

- 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
 - ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

NARRATIVE

This Subdivision Plat was requested by Mr. Brent Bailey for the purpose of adjusting the boundary line between these parcels.

Brass Cap Monuments found in the Southwest and the Northwest Corners of Section 19 with a bearing of North 0°48'35" East used as the Basis of Bearings.

The Original Tie Distances were found to be in error in placing the property in relation to the old existing fence lines so the parcels have been shifted to coincide with the occupation as noted.

Liston Subdivision (Weber County Recorder Entry #2966426 in book 84, at Page 92) was Checked and Honored as the Northerly boundary of Parcel 0043.

Westwood Manor-Plat 2 (Weber County Recorder Entry #414372 in book 13 at page 46) was used to help re-establish the 950 West Right of way as well as the 3725 North Street right of way.

Cheerywood Manor - Phase 3 (Weber County Recorder Entry #1193391 in book 34 at page 61) was reviewed and help to re-establish 3725 North Street right of way

Calls to an Existing fence line in the original description for Parcel 0043 were also used to help position the property in relation to the occupation.

Property Corners were monumented as depicted on this plat.

RECORD DESCRIPTIONS

PARCEL 16-023-0043
 PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON AN EXISTING FENCE WHICH IS NORTH 1305.06 FEET EAST 1926.51 FEET, AND NORTH 60°30' WEST 211.78 FEET TO THE INTERSECTION OF THE NORTH LINE OF 3650 NORTH STREET AND THE WESTERLY LINE OF 950 WEST STREET, AND NORTH 30°20' EAST 237.44 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE THREE COURSES ALONG EXISTING FENCES AS FOLLOWS: SOUTH 59°47' EAST 61.69 FEET; NORTH 32°13' EAST 29.48 FEET, AND SOUTH 60°29' EAST 64.55 FEET TO A FENCE CORNER, THENCE NORTH 31°27' EAST 244.75 FEET TO AN EXISTING FENCE, THENCE FOUR COURSES ALONG EXISTING FENCES AS FOLLOWS: NORTH 60°32' WEST 60.13 FEET, SOUTH 33°17' WEST 54.25 FEET, NORTH 84°15' WEST 162.56 FEET, SOUTH 41°28' WEST 102.17 FEET, THENCE SOUTH 86°37' WEST 21.4 FEET; THENCE SOUTH 33°02' WEST 50.00 FEET; THENCE SOUTH 59°47' EAST 116.52 FEET TO THE POINT OF BEGINNING.

PARCEL 16-023-0024
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT DUE NORTH 1305.06 FEET AND DUE EAST 1926.51 FEET AND NORTH 29°30' EAST 134.98 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 60°30' WEST 150.04 FEET; THENCE NORTH 30°20' EAST 134.98 FEET; THENCE SOUTH 60°30' EAST 148.3 FEET, MORE OR LESS, TO A POINT NORTH 29°30' EAST OF BEGINNING; THENCE SOUTH 29°30' WEST 134.98 FEET TO BEGINNING.

PROPOSED DESCRIPTIONS

PARCEL 16-023-0043
 Commencing at the Southwest corner of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence 1515.62 feet North 00°48'35" East along the Section line; and 1,843.15 feet South 89°11'25" East to the Easterly right of way line of 950 West Street; and thence North 30°20'00" East 106.18 feet along said right of way line to the Northerly right of way line of 3725 North Street being the POINT OF BEGINNING; and running thence North 59°40'00" West 177.29 feet along said Northerly right of way line to the Easterly line of the Nay Property (Weber County Parcel #16-023-0022); thence North 33°02'00" East 47.67 feet (50.00 feet more or less by record) to the extension of an old existing fence line; thence North 86°37'00" East 23.26 feet along said Extension and said fence line to a fence corner; thence North 41°28'00" East 91.22 feet along an old existing fence line; thence South 84°15'00" East 162.56 feet along an old existing fence line; thence North 33°17'00" East 54.25 feet along an old existing fence line; thence South 60°32'00" East 60.13 feet along an old existing fence line; thence South 31°27'00" West 213.05 feet along an old existing fence line; thence South 79°13'48" West 90.59 feet to the POINT OF BEGINNING.

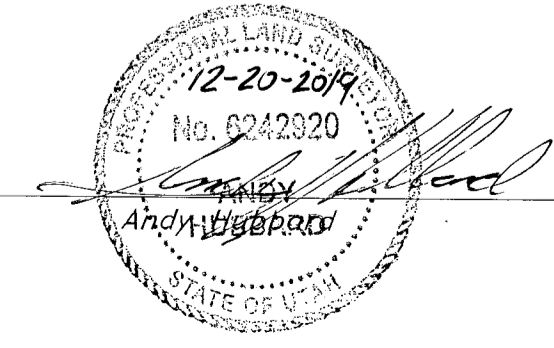
Containing 44,385 square feet or 1.0189 acres, more or less

PARCEL 16-023-0024
 Commencing at the Southwest corner of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence 1515.62 feet North 00°48'35" East along the Section line; and 1,843.15 feet South 89°11'25" East to the Easterly right of way line of 950 West Street being the POINT OF BEGINNING; and running thence North 30°20'00" East 106.18 feet along said right of way line to the Northerly right of way line of 3725 North Street; thence North 79°13'48" East 90.59 feet to an old existing fence line; thence South 31°27'00" West 31.54 feet along said fence line to a fence corner; thence South 60°30'45" East 85.87 feet along an old existing fence line to a fence corner; thence South 29°54'19" West 133.52 feet along an old existing fence line to the POINT OF BEGINNING.

Containing 20,683 square feet or 0.4748 acres, more or less.

SURVEYOR'S CERTIFICATE

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 Professional 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.



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GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)399-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATABASINENGINEERING.COM

Boundary line Adjustment Survey

Elmer Bailey Property

950 West 3725 North
 Pleasant View City, Weber County, Utah
 A part of Section 19, T7N, R1W, SLB&M, U.S. Survey

20 Dec, 2019

SHEET NO. 1

19N749 - PS