

LAREN A &  
TONI GEORGE  
0905750109

HAL ETAL  
WHISENANT  
090750161

KYLER  
HENNEFER  
090750130

090750202  
135,878 SF  
3.12 ACRE

090750110  
43,900 SF  
1.01 ACRE

090750105  
53,864 SF  
1.24 ACRE

JOHN ROKUS  
090750178

COMBS FAMILY  
REVOCABLE  
LIVING TRUST  
090750005

NORTHEAST CORNER SEC. 17  
T5N, R2W, S.L.B.&M. (FOUND 3" WEBER  
COUNTY BRASS CAP MONUMENT  
8" BELOW THE ROAD SURFACE  
DATED 1980, FAIR CONDITION)

N0°40'56"E 2667.12' (BASIS OF BEARING)

S0°40'56"W 160.00'

4300 WEST

**RECORD PARCEL 090750110 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 490 FEET SOUTH AND 40 FEET SOUTH 89°38' WEST OF THE NORTHEAST CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 89°38' WEST 502 FEET, THENCE NORTH PARALLELING THE SECTION LINE 160 FEET, THENCE NORTH 89°38' EAST 502 FEET, THENCE SOUTH 160 FEET TO THE POINT OF BEGINNING.

**RECORD PARCEL 090750202 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 89D38'00" WEST 722.7 FEET AND SOUTH 323.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 89°38' WEST 150.00 FEET, THENCE SOUTH 336.6 FEET, THENCE NORTH 89D38'00" EAST 270.00 FEET, THENCE NORTH 175.00 FEET, THENCE NORTH 89°38' EAST 60.00 FEET, THENCE NORTH 160.00 FEET, THENCE SOUTH 89°30' WEST 180.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, TOGETHER WITH A 16.5 FOOT RIGHT OF WAY FROM THE PROPERTY TO 4300 WEST STREET

**RECORD 090750105 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°40'56" WEST 160.00 FEET; THENCE NORTH 89°54'27" EAST 273.36 FEET THENCE NORTH 0°01'33" EAST 160.12 FEET; THENCE SOUTH 89°52'47" EAST 275.19 FEET TO THE POINT OF BEGINNING, CONTAINING 43,900 SQUARE FEET MORE OR LESS.

**ADJUSTED PARCEL 090750110 BOUNDARY DESCRIPTION**

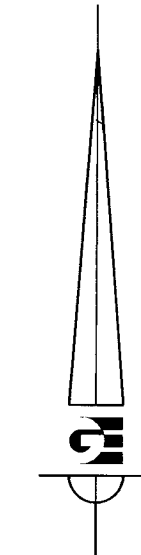
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°40'56" WEST 160.00 FEET; THENCE NORTH 89°54'27" EAST 273.36 FEET THENCE NORTH 0°01'33" EAST 160.12 FEET; THENCE SOUTH 89°52'47" EAST 275.19 FEET TO THE POINT OF BEGINNING, CONTAINING 43,900 SQUARE FEET MORE OR LESS.

**ADJUSTED PARCEL 090750202 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET AND SOUTH 89°54'27" WEST 272.12 FEET, RUNNING THENCE SOUTH 0°01'33" WEST 160.12 FEET; THENCE SOUTH 89°41'28" EAST 298.58 FEET; THENCE SOUTH 0°38'42" WEST 169.72 FEET; THENCE NORTH 89°53'31" WEST 259.41 FEET; THENCE NORTH 0°26'49" WEST 338.72 FEET; THENCE SOUTH 89°32'37" EAST, THENCE SOUTH 2°25'20" EAST 7.95 FEET; THENCE SOUTH 89°53'09" EAST 235.17 FEET TO THE POINT OF BEGINNING, CONTAINING 135,878 SQUARE FEET MORE OR LESS.

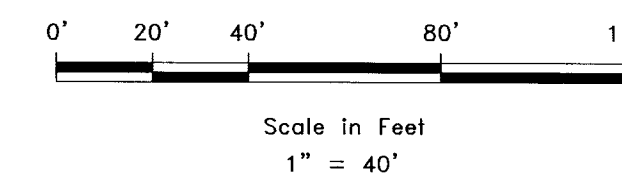
**ADJUSTED PARCEL 090750105 BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET SOUTH 0°40'56" WEST 160.00 FEET; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 0°40'56" WEST 20.00 FEET; THENCE SOUTH 89°49'26" WEST 290.95 FEET; THENCE SOUTH 0°00'18" EAST 148.52 FEET; THENCE NORTH 89°38'40" WEST 282.67 FEET; THENCE NORTH 0°38'42" EAST 169.72 FEET; THENCE SOUTH 89°41'28" EAST 298.58 FEET; THENCE SOUTH 89°54'27" WEST 273.36 FEET TO THE POINT OF BEGINNING, CONTAINING 53,865 SQUARE FEET MORE OR LESS.



**LEGEND**

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



**NARRATIVE**

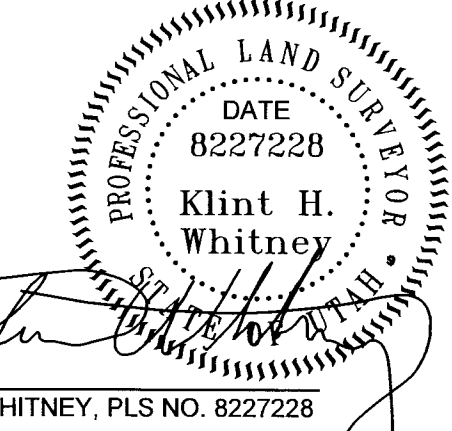
THE PURPOSE OF THE SURVEY WAS TO DO AN BOUNDARY ADJUSTMENT OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TINA LEDGER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°40'56" WEST WEBER COUNTY 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 17-23-20 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 1<sup>st</sup> DAY OF NOVEMBER, 2019.

RECEIVED  
NOV 01 2019  
BY: 6362



EAST QUARTER CORNER SEC. 17  
T5N, R2W, S.L.B.&M. (FOUND 3" WEBER  
COUNTY BRASS CAP MONUMENT  
0.4' BELOW ROAD SURFACE  
DATED 1963 FAIR CONDITION)

SCALE	DATE	DESIGN	DRAWN	CHECKED
1:40 XREF	10/30/2019		KHW	KHW

REVISIONS	DESCRIPTION
DATE	

**BOUNDARY ADJUSTMENT FOR TINA LEDGER**  
 4867 S 4300 W HOOPER UTAH  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,  
 TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING  
 5150 SOUTH 375 EAST, OGDEN, UT  
 OFFICE: 801-476-0252 FAX: 801-476-0866

S1  
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