

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N02°56'51"E	1.87'
L2	S88°30'37"W	59.99'
L3	S88°30'37"W	28.09'
L4	N87°40'09"W	13.26'
L5	S02°56'51"W	8.80'
L6	N88°20'23"W	6.74'
L7	S01°30'38"W	31.28'
L8	S87°47'09"E	13.26'
L9	S02°56'51"W	55.76'
L10	S13°23'58"E	39.33'
L11	S03°09'18"W	22.72'
L12	N88°55'38"W	20.01'
L13	N03°09'18"E	20.53'
L14	N13°23'58"W	39.29'
L15	N02°56'51"E	58.34'
L16	N87°40'09"W	103.17'
L17	N87°40'09"W	109.51'

PARCEL NO. 1
JOSEPH & LYNETTE DERU
 15-039-0037
 CONT. 6.165 ACRES

PARCEL NO. 3
JOSEPH & LYNETTE DERU
 15-039-0012
 CONT. 1.224 ACRES

PARCEL NO. 4
JOSEPH DERU
 15-039-0030
 CONT. 0.577 ACRES

PARCEL NO. 2
JOHN & ELNA LUCAS FAMILY TRUST
 15-039-0031
 CONT. 0.940 ACRES

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 11TH DAY OF JUNE, 2021.

ROGER C. SLADE, PLS
 UTAH LAND SURVEYOR LICENCE NO. 11386802

PARCEL NO. 1 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE NORTHERLY PROJECTION OF AN EXISTING FENCE LINE LOCATED 344.14 FEET SOUTH 88°53'39" EAST (343.75 FEET SOUTH 89°33'35" EAST BY RECORD) FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 (BASIS OF BEARING IS THE WEST LINE OF SAID NORTHEAST QUARTER WHICH BEARS NORTH 00°21'45" WEST);

RUNNING THENCE NORTH 00°24'30" EAST (NORTH 00°02'30" EAST BY RECORD) 557.92 FEET ALONG SAID EXISTING FENCE LINE TO AN EXISTING FENCE CORNER AS DESCRIBED IN ENTRY NO. 1126964, RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE BEING THE SOUTHWEST CORNER OF CONOLLY BRIGGS PROPERTY, TAX ID NO. 15-039-0042; THENCE SOUTH 87°40'09" EAST (SOUTH 88°00" EAST BY RECORD) 317.35 FEET ALONG THE SOUTH LINE OF SAID CONOLLY BRIGGS PROPERTY; THENCE SOUTH 01°04'22" WEST 119.89 FEET; THENCE SOUTH 88°55'38" EAST 52.61 FEET; THENCE SOUTH 01°04'22" WEST 182.39 FEET; THENCE SOUTH 88°20'23" EAST 290.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2100 WEST STREET; THENCE SOUTH 01°04'22" WEST (SOUTH 01°05' WEST BY RECORD) 246.04 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88°53'39" WEST 653.40 FEET (NORTH 89°33'35" WEST 650.67 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 6.165 ACRES.

SUBJECT TO AND TOGETHER WITH AN IRRIGATION EASEMENT AS DESCRIBED ON THIS SURVEY.

ALSO, SUBJECT TO A SEWER EASEMENT AS DESCRIBED ON THIS SURVEY.

PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 430.97 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 665.73 FEET SOUTH 88°55'38" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE NORTH 01°04'22" EAST 119.89 FEET TO THE SOUTH LINE OF CONOLLY BRIGGS PROPERTY, TAX ID NO. 15-039-0042; THENCE SOUTH 87°40'09" EAST (SOUTH 88°00" EAST BY RECORD) 150.78 FEET TO THE SOUTHWEST CORNER OF SAID CONOLLY BRIGGS PROPERTY ALSO BEING THE SOUTHWEST CORNER OF JOSEPH DERU PROPERTY, TAX ID NO. 15-039-0030; THENCE SOUTH 88°20'23" EAST (SOUTH 88°00" EAST BY RECORD) 47.03 FEET ALONG THE SOUTH LINE OF SAID JOSEPH DERU PROPERTY; THENCE NORTH 84°20'24" EAST 66.91 FEET; THENCE SOUTH 88°20'23" EAST 78.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2100 WEST STREET; THENCE SOUTH 01°04'22" WEST (SOUTH 01°05' WEST BY RECORD) 123.14 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°55'38" WEST 342.59 FEET TO THE POINT OF BEGINNING. CONTAINING 0.940 ACRES.

