

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUSH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUSH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael L. Wangemann
 Michael L. Wangemann, PLS



Date of Plat or Map: April 27, 2017
 PLS# 6431156-2201

LEGAL DESCRIPTION

AS SURVEYED DESCRIPTIONS:

PARCEL A
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET AS SHOWN ON THE DEDICATION PLAT OF 600 WEST STREET, DATED OCTOBER 23, 2003 IN BOOK 74 AT PAGES 76-78 SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 662.71 FEET AND WEST 1492.69 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSE: SOUTH 00°58'36" WEST 679.12 FEET TO A POINT ON A 2570 FOOT RADIUS CURVE; THENCE SOUTHERLY 80.89 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°47'40" WHICH LONG CHORD BEARS SOUTH 05°42'52" WEST 80.89 FEET; THENCE SOUTH 09°00' WEST 18.03 FEET TO THE POINT ON A 1000 FOOT RADIUS CURVE; THENCE SOUTHERLY 22.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT; THENCE NORTH 49°25'57" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE 4928 FEET; THENCE NORTH 09°42'55" EAST 122.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ELBERTA DRIVE; THENCE SOUTH 76°45'2" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 436.56 FEET TO THE POINT OF BEGINNING. CONTAINS 98323.70 SQ/FT OR 2.26 ACRES.

PARCEL B
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 956.62 FEET AND WEST 1710.10 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 49°25'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 250.08 FEET TO A POINT ON A 1000 FOOT RADIUS CURVE; THENCE SOUTHERLY 39.61 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°49'09" WHICH LONG CHORD BEARS SOUTH 11°46'55" EAST 86.4 FEET TO THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET AS SHOWN ON THE DEDICATION PLAT OF 600 WEST STREET, DATED OCTOBER 23, 2003 IN BOOK 74 AT PAGES 76-78; THENCE SOUTH 09°20'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 26.66 FEET; THENCE NORTH 87°38'40" WEST 18.03 FEET; THENCE NORTH 09°42'55" EAST 37.88 FEET TO THE POINT OF BEGINNING. CONTAINS 59483.80 SQ/FT OR 1.37 ACRES.

PARCEL C
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 956.62 FEET AND WEST 1710.10 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 09°42'55" WEST 206.29 FEET; THENCE NORTH 87°38'40" WEST 10.002 FEET; THENCE NORTH 09°42'55" EAST 47.93 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 49°25'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 128.46 FEET TO THE POINT OF BEGINNING. CONTAINS 43563.32 SQ/FT OR 1.00 ACRE.

PARCEL D
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 873.83 FEET AND WEST 1802.00 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 09°42'55" WEST 286.29 FEET; THENCE NORTH 87°38'40" WEST 10.002 FEET; THENCE NORTH 09°42'55" EAST 47.93 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 49°25'57" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 128.46 FEET TO THE POINT OF BEGINNING. CONTAINS 43563.32 SQ/FT OR 1.00 ACRE.

PARCEL E
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET AS SHOWN ON THE DEDICATION PLAT OF 600 WEST STREET, DATED OCTOBER 23, 2003 IN BOOK 74 AT PAGES 76-78 SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 662.71 FEET AND WEST 1492.69 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°58'36" WEST 1035.95 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 09°25'07" WEST 390.8 FEET; THENCE NORTH 09°42'55" WEST 286.29 FEET; THENCE NORTH 87°38'40" WEST 10.002 FEET; THENCE SOUTH 09°42'55" EAST 47.93 FEET; THENCE SOUTH 09°25'07" WEST 390.8 FEET; THENCE NORTH 09°42'55" WEST 18.03 FEET; THENCE SOUTH 09°42'55" EAST 10.002 FEET; THENCE SOUTH 09°42'55" WEST 78.68 FEET; THENCE SOUTH 87°38'40" EAST 10.002 FEET TO THE POINT OF BEGINNING. CONTAINS 49922.82 SQ/FT OR 1.13 ACRES.

