

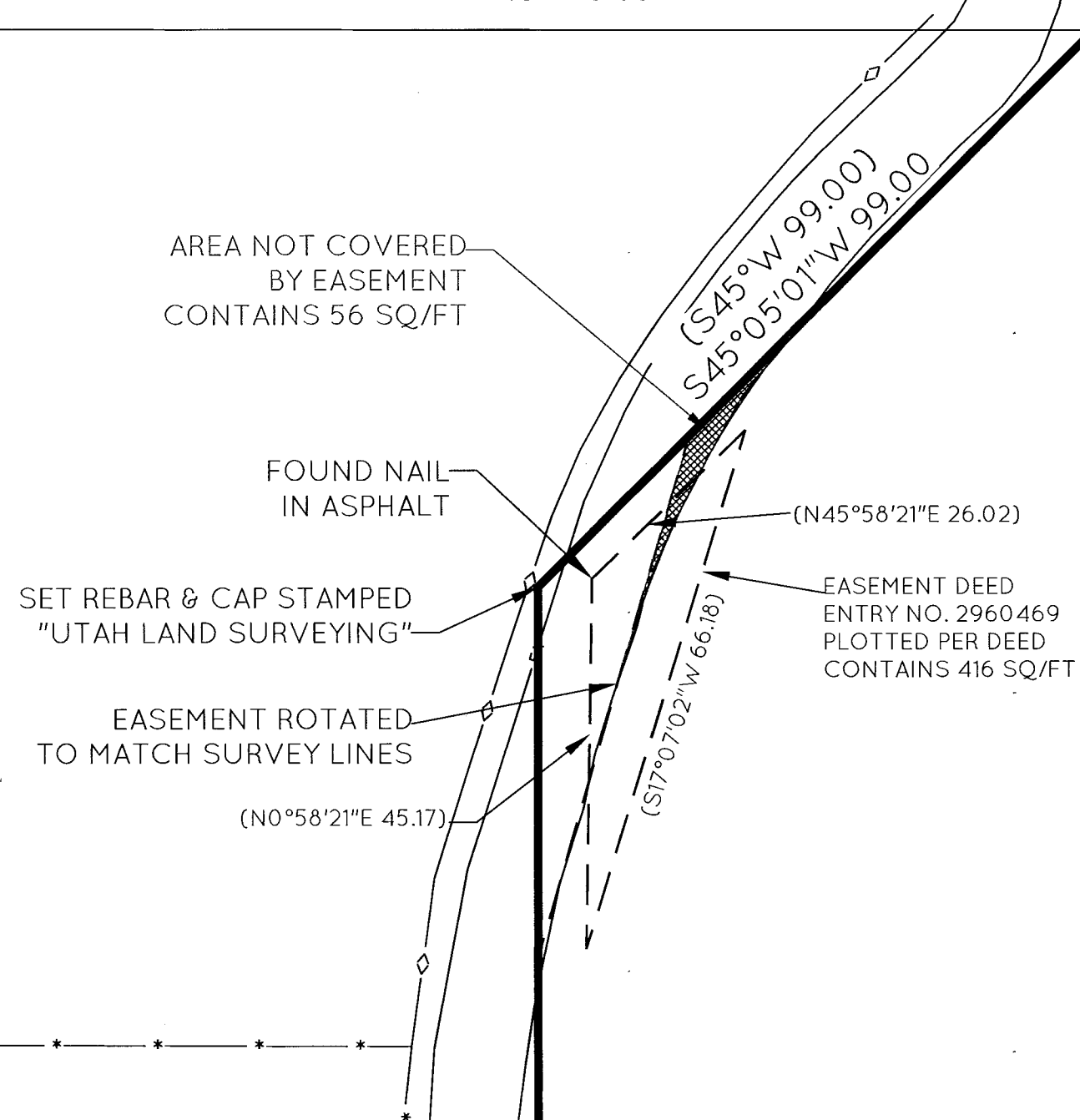
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER, SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND THE INTERSECTION MONUMENT AT 1800 SOUTH STREET AND 2550 WEST STREET AS SHOWN ON THIS SURVEY PLAT.

LEGEND

TRAIL EASEMENT DETAIL

NOT TO SCALE



NOT FOUND MONUMENT
SOUTHWEST CORNER, SECTION 23,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND INTERSECTION MONUMENT
AT 1800 SOUTH STREET & STREET



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 ENCRUMPS UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUMPS 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, PLS

Date of Plat or Map: November 4, 2019

PLS# 6431156-2201



LEGAL DESCRIPTION

PART OF SOUTHWEST QUARTER SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BEGINNING AT SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 494 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION TO THE SOUTHERLY LINE OF A RIGHT OF WAY CONVEYED TO EUGENE E. RAYFORD AND WIFE BY DEED RECORDED IN BOOK 669 AT PAGE 386 OF OFFICIAL RECORDS, THENCE SOUTH 45° WEST 99 FEET ALONG SAID RIGHT OF WAY, THENCE SOUTH 424 FEET ALONG SAID RIGHT OF WAY TO THE POINT WEST OF BEGINNING, THENCE EAST 70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION LYING WITHIN 1800 SOUTH STREET.

RECEIVED
MAR 03 2021
BY: 6814

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WAS PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION 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 JAKE HANSEN

2314 WEST 1800 SOUTH
WEST HAVEN, UT 84401

LOCATION | SOUTHEAST 1/4 SEC 23, T6N, R2W, SLB&M

REV	DATE	DESCRIPTION	DATE:	11/04/2019
1			SCALE:	1" = 30'
2			DRAWN:	MLW
3			CHECKED:	MLW
4				
5				

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



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JOB NUMBER

1557-19

SHEET

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