

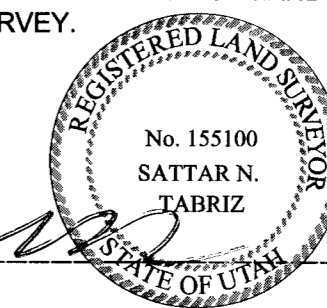
PETER C AND DEBI R HUCKLEBERRY

RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
4003 WEST 2550 SOUTH, OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 155100, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED TRACT OF LAND AND THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.



SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100
DATE: 4/17/2020
HEREIN.

GENERAL NOTES

- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- ALL PROPERTY CORNERS WERE MARKED WITH A 5/8" REBAR AND YELLOW NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS THE MAP.
- THERE IS A 60 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH HALF OF THE PROPERTY PER QUIT CLAIM DEED RECORDED NOVEMBER 25, 1997 AS ENTRY NO. 1506349 IN BOOK 1893 AT PAGE 1508 OF THE WEBER COUNTY RECORDER'S OFFICE. NO SPECIFIC LOCATION IS GIVEN IN THE DESCRIPTION AS TO THE LOCATION OF THE RIGHT OF WAY.

LEGAL DESCRIPTION

PER ENTRY NO. 1730457
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY.
BEGINNING AT THE NORTHEAST CORNER OF LOT 24, VALLEY GREEN ESTATES NO. 2, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 75°30' WEST 281.49 FEET TO THE EAST LINE OF 4050 WEST STREET, THENCE TWO COURSES ALONG SAID STREET AS FOLLOWS: NORTHERLY ALONG THE ARC OF A 538.92 FOOT RADIUS CURVE TO THE RIGHT OF 81.10 FEET AND NORTH 29°02'45" EAST 68.90 FEET, THENCE SOUTH 87°08'15" EAST 208.36 FEET, THENCE SOUTH 195 FEET, MORE OR LESS TO THE PLACE OF BEGINNING.
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING 653.5 FEET WEST FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 234 FEET, THENCE NORTH 87°08'15" WEST 206.36 FEET, NORTH 29°02'45" EAST 214.70 FEET, THENCE WEST 68.63 FEET, THENCE SOUTH 29°02'45" WEST TO A POINT 216.5 FEET WEST AND SOUTH 26°23'16" WEST 270 FEET AND SOUTH FROM THE POINT OF BEGINNING, THENCE NORTH TO A POINT 216.5 FEET WEST AND SOUTH 26°23'16" WEST 270 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 26°23'16" EAST 270 FEET TO THE NORTH SECTION LINE THENCE EAST 216.5 FEET TO BEGINNING.

AS-SURVEYED:
PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2550 SOUTH STREET; SAID POINT BEING NORTH 89°33'35" WEST 653.02 FEET ALONG THE SECTION LINE, AND SOUTH 00°26'25" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 00°26'25" WEST 392.01 FEET ALONG THE WEST BOUNDARY LINES OF THE CLARKE PARCEL, AS RECORDED PER ENTRY NO. 1644060 AND THE HUCKLEBERRY TRUST PARCEL AS RECORDED IN ENTRY NOS. 2582384 & 2623724 TO THE NORTHEAST CORNER OF LOT 24, VALLEY GREEN ESTATES NO. 2 SUBDIVISION THENCE NORTH 75°03'35" WEST 281.49 FEET ALONG THE NORTHERLY LOT LINE OF LOT 24, VALLEY GREEN ESTATES NO. 2 SUBDIVISION; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF 4050 WEST STREET AS RECORDED IN SAID VALLEY GREEN ESTATES NO. 2 SUBDIVISION THE FOLLOWING TWO (2) COURSES:
(1) ON A 538.92 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 81.10 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE BEARS NORTH 25°10'30" EAST 81.02 FEET);
(2) NORTH 29°02'45" EAST 283.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2550 SOUTH STREET; THENCE SOUTH 89°33'35" EAST 102.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
CONTAINS: 70,955 SQUARE FEET OR 1.63 ACRES

