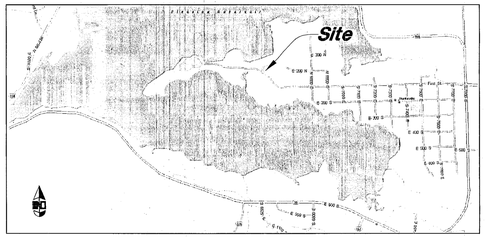
Record of Survey

Sanctuary Lakeside Subdivision

A part of the Southwest Quarter Section 12 and the Northwest Quarter of Section 13, T6N, R1E, SLB&M, U.S. Survey
Huntsville Town, Weber County, Utah
February 2019

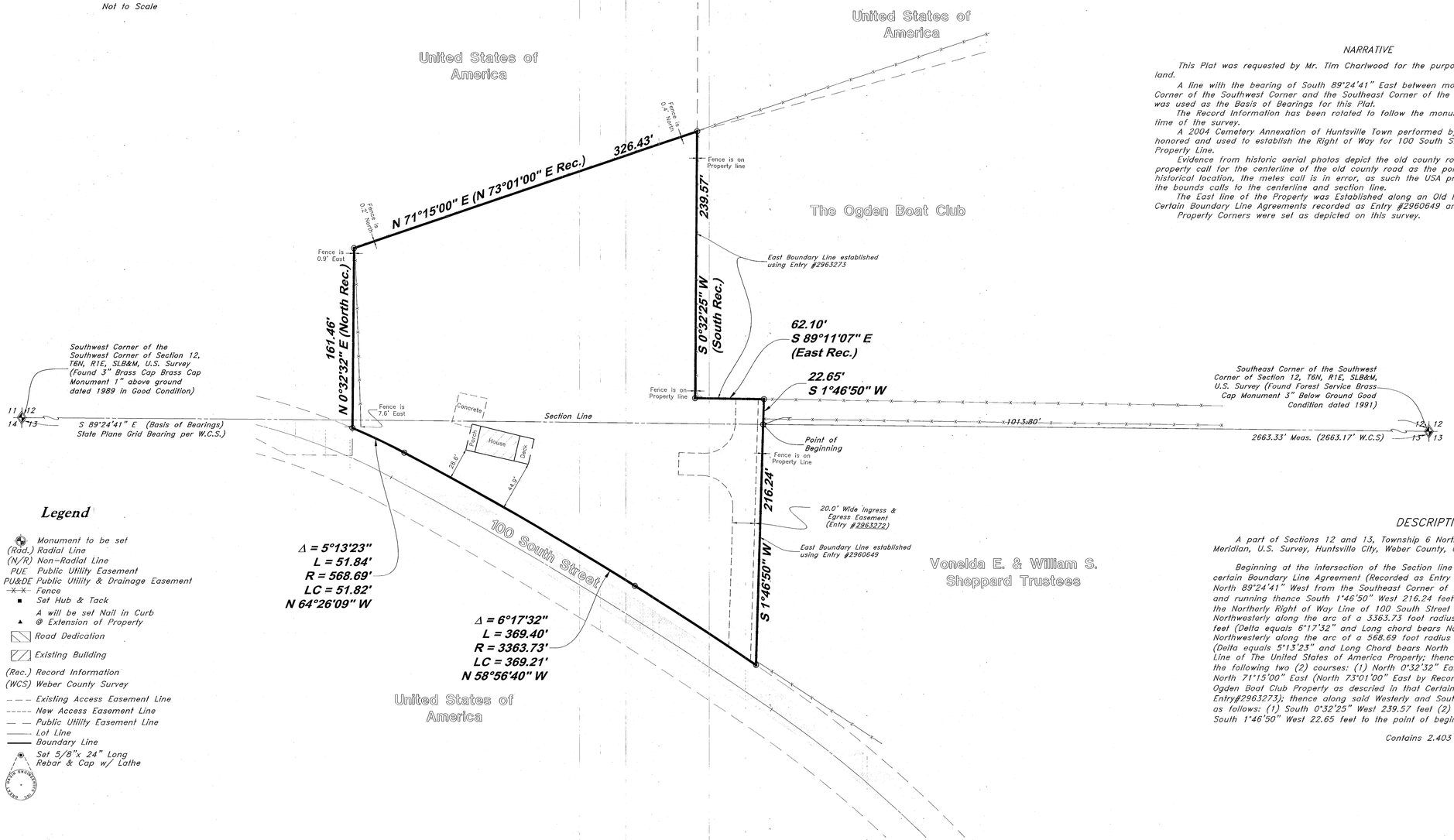


VICINITY MAP
Not to Scale

Scale: 1" = 50'

50 0 25 50 60 70 80 90 100

Graphic Scale



Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- @ Extension of Property
- Road Dedication
- Existing Building
- (Rec.) Record Information
- (WCS) Weber County Survey
- Existing Access Easement Line
- New Access Easement Line
- Public Utility Easement Line
- Lot Line
- Boundary Line
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NARRATIVE

This Plat was requested by Mr. Tim Charlwood for the purpose of subdividing this parcel of land.

A line with the bearing of South 89°24'41" East between monuments found in the Southwest Corner of the Southwest Corner and the Southeast Corner of the Southwest Corner of Section 12 was used as the Basis of Bearings for this Plat.

The Record Information has been rotated to follow the monuments that were found at the time of the survey.

A 2004 Cemetery Annexation of Huntsville Town performed by Weber County Surveying was honored and used to establish the Right of Way for 100 South Street, and establish the Southerly Properly Line.

Evidence from historic aerial photos depict the old county road. The description for the USA property call for the centerline of the old county road as the point of beginning. Based on the historical location, the metes call is in error, as such the USA property has been placed using the bounds calls to the centerline and section line.

The East line of the Property was Established along an Old Fence line as described in those Certain Boundary Line Agreements recorded as Entry #2960649 and Entry #2963273.

Properly Corners were set as depicted on this survey.

DESCRIPTION

