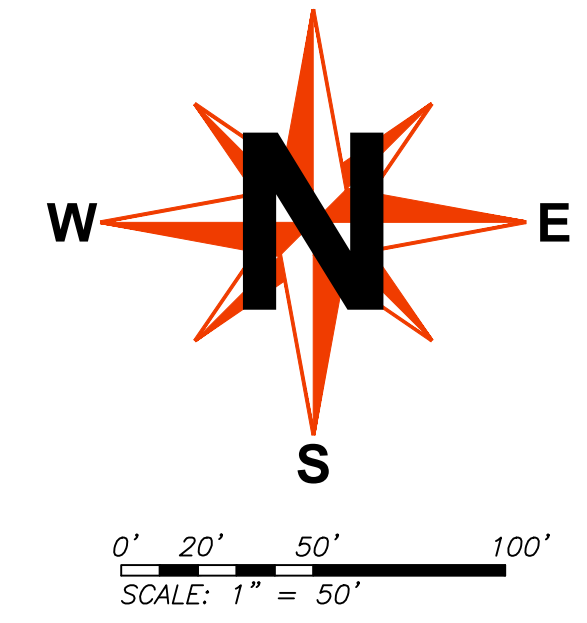


LEGEND

	Section Monument		Street Monument		Reference/Witness Monument
	Property Corner		Break Line		Property Line
	Section Line		Edge of Gravel Road		Center Line
	Easement Line		Edge of Asphalt		Wire Fence

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.



FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
CENTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

O & O HANSEN FARM LLC
TAX ID NO. 15-025-0006

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 ENCRUMBRANCE UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUMBRANCE 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: August 6, 2021
PLS# 6431156-2201

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS SOUTH 89°29'13" EAST ALONG THE SECTION LINE 19800 FEET AND NORTH 00°30'47" EAST 368.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°29'13" EAST 390.00 FEET; THENCE SOUTH 00°30'47" WEST 335.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET; THENCE SOUTH 89°29'13" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE 34.43 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°18'53" EAST ALONG SAID QUARTER SECTION LINE 627.00 FEET; THENCE NORTH 89°29'13" WEST 702.26 FEET; THENCE SOUTH 00°30'47" WEST 292.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 310,344.53 SQ. FT. OR 7.12 ACRES AND 5 LOTS

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE MARRIOTT PROPERTY AT THE REQUEST OF LARRY JOHNSON. ALL 4 CORNERS OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WERE FOUND IN GOOD CONDITION. THE DEED FOR THE SUBJECT PROPERTY INCLUDED THE HALF WIDTH OF 5500 WEST STREET BUT HAD ALREADY MATCHED UP TO THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET. THE HALF WIDTH OF 5500 WEST STREET WILL NEED TO BE FORMALLY DEDICATED WHEN DEVELOPED. IT WAS ALSO NOTED THAT THE EXISTING FENCE LINE WAS JUST INSTALLED APPROXIMATELY 1-2 YEARS PRIOR TO THIS SURVEY BY VERBAL TESTIMONY FROM MR. HANSEN THAT HAS OWNERSHIP IN O&O HANSEN FARM LLC, WHICH IS ADJACENT TO THE NORTH OF THIS SUBJECT PROPERTY. THE LOCATION OF THIS FENCE LINE WAS NOT SURVEYED IN PRIOR TO BEING INSTALLED AND IS NOT LONG STANDING, THEREFORE BOUNDARY BY ACQUIESCENCE DOES NOT APPLY. ALL CORNERS WERE SET IN THE CORRECT LOCATION AND BY THE DEED DESCRIPTION.