SUBJECT TO AND TOGETHER WITH AN IRRIGATION EASEMENT AS DESCRIBED ON THIS SURVEY.

ALSO, SUBJECT TO AND TOGETHER WITH SEWER EASEMENTS AS DESCRIBED ON THIS SURVEY.

PARCEL NO. 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 430.97 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 665.73 FEET SOUTH 88°55'38" EAST AND 52.61 FEET SOUTH 88°55'38" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE SOUTH 88°55'38" EAST 289.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2100 WEST STREET; THENCE SOUTH 01°04'22" WEST (SOUTH 01°05' WEST BY RECORD) 185.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT DESCRIBED OF RECORD AS (SOUTH 89°33'35" EAST 994.42 FEET MORE OR LESS TO THE WEST LINE OF 2100 WEST STREET AND NORTH 01°05' EAST 239.95 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER); THENCE NORTH 88°20'23" WEST (NORTH 88°00' WEST BY RECORD) 290.00 FEET; THENCE NORTH 01°04'22" EAST (NORTH 01°05' EAST BY RECORD) 182.39 FEET TO THE POINT OF BEGINNING. CONTAINING 1.224 ACRES

TOGETHER WITH SEWER EASEMENTS AS DESCRIBED ON THIS SURVEY.

PARCEL NO. 4 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2100 WEST STREET LOCATED 659.23 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 940.76 FEET NORTH 89°38'18" EAST AND 73.58 FEET SOUTH 88°20'24" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE SOUTH 01°04'22" WEST 127.85 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°20'23" WEST 78.38 FEET; THENCE SOUTH 84°20'24" WEST 66.91 FEET; THENCE NORTH 88°20'23" WEST 47.03 FEET; THENCE NORTH 01°30'38" EAST 136.36 FEET; THENCE SOUTH 88°20'24" EAST 190.82 FEET TO THE POINT OF BEGINNING. CONTAINING 0.577 ACRES.

SUBJECT TO RIGHT-OF-WAY FOR INGRESS AND EGRESS RECORDED AS ENTRY NO.'S 600676 AND 602538 IN THE WEBER COUNTY RECORDER'S OFFICE.

ALSO, TOGETHER WITH SEWER EASEMENTS AS DESCRIBED ON THIS SURVEY.

10' WIDE IRRIGATION EASEMENT DESCRIPTION

A 10.00 FOOT WIDE IRRIGATION EASEMENT FOR IRRIGATION PURPOSES BEING 5.00 FEET LEFT AND 5.00 FEET RIGHT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER ALSO BEING ON THE SOUTH LINE OF JOSEPH & LYNETTE DERU PROPERTY, TAX ID NO. 15-039-0037 LOCATED 344.14 FEET SOUTH 88°53'39" EAST AND 324.05 FEET SOUTH 88°53'39" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 (BASIS OF BEARING IS THE WEST LINE OF SAID NORTHEAST QUARTER WHICH BEARS NORTH 00°21'45" WEST);

