for Ingress and Egress (East to Gibson E#2533655), as Shown. Within that 20 foot Wide Easement there is a Private Irrigation Line, +/- 24" Concrete Pipe, Approximately 10 feet below the ground Surface, coming from the Hooper Irrigation Line Running along the Eastern Side of 4700 West St.



POB
North Quarter Corner Section 17,
Township 6 North, Range 2 West, S.L.B.&M.
Found Weber County Monuments Face, Destroyed, with Large
Chunk of Asphalt Stuffed in Hole.
Weber County Monument Replaced a Railroad Spike
used in "Freedom Acres Subdivision".

BOUNDARY DESCRIPTION

HUCK NALL TOWNARD VILLAS - LOTS 1-3
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN.
BASIS OF BEARINGS IS STATE PLANE GRID BEARING OF N01°06'08"E AS MONUMENTED ALONG THE
EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, BEGINNING AT A POINT THAT IS
N04°15'57"E (NORTH) 2614.98 FEET TO NORTH QUARTER CORNER OF SAID SECTION 17 AS WAS
MONUMENTED AT THE TIME OF FREEDOM ACRES SUBDIVISION DEDICATION FROM THE CENTER OF SAID
SECTION 17, AS MONUMENTED; AND RUNNING THENCE N89°43'55"W 432.74 FEET ALONG THE NORTH
LINE OF SAID NORTHWEST QUARTER, THENCE S7°02'52"E 91.37 FEET, THENCE S18°57'16"E
341.07 FEET ALONG SAID FENCE; THENCE S0°39'01"E 188.19 FEET ALONG SAID FENCE;
THENCE S89°12'29"E 301.26 FEET, MORE OR LESS, TO SAID QUARTER SECTION;
THENCE N04°15'57"E 603.61 FEET ALONG SAID QUARTER SECTION LINE
TO THE POINT OF BEGINNING.
CONTAINING 213,105 Sq Ft/ 4.891 Acres MORE OR LESS.

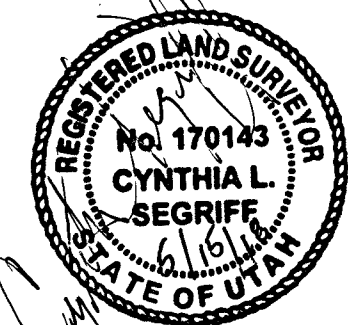
LEGAL DESCRIPTION

PARCEL 'A' ~ Remaining Parcel
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT
LAKE BASE AND MERIDIAN.
BASIS OF BEARINGS IS STATE PLANE GRID BEARING OF N01°06'08"E AS MONUMENTED ALONG
THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, BEGINNING AT A POINT THAT IS
N04°15'57"E (NORTH) 2614.98 FEET TO NORTH QUARTER CORNER OF SAID SECTION 17 AS WAS
MONUMENTED AT THE TIME OF FREEDOM ACRES SUBDIVISION DEDICATION, AND S0°41'57"W 603.61
FEET FROM THE CENTER OF SAID SECTION 17, AS MONUMENTED; AND RUNNING THENCE S0°41'57"W
70.00 FEET; THENCE N89°12'29"E 299.61 FEET; THENCE N0°39'01"W 70.02 FEET;
THENCE S89°12'29"E 301.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 21,031 Sq Ft/0.482 Acres, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Cynthia L. Segriff Do Hereby Certify That I am a Registered Land Surveyor, and that I hold Certificate No. 7511(170143)
In Accordance With Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act.
And That I have Completed a Survey of the Property Described on this Plat in Accordance with Section 17-23-17
and have Verified all Measurements and Have Placed Monuments as Represented on this Plat.

CYNTHIA L. SEGRIFF P.L.S. 7511(170143)



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MAY 16 2018
BY: 5996

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- *-*-* EXISTING FENCES.
- ⊙ SET CLS (24"x5/8") REBAR & CAP, UNLESS OTHER WISE NOTED.

South Quarter Corner of Section 17,
Township 6 North, Range 2 West, S.L.B.&M.
Weber Co. Surveyor's Mon. +/- 6" Below Rd. Surface
Mon had been Paved Over-No Ties to Mon. Remaining.

Center of Section 17, Township 6 North,
Range 2 West, S.L.B.&M.
WCS&C Mon. +/- 4" Below Rd. Surface
Mon had been Paved Over
No Ties to Monument Remaining.

C. L. S., Inc.
Construction & Land Surveyor's
810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 csl@cslsurveying.net

DEVELOPER: Mathew Norton
3330 Midland Dr, Apt 103
Ogden, Utah 84401 801-389-3897

CONSTRUCTION & LAND SURVEYORS	
810 CANYON ROAD	OGDEN, UTAH 84404
(801) 399-4935	
CLIENT: Matt & Wendy Norton	
SURVEY LOCATION: NW 1/4 SEC. 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN	
SURVEY DATE: FEB 2017	
JOB No. PTS17-04C	