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 WERE 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 PARENTHESIS 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: LARRY JOHNSON
ATTN: LARRY
ADDRESS
SYRACUSE, UT 84075

LOCATION: SOUTHWEST 1/4, SEC 7, T6N, R2W, SLB&M

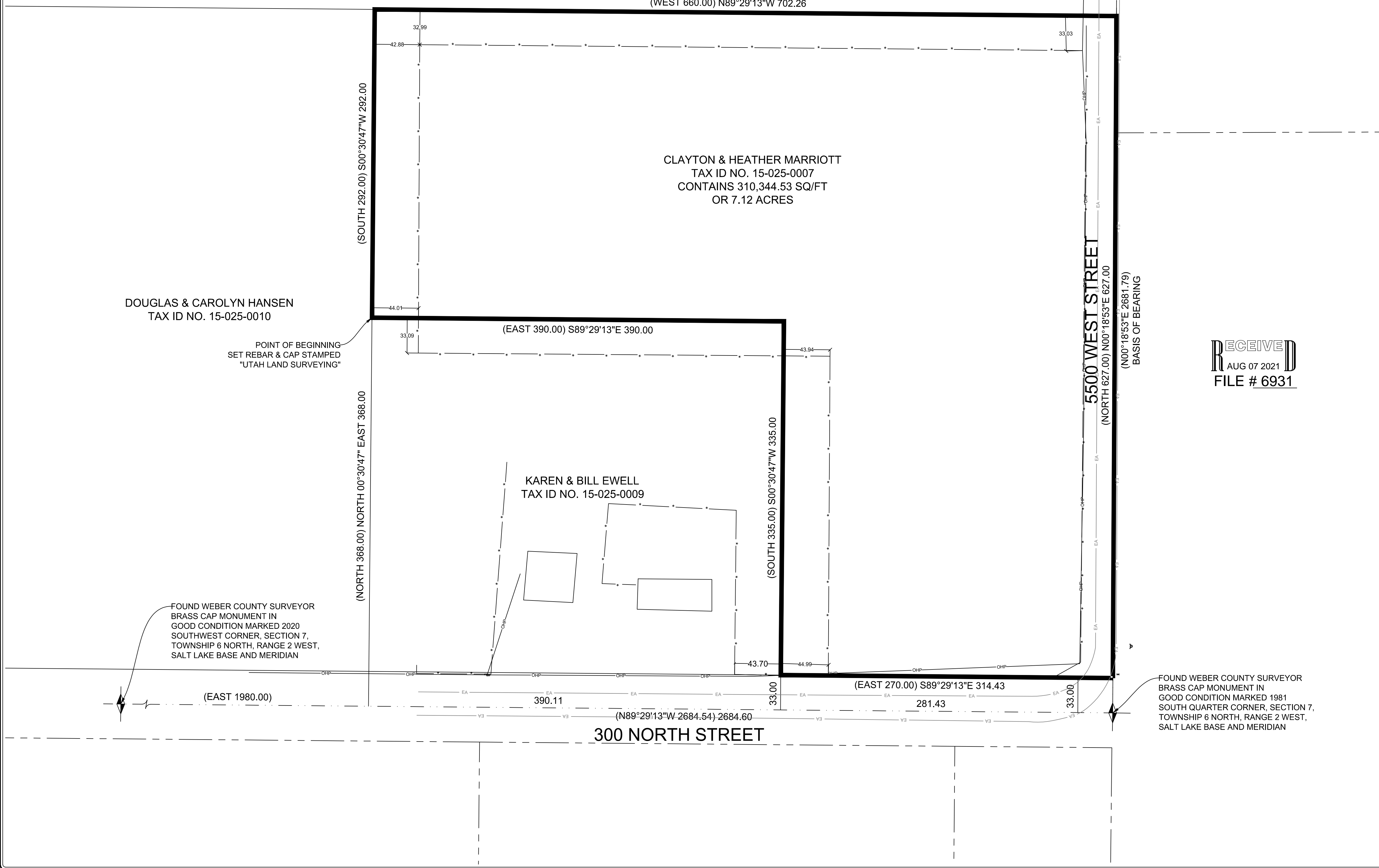
REV	DATE	DESCRIPTION	DATE:	8/6/2021
1			SCALE:	1" = 50'
2			DRAWN:	MLW
3			CHECKED:	MLW
4				
5				

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

JOB NUMBER
1786-21

SHEET
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