RUNNING THENCE NORTH 04°47'57" EAST 551.19 FEET TO THE NORTH LINE OF SAID JOSEPH & LYNETTE DERU PROPERTY AND THE TERMINUS OF THIS EASEMENT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY ADJUSTMENT SURVEY FOR PROPERTY TAX ID NO.'S 15-039-0012, 0030, 0031 & 0037, ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS, AND TO WRITE SEWER AND IRRIGATION EASEMENTS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAVID DERU. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 14, T6N, R2W, SLB&M. THE SOUTH LINE OF THE NORTHEAST QUARTER WAS DETERMINED FROM ROS# 4940. THE RIGHT-OF-WAY FOR 2200 WEST STREET WAS DETERMINED BY A BEST FIT OF THE EXISTING FENCE ALONG THE WEST RIGHT-OF-WAY LINE AND OFFSETTING 66.00 FEET TO THE EAST WHICH FITS THE EXISTING ROAD AND FRONTAGE OCCUPATION ON BOTH SIDES OF THE STREET, BUT DOES NOT FIT DERU MINOR SUBDIVISION 1ST AMENDMENT RECORDED AS ENTRY NO. 2416576 AND HULBURT SUBDIVISION RECORDED AS ENTRY NO. 1307852. THERE IS A PORTION OF THE NORTH PROPERTY LINE OF PARCELS 1 & 2 SHOWN HEREON THAT DOES NOT FOLLOW A LONG STANDING FENCE LINE. IT IS SUGGESTED THAT A BOUNDARY LINE AGREEMENT OR ADJUSTMENT BE PERFORMED TO CORRECT THE DEEDS OF THE DERU PROPERTY AND THE BRIGGS PROPERTY TO THE LOCATION OF THIS EXISTING FENCE LINE.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°21'45" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

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 MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH
 A PART OF THE NORTHEAST QUARTER OF SECTION 14
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: RS Date: 06/04/2021
 Designed By: JKH
 Checked By: JKH
 Approved By: JKH
 Scale: 1" = 40'
 Drawing File: 20-3-35119_060201.dwg
 JOB NUMBER: 20-3-351

Sheet 1 of 2 Sheets

20' WIDE SEWER EASEMENT NO. 1 DESCRIPTION

A 20.00 FOOT WIDE SEWER EASEMENT BEING CENTERED ON AN EXISTING SEWER LINE, FOR ACCESS, MAINTENANCE AND REPAIR BY MARRIOTT-SLATERVILLE CITY, OF THE FOLLOWING DESCRIBED SEWER EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON GRANTORS NORTH LINE LOCATED 565.59 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 566.09 FEET SOUTH 87°40'09" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE ALONG GRANTORS BOUNDARY THE FOLLOWING TWO COURSES: (1) SOUTH 87°40'09" EAST 103.17 FEET; AND (2) SOUTH 01°04'22" WEST 9.21 FEET; THENCE SOUTH 86°18'43" WEST 317.87 FEET TO GRANTORS WEST LINE; THENCE NORTH 00°24'30" EAST 20.05 FEET ALONG SAID WEST LINE; THENCE NORTH 86°18'43" EAST 214.60 FEET TO THE POINT OF BEGINNING.

20' WIDE SEWER EASEMENT NO. 3 DESCRIPTION

A 20.00 FOOT WIDE SEWER EASEMENT BEING CENTERED ON AN EXISTING SEWER LINE, FOR ACCESS, MAINTENANCE AND REPAIR BY MARRIOTT-SLATERVILLE CITY, OF THE FOLLOWING DESCRIBED SEWER EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON GRANTORS NORTH LINE LOCATED 565.59 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 566.09 FEET SOUTH 87°40'09" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE NORTH 86°18'43" EAST 151.94 FEET; THENCE NORTH 88°30'37" EAST 95.02 FEET; THENCE NORTH 42°24'51" EAST 11.78 FEET TO GRANTORS EAST LINE; THENCE ALONG GRANTORS BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°30'38" WEST 31.28 FEET; AND (2) NORTH 87°40'09" WEST 13.26 FEET; THENCE NORTH 02°56'51" EAST 1.87 FEET; THENCE SOUTH 88°30'37" WEST 28.09 FEET TO SAID SOUTH LINE; THENCE NORTH 87°40'09" WEST 212.68 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

20' WIDE SEWER EASEMENT NO. 5 DESCRIPTION

A 20.00 FOOT WIDE SEWER EASEMENT BEING CENTERED ON AN EXISTING SEWER LINE, FOR ACCESS, MAINTENANCE AND REPAIR BY MARRIOTT-SLATERVILLE CITY, OF THE FOLLOWING DESCRIBED SEWER EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON GRANTORS NORTH LINE LOCATED 659.23 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 940.76 FEET NORTH 89°38'18" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE SOUTH 42°24'51" WEST 168.41 FEET; THENCE SOUTH 02°56'51" WEST 8.80 FEET TO GRANTORS SOUTH LINE; THENCE ALONG GRANTORS BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) NORTH 88°20'23" WEST 6.74 FEET; AND (2) NORTH 01°30'38" EAST 31.28 FEET; THENCE NORTH 42°24'51" EAST 138.72 FEET TO SAID NORTH LINE; THENCE SOUTH 88°20'24" EAST 26.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

