

RECORD PARCEL 09-075-0149 BOUNDARY DESCRIPTION

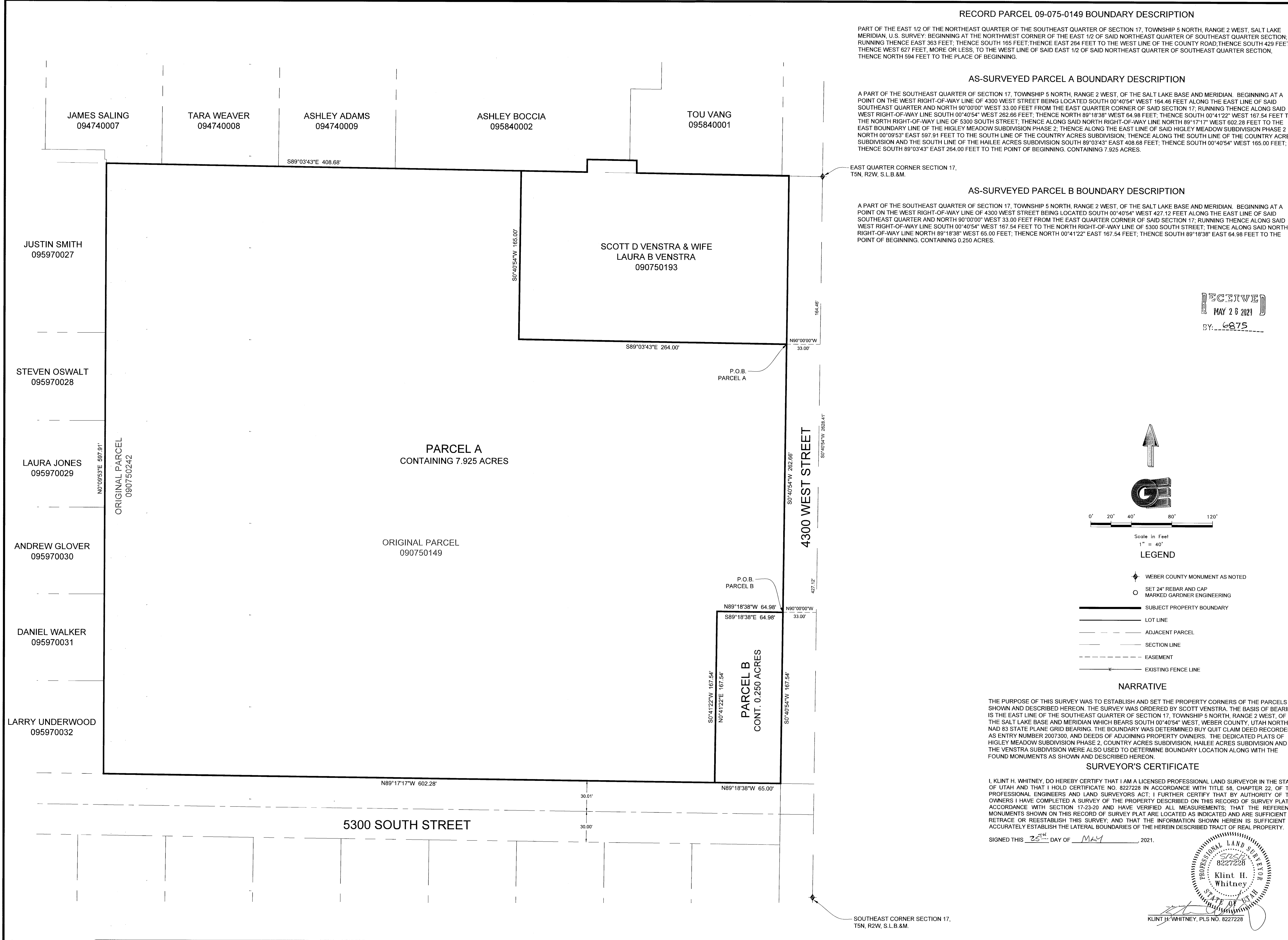
PART OF THE EAST 1/2 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER SECTION, RUNNING THENCE EAST 363 FEET; THENCE SOUTH 165 FEET; THENCE EAST 264 FEET TO THE WEST LINE OF THE COUNTY ROAD; THENCE SOUTH 425 FEET; THENCE WEST 627 FEET, MORE OR LESS, TO THE WEST LINE OF SAID EAST 1/2 OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER SECTION, THENCE NORTH 594 FEET TO THE PLACE OF BEGINNING.