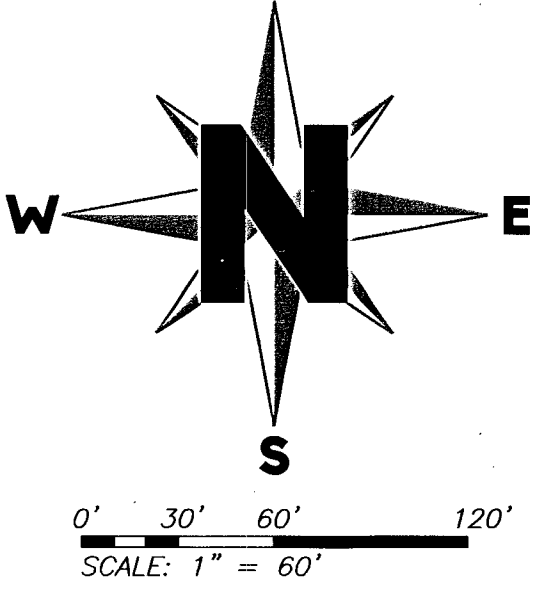
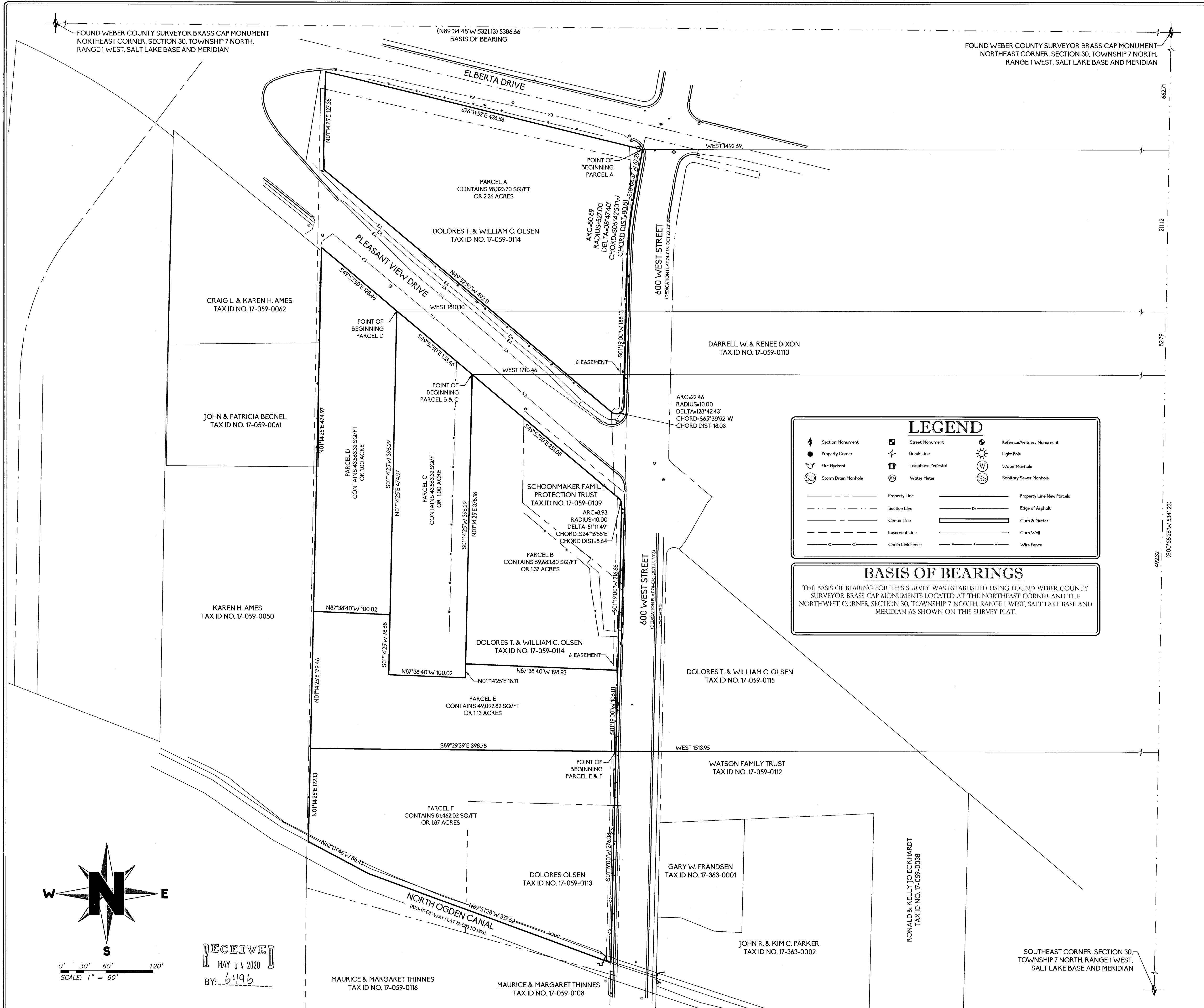
PARCEL F
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 600 WEST STREET AS SHOWN ON THE DEDICATION PLAT OF 600 WEST STREET, DATED OCTOBER 23, 2003 IN BOOK 74 AT PAGES 76-78 SAID POINT BEING SOUTH 00°58'36" WEST ALONG THE SECTION LINE 662.71 FEET AND WEST 1492.69 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°58'36" WEST 1492.69 FEET TO THE CENTERLINE OF THE NORTH OGDEN CANAL AS SHOWN IN THAT CERTAIN RIGHT-OF-WAY PLAT RECORDED IN BOOK 72 AT PAGES 80-88 IN THE WEBER COUNTY RECORDS; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: NORTH 09°25'07" WEST 372.62 FEET; THENCE NORTH 67°46'46" WEST 88.4 FEET; THENCE NORTH 09°42'55" EAST 12.83 FEET; THENCE SOUTH 87°38'40" EAST 308.78 FEET TO THE POINT OF BEGINNING. CONTAINS 81462.02 SQ/FT OR 1.87 ACRES.

LEGEND

- | | | |
|---------------------|---------------------------|----------------------------|
| Section Monument | Street Monument | Reference/Witness Monument |
| Property Corner | Break Line | Light Pole |
| Fire Hydrant | Telephone Pedestal | Water Manhole |
| Storm Drain Manhole | Water Meter | Sanitary Sewer Manhole |
| Property Line | Property Line New Parcels | |
| Section Line | Edge of Asphalt | |
| Center Line | Curb & Outer | |
| Easement Line | Curb Wall | |
| Chain Link Fence | Wire Fence | |

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE NORTHEAST CORNER AND THE NORTHWEST CORNER, SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.



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GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE

BOUNDARY SURVEY
 PREPARED FOR: MIKE SCHOONMAKER
 3297 N 600 W
 PLEASANT VIEW, UT 84414

LOCATION: NORTHEAST 1/4 SEC 30, T7N, R1W, SLB&M

REV	DATE	DESCRIPTION	DATE:	04/27/2017
1			SCALE:	1" = 60'
2			DRAWN:	MLW
3			CHECKED:	MLW
4				
5				

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
 FARMINGTON, UT 84025
 PHONE 801.725.8395
 FAX 801.820.7775
 www.utahlandsurveying.com

JOB NUMBER
 1238-17

SHEET
 1 OF 1