

PARCEL 4
2,240 S.F.
0.051 ACRES

C6
Δ = 38°40'43"
R = 200.00'
L = 135.01'
LC = 132.46'
S 28°42'49" W

LOT 107

LOT 108

LOT 109

LOT 106

4700 EAST STREET

3600 NORTH STREET

LEGEND

- Subject Property Line
- - - - - Adjoining Property Line
- · — · — Existing Concrete
- · — · — Centerline
- x - - - - - Fence Line
- Street Monument
- Found rebar set by others
- ◆ Set 5/8"x24" Rebar With Cap
- ◆ Section Corner

RECEIVED
MAY 13 2022
FILE # 7235

PARCEL 4 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. SUBDIVISION LOCATED 1777.29 FEET SOUTH 27°24'18" WEST ALONG THE MONUMENT LINE AND 17.19 FEET SOUTH 62°35'42" EAST FROM THE CENTERLINE MONUMENT IN THE CUL-DE-SAC OF 3900 NORTH STREET;

RUNNING THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 107 SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE, A DISTANCE OF 135.01 FEET, CHORD BEARS SOUTH 28°42'49" WEST 132.46 FEET, HAVING A CENTRAL ANGLE OF 38°40'43" TO THE EAST RIGHT-OF-WAY LINE OF 4700 EAST STREET; THENCE NORTH 10°17'00" EAST 144.90 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 79°43'00" EAST 21.61 FEET; THENCE SOUTH 36°13'00" EAST 27.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2,240 SQUARE FEET OR 0.051 ACRES.

NARRATIVE

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY GARY JENSEN FOR OGDEN VALLEY LAND TRUST. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS# 753, AND ROS# 4268, THE EXISTING CENTERLINE MONUMENTATION AND PROPERTY CORNERS OF THE PATIO SPRINGS UNIT NO. 1 SUBDIVISION, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, T7N, R1E, S1B&M.

THE BASIS OF BEARING IS BETWEEN THE CENTERLINE MONUMENT IN THE CUL-DE-SAC OF 3900 NORTH STREET AND THE CENTERLINE MONUMENT IN THE INTERSECTION OF 3600 NORTH STREET AND 4700 EAST STREET WHICH BEARS SOUTH 27°24'18" WEST, AN ASSUMED BEARING ROTATED TO MATCH THE BEARINGS OF SAID PATIO SPRINGS UNIT NO. 1 SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 17-2-3-17 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 18TH DAY OF FEBRUARY, 2022.

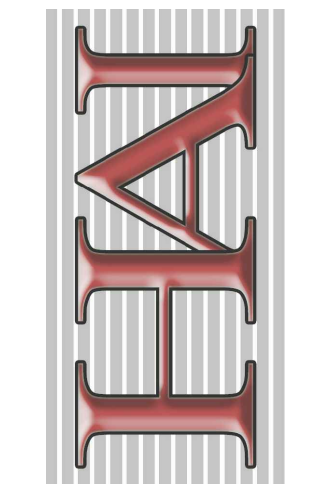
MATT PRETL, PLS
UTAH LAND SURVEYOR LICENSE NO. 10437995



OGDEN VALLEY LAND TRUST

BOUNDARY LINE ADJUSTMENT SURVEY FOR
LOT 107 PATIO SPRINGS UNIT NO. 1 SUBDIVISION
EDEN, WEBER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 22 AND
A PART OF THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 7 NORTH, RANGE 1 EAST, S1B&M.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hales.net
Brigham City, Ogden
(435) 723-4491 (801) 399-4905 (435) 723-8272
Celebrating over 60 Years of Business



Drawn By: MP Date: 02/18/2022
Designed By: GS
Checked By: ES
Approved By: _____
Scale: 1" = 20'
Drawing File: 21-3-405v19
JOB NUMBER: 21-3-405

Sheet
1
of
1
Sheets