A part of Sections 12 and 13, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Huntsville City, Weber County, Utah:

Beginning at the intersection of the Section line and a fence line as described in that certain Boundary Line Agreement (Recorded as Entry #2960649) said point being 1013.80 feet North 89°24'41" West from the Southeast Corner of the Southwest Corner of said Section 12; and running thence South 1°46'50" West 216.24 feet along said Boundary line Agreement to the Northerly Right of Way Line of 100 South Street the following two (2) courses: (1) Northwesterly along the arc of a 3363.73 foot radius curve to the left a distance of 369.40 feet (Delta equals 6°17'32" and Long chord bears North 58°56'40" West 369.21 feet), (2) Northwesterly along the arc of a 568.69 foot radius curve to the left a distance of 51.84 feet (Delta equals 5°13'23" and Long Chord bears North 64°26'09" West 51.82 feet) to the Easterly Line of The United States of America Properly; thence along said Easterly and Southerly Lines the following two (2) courses: (1) North 0°32'32" East (North by Record) 161.46 feet and (2) North 71°15'00" East (North 73°01'00" East by Record) 326.43 feet to the Westerly Line of The Ogden Boat Club Property as descried in that Certain Boundary line Agreement (Recorded as Entry#2963273); thence along said Westerly and Southerly Lines the following three (3) courses as follows: (1) South 0°32'25" West 239.57 feet (2) South 89°11'07" East 62.10 feet; and (3) South 1°46'50" West 22.65 feet to the point of beginning.

Contains 2.403 Acres

RECEIVED
FEB 26 2019
BY: 6187

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, 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.

2-12-19
No. 6242920
Andy Hubbard
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Record of Survey

Sanctuary Lakeside Subdivision
6500 East 100 South
Huntsville Town, Weber County, Utah
A part of Sections 12 & 13, T6N. R1E, SLB&M, U.S. Survey

12 Feb, 2019

SHEET NO. 1

16N716 - AP