AS-SURVEYED PARCEL A BOUNDARY DESCRIPTION

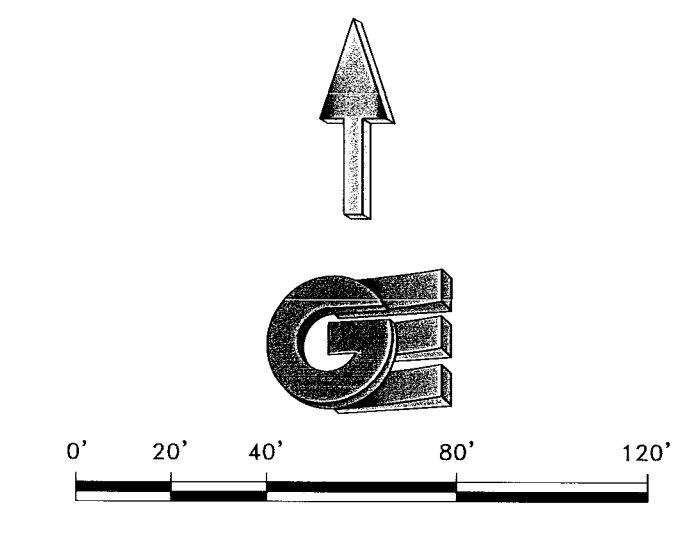
A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 00°40'54" WEST 164.46 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°40'54" WEST 262.66 FEET; THENCE NORTH 89°18'38" WEST 64.98 FEET; THENCE SOUTH 00°41'22" WEST 167.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5300 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°17'17" WEST 602.28 FEET TO THE EAST BOUNDARY LINE OF THE HIGLEY MEADOW SUBDIVISION PHASE 2; THENCE ALONG THE EAST LINE OF SAID HIGLEY MEADOW SUBDIVISION PHASE 2 NORTH 00°09'53" EAST 597.91 FEET TO THE SOUTH LINE OF THE COUNTRY ACRES SUBDIVISION; THENCE ALONG THE SOUTH LINE OF THE COUNTRY ACRES SUBDIVISION AND THE SOUTH LINE OF THE HAILEE ACRES SUBDIVISION SOUTH 89°03'43" EAST 408.68 FEET; THENCE SOUTH 00°40'54" WEST 165.00 FEET; THENCE SOUTH 89°03'43" EAST 264.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.925 ACRES.

AS-SURVEYED PARCEL B BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED SOUTH 00°40'54" WEST 427.12 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°40'54" WEST 167.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 5300 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°18'38" WEST 65.00 FEET; THENCE NORTH 00°41'22" EAST 167.54 FEET; THENCE SOUTH 89°18'38" EAST 64.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.250 ACRES.



RECEIVED
MAY 26 2021
BY: GRTS



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - x EXISTING FENCE LINE

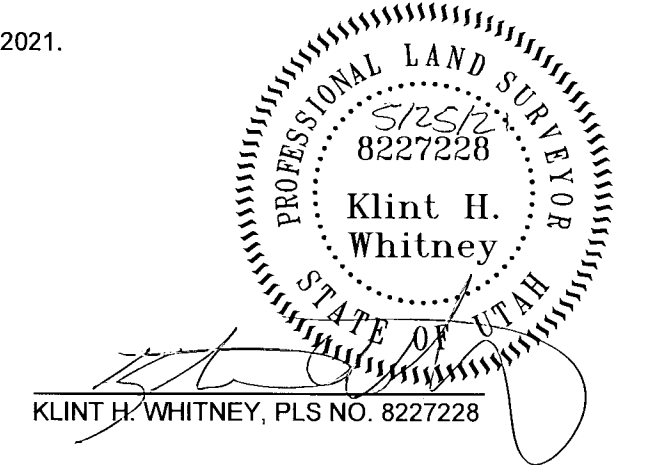
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT VENSTRA, THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°40'54" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2007300, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF HIGLEY MEADOW SUBDIVISION PHASE 2, COUNTRY ACRES SUBDIVISION, HAILEE ACRES SUBDIVISION AND THE VENSTRA SUBDIVISION 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 MAY, 2021.



REVISIONS	DATE	DESCRIPTION

SCALE: 1"=40' XREF: _____
DATE: 7/1/20
DESIGN: _____
DRAWN: KHV
CHECKED: KHV
DWG.: R:\9001-REC SURVEY\314-SCOTT VENSTRASURVEY\DWG\SCOTT.DWG

PROPERTY SURVEY FOR SCOTT VENSTRA
+/- 5300 SOUTH 4300 WEST, WEBER COUNTY, UTAH
LOCATED IN THE SOUTHEAST 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 875 EAST, GEDEN, UT
OFFICE: 801-476-6020 FAX: 801-476-0065

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