



EXISTING STEED BOUNDARY DESCRIPTIONS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26, SHADOW VALLEY ESTATES NO. 3, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 89°51' WEST 228.6 FEET TO THE EAST LINE OF WEBER AQUADUCT PROPERTY, THENCE SOUTH 24°30' EAST 200 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE FROM SAID POINT TO A POINT SOUTH 14°42'51" EAST 10 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 14°42'51" WEST TO THE POINT OF BEGINNING.

ALL OF LOT 26, OF SHADOW VALLEY ESTATES NO. 3, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26 AND RUNNING THENCE SOUTH 0°33'32" EAST 15.17 FEET, THENCE SOUTH 82°00' EAST 143.12 FEET, THENCE NORTH 68°00' EAST 30 FEET, THENCE NORTH 82°00' WEST 171.38 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1103.33 FEET NORTH AND 1736.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 252.19 FEET, THENCE NORTH 24°30' WEST 38.10 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT SOUTH 14°42'51" EAST 10 FEET FROM THE SOUTHEAST CORNER OF LOT 26, SHADOW VALLEY ESTATES NO. 3, THENCE NORTH 14°42'51" WEST 10 FEET, THENCE EAST 155.21 FEET TO A POINT NORTH OF BEGINNING, THENCE SOUTH 216.67 FEET, MORE OR LESS, TO PLACE OF BEGINNING, TOGETHER WITH THE PORTION OF THAT PORTION OF THAT CERTAIN TWO FOOT HOLDING STRIP IN SHADOW VALLEY ESTATES NO. 3 WHICH ABUTS THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

EXISTING COREY BOUNDARY DESCRIPTIONS

PART OF SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 1636.46 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID QUARTER SECTION, THENCE SOUTH 216.67 FEET, THENCE WEST 100 FEET, THENCE NORTH 216.67 FEET TO A POINT WEST OF BEGINNING, THENCE EAST 100 FEET, MORE OR LESS, TO BEGINNING, TOGETHER WITH THAT PORTION OF THAT CERTAIN TWO FOOT HOLDING STRIP IN SHADOW VALLEY ESTATES NO. 3, WHICH ABUTS THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 904.69 FEET WEST 216.67 FEET SOUTH, AND 601.77 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID QUARTER SECTION, RUNNING THENCE WEST 130 FEET, THENCE NORTH 216.67 FEET, THENCE EAST 88.54 FEET, THENCE SOUTH 30 FEET, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO: PART OF LOT 11, SHOSHONE HILLS PHASE I, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY POINT OF LOT 11, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GRANTEES PROPERTY AS RECORDED IN BOOK 1554 OF RECORDS PAGE 602, RUNNING THENCE NORTH 12°24'39" WEST 180.85 FEET, THENCE NORTH 0°00'00" EAST 30.00 FEET, THENCE SOUTH 89°05'10" EAST 23.00 FEET, THENCE SOUTHERLY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF THE CERTAIN TWO FOOT HOLDING STRIP IN SHADOW VALLEY ESTATES NO. 3, WHICH ABUTS THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 904.69 FEET WEST 216.67 FEET SOUTH, AND 601.77 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID QUARTER SECTION, RUNNING THENCE WEST 130 FEET, THENCE NORTH 216.67 FEET, THENCE EAST 88.54 FEET, THENCE SOUTH 30 FEET, THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING. ALSO: PART OF LOT 11, SHOSHONE HILLS PHASE I, OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY POINT OF LOT 11, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GRANTEES PROPERTY AS RECORDED IN BOOK 1554 OF RECORDS PAGE 602, RUNNING THENCE NORTH 12°24'39" WEST 180.85 FEET, THENCE NORTH 0°00'00" EAST 30.00 FEET, THENCE SOUTH 89°05'10" EAST 23.00 FEET, THENCE SOUTHERLY TO THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF THE CERTAIN TWO FOOT HOLDING STRIP IN SHADOW VALLEY ESTATES NO. 3, WHICH ABUTS THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

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BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26, SHADOW VALLEY ESTATES NO. 3, WEBER COUNTY, UTAH, AND RUNNING THENCE NORTH 89°51' WEST 228.6 FEET TO THE EAST LINE OF WEBER AQUADUCT PROPERTY, THENCE SOUTH 24°30' EAST 200 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE FROM SAID POINT TO A POINT SOUTH 14°42'51" EAST 10 FEET FROM THE POINT OF BEGINNING, THENCE NORTH 14°42'51" WEST TO THE POINT OF BEGINNING.