MAP LEGEND

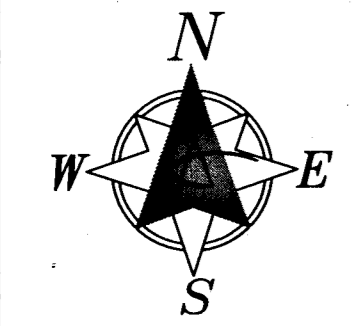
- BOUNDARY LINE
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- DEED LINE
- LOT COMBINED LINE
- RADIAL LINE
- FENCE LINE (VINYL)
- FENCE LINE (WIRE)
- CONCRETE
- ASPHALT
- OVERHEAD POWER LINE
- SECTION MONUMENT
- LEAD PLUG
- BOUNDARY CORNER
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER CLEANOUT
- GAS METER
- POWER METER
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
CONTOURS ARE SHOWN IN 0.5' INTERVALS

NORTH 1/4 CORNER, SECTION 32, T 6 N, R 2 W, S. L. B. & M. FOUND WEBER COUNTY 3" BRASS CAP IN RING AND LID, 4" BELOW ASPHALT AT THE INTERSECTION OF 2550 SOUTH & 4700 WEST

NORTH 1/4 CORNER, SECTION 33, T 6 N, R 2 W, S.L.B.&M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 1" BELOW ASPHALT

NORTHWEST CORNER SECTION 33, T 6 N, R 2 W, S.L. B. & M. FOUND HOLE, MONUMENT NOT FOUND AT THE INTERSECTION OF 2550 SOUTH & 4300 WEST



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PROPERTY OWNERS FOR THE PURPOSE OF RETRACING THE BOUNDARY LINE OF THE PARCEL AS SHOWN HEREON PRIOR TO A PROPOSED LOT SPLIT.

THE FOLLOWING IS A NARRATIVE OF THE BOUNDARY:

THE NORTH BOUNDARY IS BASED UPON THE EXISTING SOUTH RIGHT OF WAY LINE FOR 2550 SOUTH STREET.

THE EAST BOUNDARY IS BASED UPON THE COMMON BOUNDARY FOR SHIRLEY S CLARKE TRUST PARCEL AND THE PARCEL BEING SURVEYED, AS WELL AS A PROPOSED BOUNDARY LINE ADJUSTMENT.

THE WEST AND SOUTH BOUNDARIES ARE BASED UPON THE THE VALLEY GREEN ESTATES NO. 2 SUBDIVISION BOUNDARY 4050 WEST STREET EAST RIGHT OF WAY LINE DEDICATED IN SAID SUBDIVISION PLAT RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE AS PLAT 17-45.

S 0°45'21" W 2688.06'

S 0°44'19" W 5319.70'
BASIS OF BEARINGS

S 0°59'34" W 2665.81'

SOUTHWEST CORNER, SECTION 33, T 6 N, R 2 W, S. L. B. & M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 0.7" BELOW ASPHALT AT THE INTERSECTION OF 3300 SOUTH & 4300 WEST

SOUTH 1/4 CORNER, SECTION 33, T 6 N, R 2 W, S.L.B. & M. FOUND WEBER COUNTY 3" BRASS CAP MONUMENT, 2" BELOW ASPHALT

Curve #	Length	Radius	Delta	Bearing	Chord
C1	81.10	538.92	8°37'19"	N25°10'30"E	81.02

LOT 24
VALLEY GREEN
ESTATES NO. 2

DAVID & KAREN PHILLIPS FAMILY LIVING TRUST, DATED THE 13TH DAY OF NOVEMBER, 2009
DAVID R PHILLIPS AND KAREN E. PHILLIPS, TRUSTEES
TAX ID: 15-117-0011
ENTRY #2892634

SUSAN J WILKINS, TRUSTEE OF THE SUSAN HUCKLEBERRY TRUST, DATED JULY 23, 1991
TAX ID: 15-091-0019
ENTRY #2582384 AND #2623724

RECORDED OF SURVEY # 6476
Received 4/20/2020

CLIENT: YORK ENGINEERING
DWG: SURVEY BASE
JOB NO: 19
DATE: 1/24/20

RECORD OF SURVEY
PETER AND DEBI HUCKLEBERRY:
SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

REVISIONS

NO. DATE BY REVISION

231 West 800 South
Salt Lake City, UT 84119
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Planning & Engineering
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