

NORTH QUARTER CORNER SEC. 20, T6N, R2W, S.L.B.&M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT 6" BELOW ROAD SURFACE POOR CONDITION 1985)

ELDEN KNUDSON
150540017

ELAINE HANSEN 150540018

KEVIN MC NEE
150540061

GEORGE LANCLOIS
150540051

KENNETH RAUZI
150540078

CENTER QUARTER CORNER SEC. 20, T6N, R2W, S.L.B.&M. (MONUMENT HAS BEEN DESTROYED LOCATION CALCULATED FROM PREVIOUS MEASUREMENT BY GARDNER ENGINEERING, WEBER COUNTY TOWNSHIP BEARING SHEET AND WEBER COUNTY SECTION TIE SHEETS)

FIVE BLANCH PROPERTY LLC
150480037

NORTHEAST CORNER SEC. 20, T6N, R2W, S.L.B.&M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT 3" BELOW ROAD SURFACE GOOD CONDITION DATE IS ILLEGIBLE)

900 SOUTH STREET

COMFORT COVE LLC
150550019
CONTAINING 2.937 ACRES

ROBERT BELT
150550024

LEROHL FAMILY TRUST
150550020

COMFORT COVE LLC
150550079
CONTAINING 0.268 ACRES

JUDY DAVIS
150550078

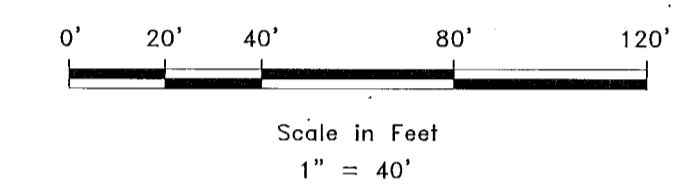
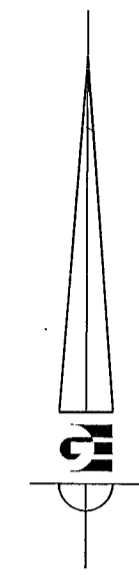
DEED LINE CONTAINING ERRONEOUS SECTION TIE CALLS.

PARCEL 150550019 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET AND THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET BEING LOCATED SOUTH 00°45'18" WEST 33.00 FEET AND SOUTH 89°05'07" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 89°05'07" EAST 260.00 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 00°45'18" WEST 492.00 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 89°05'07" WEST 260.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'18" EAST 492.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.937 ACRES.

PARCEL 150550079 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET BEING LOCATED SOUTH 00°45'18" WEST 33.00 FEET AND SOUTH 89°05'07" EAST 40.00 FEET AND SOUTH 00°45'18" WEST 492.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 89°05'07" EAST 260.00 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 00°45'18" WEST 45.00 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 89°05'08" WEST 260.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°45'18" EAST 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.268 ACRES.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING ASPHALT

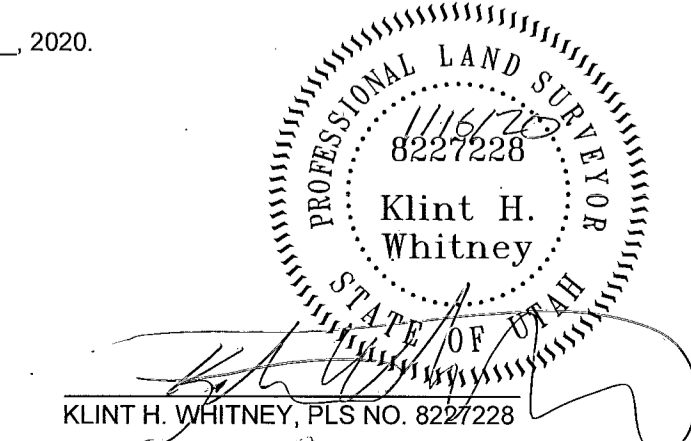
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JASON COOPER. THE CONTROL USED TO ESTABLISH THE PROPERTY BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AND FOUND PROPERTY CORNERS OF ADJOINING PARCELS AS SHOWN AND NOTED HEREON. WARRANTY DEED RECORDED AS ENTRY # 2960026, RECORD OF SURVEY NUMBERS 6067, 3175, 4101, 1891 ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE THE BOUNDARY. DEEDS CONTAIN ERRONEOUS TIE CALLS FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER BUT DOES CALL TO THE NORTH LINE OF SAID NORTHEAST QUARTER AND AN EXISTING FENCE ALONG THE EAST BOUNDARY. WHEN HOLDING SAID NORTH LINE AND FENCE LINE DEED DISTANCES FIT VERY WELL WITH OCCUPATION. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 01°45'18" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE 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 1723-20 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 16TH DAY OF JANUARY, 2020.



SCALE: 1"=40'	XREF
DATE: 9/9/19	
DESIGN: _____	
DRAWN: KHW	
CHECKED: KHW	
DWG. NO. _____	

RECEIVED
JAN 16 2020
BY: 6439

PROPERTY SURVEY FOR JASON COOPER
900 SOUTH 4700 WEST, WEBER COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

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