ALL OF LOT 26, OF SHADOW VALLEY ESTATES NO. 3, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 26 AND RUNNING THENCE SOUTH 0°33'32" EAST 15.17 FEET, THENCE SOUTH 82°00' EAST 143.12 FEET, THENCE NORTH 68°00' EAST 30 FEET, THENCE NORTH 82°00' WEST 171.38 FEET TO THE POINT OF BEGINNING.

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1103.33 FEET NORTH AND 1736.46 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 252.19 FEET, THENCE NORTH 24°30' WEST 38.10 FEET, THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT SOUTH 14°42'51" EAST 10 FEET FROM THE SOUTHEAST CORNER OF LOT 26, SHADOW VALLEY ESTATES NO. 3, THENCE NORTH 14°42'51" WEST 10 FEET, THENCE EAST 155.21 FEET TO A POINT NORTH OF BEGINNING, THENCE SOUTH 216.67 FEET, MORE OR LESS, TO PLACE OF BEGINNING, TOGETHER WITH THE PORTION OF THAT PORTION OF THAT CERTAIN TWO FOOT HOLDING STRIP IN SHADOW VALLEY ESTATES NO. 3 WHICH ABUTS THE ABOVE DESCRIBED PROPERTY ON THE NORTH.

ADJUSTED STEED BOUNDARY DESCRIPTIONS

A PART OF LOT 26 SHADOW VALLEY ESTATES NUMBER 3 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT IN AN EXISTING FENCE LINE BEING LOCATED NORTH 01°04'46" EAST 1103.33 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 89°15'34" WEST 1506.46 FEET AND NORTH 89°07'55" WEST 260.17 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUNNING THENCE ALONG AN EXISTING FENCE LINE NORTH 89°07'55" WEST 253.27 FEET, THENCE NORTH 25°17'02" WEST 225.92 FEET, THENCE NORTH 89°28'51" WEST 67.46 FEET, THENCE NORTH 00°11'18" WEST 119.89 FEET, THENCE SOUTH 81°37'51" EAST 143.12 FEET, THENCE NORTH 88°22'09" EAST 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CHEROKEE CIRCLE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSE: (1) ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT 32.83 FEET, HAVING A CENTRAL ANGLE OF 46°52'40"; CHORD BEARS SOUTH 63°08'07" EAST 31.92 FEET; (2) ALONG THE ARC OF A 28.29 FOOT RADIUS CURVE TO THE RIGHT 22.22 FEET, HAVING A CENTRAL ANGLE OF 44°53'19"; CHORD BEARS SOUTH 64°07'47" EAST 21.65 FEET; (3) SOUTH 41°37'51" EAST 119.89 FEET; (4) SOUTH 89°28'51" EAST 101.30 FEET, THENCE SOUTH 00°03'21" EAST 20.00 FEET, THENCE SOUTH 89°28'51" EAST 20.00 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 00°03'21" WEST 184.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.018 ACRES.

ADJUSTED COREY BOUNDARY DESCRIPTIONS

A PART OF LOT 11 SHOSHONE HILLS - PHASE I AND A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT IN AN EXISTING FENCE LINE BEING LOCATED NORTH 01°04'46" EAST 1103.33 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 89°15'34" WEST 1506.46 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, RUNNING THENCE ALONG SAID EXISTING FENCE LINE NORTH 89°07'55" WEST 260.17 FEET, THENCE NORTH 00°03'21" EAST 184.94 FEET ALONG AN EXISTING FENCE LINE, THENCE NORTH 89°28'51" WEST 20.00 FEET, THENCE NORTH 00°03'21" EAST 20.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE CHEROKEE CIRCLE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°28'51" EAST 265.41 FEET, THENCE SOUTH 04°01'30" EAST 207.17 FEET TO THE POINT OF BEGINNING. CONTAINING 1.203 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CLARK COREY. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°04'46" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBER 2794029, 2679259 AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 3508, AND THE DEDICATED PLATS OF SHADOW VALLEY ESTATES NO. 3 AND SHOSHONE HILLS - PHASE I WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 25TH DAY OF MARCH, 2020.

RECEIVED
MAY 11 2020
BY: 6495

PROFESSIONAL LAND SURVEYOR
3/25/20
8227228
Klint H. Whitney
STATE OF UTAH
KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1/40 XREF	DATE: 4/18/15
DESIGN: _____	DRAWN: KHW
CHECKED: _____	DWG. NO.: 8227228-CLARK COREY SURVEY TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

REVISIONS	DESCRIPTION

BOUNDARY ADJUSTMENT SURVEY FOR CLARK COREY
1671 EAST CHEROKEE CIRCLE, WEBER COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 5 NORTH, RANGE 1 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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- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - X — EXISTING FENCE LINE