20' WIDE SEWER EASEMENT NO. 2 DESCRIPTION

A 20.00 FOOT WIDE SEWER EASEMENT BEING CENTERED ON AN EXISTING SEWER LINE, FOR ACCESS, MAINTENANCE AND REPAIR BY MARRIOTT-SLATERVILLE CITY, OF THE FOLLOWING DESCRIBED SEWER EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON GRANTORS NORTH LINE LOCATED 565.59 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 566.09 FEET SOUTH 87°40'09" EAST AND 103.17 FEET SOUTH 87°40'09" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE SOUTH 87°40'09" EAST 109.51 FEET ALONG SAID NORTH LINE; THENCE SOUTH 88°30'37" WEST 59.99 FEET; THENCE SOUTH 86°18'43" WEST 49.72 FEET TO GRANTORS WEST LINE; THENCE NORTH 01°04'22" EAST 9.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

20' WIDE SEWER EASEMENT NO. 4 DESCRIPTION

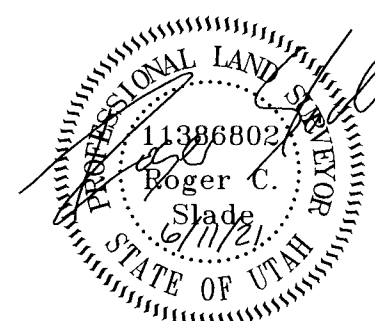
A 20.00 FOOT WIDE SEWER EASEMENT BEING CENTERED ON AN EXISTING SEWER LINE, FOR ACCESS, MAINTENANCE AND REPAIR BY MARRIOTT-SLATERVILLE CITY, OF THE FOLLOWING DESCRIBED SEWER EASEMENT SITUATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON GRANTORS SOUTH LINE LOCATED 430.97 FEET NORTH 00°21'45" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 665.73 FEET SOUTH 88°55'38" EAST AND 52.61 FEET SOUTH 88°55'38" EAST AND 112.06 FEET SOUTH 88°55'38" EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14;

RUNNING THENCE NORTH 88°55'38" WEST 20.01 FEET ALONG SAID SOUTH LINE; THENCE NORTH 03°09'18" EAST 20.53 FEET; THENCE NORTH 13°23'58" WEST 39.29 FEET; THENCE NORTH 02°56'51" EAST 58.34 FEET TO GRANTORS NORTH LINE; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 87°47'09" EAST 13.26 FEET; AND (2) SOUTH 88°20'23" EAST 6.74 FEET; THENCE SOUTH 02°56'51" WEST 55.76 FEET; THENCE SOUTH 13°23'58" EAST 39.33 FEET; THENCE SOUTH 03°09'18" WEST 22.72 FEET TO THE POINT OF BEGINNING.

NOTE:

THE SEWER EASEMENTS SHOWN HEREON ARE TO BE EXCLUSIVE ONLY TO THE 4 EXISTING SERVICES. NO NEW CONNECTION TO THE SEWER LINE SHOWN AND DESCRIBED HEREON IS ALLOWED BY MARRIOTT-SLATERVILLE CITY.



RECEIVED
NOV 03 2021
BY: 1049

Drawn By: RS	Date: 06/04/2021
Designed By:	
Checked By: Jsh	
Approved By:	
Scale: 1" = 40'	
Drawing File: 20-3-351v19 060321.dwg	
JOB NUMBER: 20-3-351	

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No.	Date	By	Revision

BOUNDARY LINE ADJUSTMENT & EASEMENT SURVEY FOR
DERU FAMILY
 ±400 SOUTH 2100 WEST
 MARRIOTT-SLATERVILLE, WEBER COUNTY, UTAH
 A PART OF THE NORTHEAST QUARTER OF SECTION 14
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet
2
 of
2
 Sheets