

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)

RECORD PARCEL 090750273 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°52'02" WEST 309.21 FEET; THENCE NORTH 0°40'56" EAST 159.91 FEET; THENCE SOUTH 89°52'57" EAST 309.21 FEET TO THE POINT OF BEGINNING. CONTAINING 49,458 SQUARE FEET OR 1.13 ACRES MORE OR LESS.

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

ADJUSTED PARCEL 090750273 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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 ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0°40'56" WEST 160.00 FEET; THENCE NORTH 89°52'02" WEST 309.21 FEET; THENCE NORTH 89°42'31" WEST 62.00 FEET; THENCE NORTH 0°40'56" EAST 159.73 FEET; THENCE SOUTH 89°52'57" EAST 371.22 FEET TO THE POINT OF BEGINNING. CONTAINING 59,367 SQUARE FEET OR 1.36 ACRES 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED SOUTH 0°40'56" WEST 330.28 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND NORTH 90°00'00" WEST 33.00 FEET AND NORTH 89°52'57" WEST 371.22 FEET FORM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0°40'56" WEST 159.73 FEET; THENCE NORTH 89°42'31" WEST 200.72 FEET; THENCE SOUTH 0°38'42" WEST 169.72 FEET; THENCE NORTH 89°53'31" WEST 259.41 FEET; THENCE NORTH 0°26'49" EAST 338.72 FEET; THENCE SOUTH 89°32'37" EAST 321.84; THENCE SOUTH 2°25'20" EAST 7.95 FEET; THENCE SOUTH 89°52'57" EAST 139.14 FEET TO THE POINT OF BEGINNING. CONTAINING 120,364 SQUARE FEET OR 2.76 ACRES MORE OR LESS.

LAREN A &
TONI GEORGE
0905750109

HAL ETAL
WHISENANT
090750161

KYLER
HENNEFER
090750130

090750202
120,364 SF
2.76 ACRE

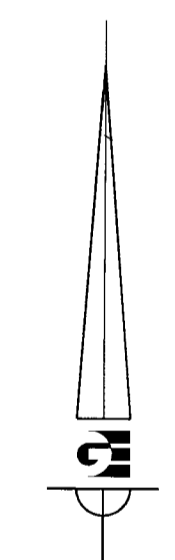
09070273
59,367 SF
1.36 ACRE

LEDGER, GREGORY L &
VALENTINA LEDGER
090750105

JOHN ROKUS
090750178

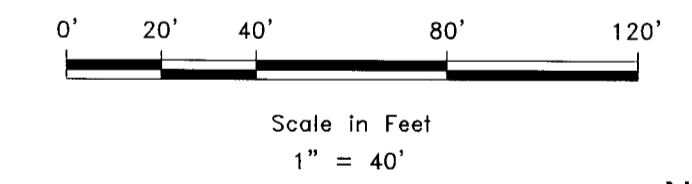
COMBS FAMILY
REVOCABLE
LIVING TRUST
090750005

4300 WEST



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ADJUSTED BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- EXISTING FENCE LINE



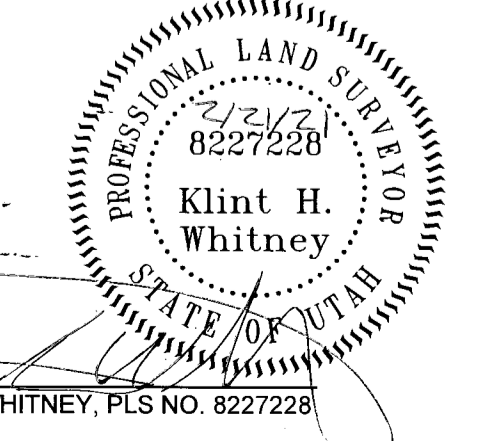
NARRATIVE

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 BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 12TH DAY OF FEBRUARY, 2021.



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: 1/4" = 40'	DATE: 1/28/2021	DESIGN: KHW	DRAWN: KHW	CHECKED: KHW
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REVISIONS	DESCRIPTION
DATE	

DATE: FEB 16 2021
TIME: 1:57:33
DWG. NO.: 1793

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
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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