

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

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

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 PARALLEL TO THE SECTION LINE 180 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 WHICH IS SOUTH 490.0 FEET ALONG THE SECTION LINE AND SOUTH 89°38' WEST 40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, RUNNING THENCE SOUTH 20 FEET PARALLEL TO THE SECTION LINE, THENCE SOUTH 89°38' WEST 290.0 FEET, THENCE SOUTH 150 FEET, THENCE SOUTH 89°38' EAST 272 FEET, THENCE NORTH 170.0 FEET PARALLEL TO THE SECTION LINE, THENCE NORTH 89°38' EAST 562 FEET TO THE POINT OF BEGINNING.

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

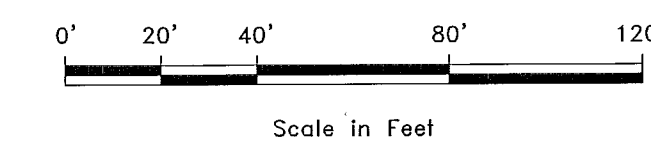
A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT A POINT LOCATED SOUTH 0°40'56" WEST 330.28 FEET AND NORTH 90°00'00" WEST 33.00 FEET AND SOUTH 89°54'20" WEST 272.12 FEET, RUNNING THENCE SOUTH 0°01'33" WEST 160.12 FEET, THENCE SOUTH 89°41'26" 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" WEST 169.72 FEET, THENCE SOUTH 89°41'26" 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
- - - 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 BOUNDARY OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 16TH DAY OF SEPTEMBER, 2020.



KLINT H. WHITNEY, PLS NO. 8227228

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:	1:40 XREF
DATE:	10/02/2019
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DATE	DESCRIPTION

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
15150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

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