

FOUND NORTHWEST CORNER
SEC. 31, T7N, R1W, SLB&M.

FOUND NORTH QUARTER CORNER
SEC. 31, T7N, R1W, SLB&M.

S89°21'46"E 2656.45' (BASIS OF BEARING)

722.29'

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 1000 WEST STREET BEING LOCATED SOUTH 89°21'46" EAST 722.29 ALONG THE NORTH LINE OF SAID QUARTER AND SOUTH 0°00'00" EAST 203.46 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 1°34'14" WEST 183.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 85°37'11" WEST 206.15 FEET; THENCE NORTH 0°38'14" EAST 170.43 FEET; THENCE SOUTH 89°21'46" EAST 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 36,719 SQUARE FEET OR 0.84 ACRES MORE OR LESS.

SCALE:	1:20, XREF
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

DWG.: R1001 - MISC SURVEY 0228 - BRAD REEVES SURVEY FOR BRAD REEVES.DWG

RICHARD L MILLER PROPERTIES
LLC
170660082

BENEFICIAL OIL COMPANY
170660060

REEVES LLC PV
170660031
0.84 ACRES

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH COMPANY
170660067

A CLAIR JAMES LIVING
TRUST
170660032

S0°00'00"E 203.46'

S1°34'14"W 183.91'

1000 WEST STREET

SET NAIL AND WASHER
IN CEMENT.

FOUND LANDMARK CAP
AND REBAR

1.23' CONCRETE
10.00' EXISTING
10.00' RIGHT OF WAY

5.00'

ASPHALT LINE

1.24' ASPHALT

1.85' TOP
CURB AND GUTTER

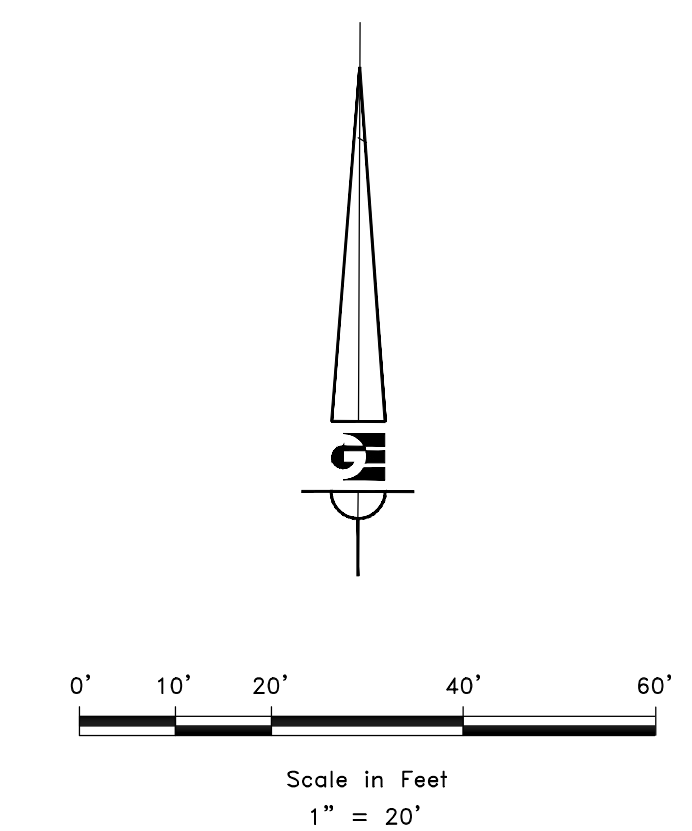
N0°38'14"E 170.43'

FOUND LANDMARK CAP
AND REBAR
PROPERTY CORNER
10.00 FEET SOUTH OF
WITNESS CORNER

FOUND LANDMARK CAP
AND REBAR
PROPERTY CORNER
2.75 FEET WEST OF
WITNESS CORNER

N85°37'11"W 206.15'

HIGHWAY 89



RECEIVED
MAR 10 2022
FILE # 7156

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 PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRAD REEVES. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, WHICH BEARS SOUTH 89°21'46" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2333677, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 3758, AND 4113 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 4TH DAY OF MARCH, 2022.

PROFESSIONAL LAND SURVEYOR
3/4/2022
8227228
Klint H. Whitney
Klint H. Whitney, PLS NO. 8227228

PROPERTY SURVEY FOR BRAD REEVES
2647 N 1000 W, PLEASANT VIEW UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 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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