

NORTHEAST CORNER SEC. 17
T5N, R2W, S.L.B.&M. (FOUND 3" WEBER
COUNTY BRASS CAP MONUMENT
8' BELOW THE ROAD SURFACE
DATED 1980, FAIR CONDITION)

LAREN A &
TONI GEORGE
0905750109

HAL ETAL
WHISENANT
090750161

KYLER
HENNEFER
090750130

GREGORY & VALENTINA LEDGER
090750279

BRECHBILL, TRAVIS &
HILLARY NICHOLSON
090750278

NICHOLSON, HILLARY & TRAVIS
BRECHBILL
09070273

GREGORY & VALENTINA LEDGER
090750202

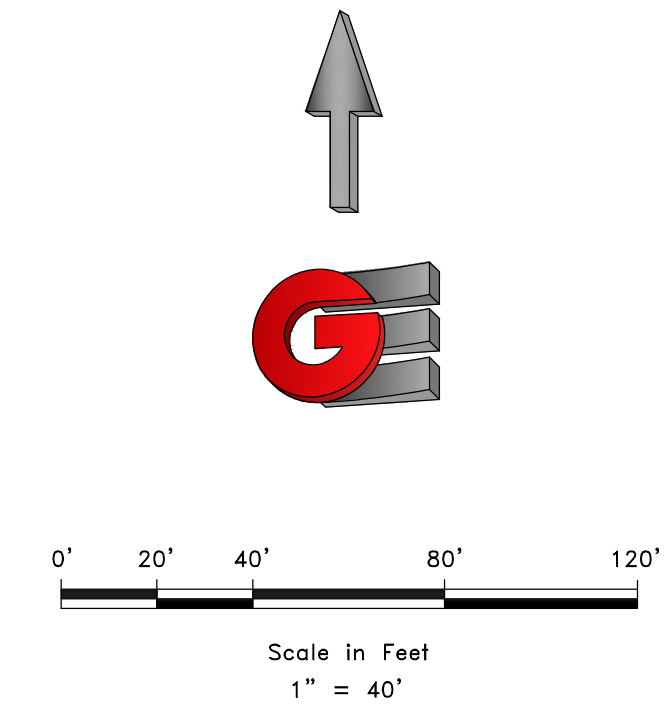
GREGORY L &
VALENTINA LEDGER
090750105
0.45 ACRES

JELACA, MELISSA
090750178

COMBS FAMILY REVOCABLE
LIVING TRUST
090750005

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF 4300 SOUTH; SAID POINT BEING LOCATED SOUTH 00°40'56" WEST 490.28 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, AND NORTH 90°00'00" WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH 00°40'55" WEST 20.00 FEET; THENCE SOUTH 89°49'26" WEST 290.95 FEET; THENCE SOUTH 00°00'18" EAST 148.52 FEET; THENCE NORTH 89°38'40" WEST 282.67 FEET THENCE NORTH 00°38'42" EAST 169.72 FEET; THENCE SOUTH 89°47'40" EAST 571.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.45 ACRES.



RECEIVED
OCT 28 2022
FILE # 7390

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ADJUSTED BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- ▬ RETAINING WALL
- 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 TINA LEDGER. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 0°40'56" WEST WEBER COUNTY GRID BEARING. THE BOUNDARY WAS DETERMINED BY THE WARRANTY DEED RECORDED AS ENTRY NUMBER 2976436 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 26TH DAY OF OCTOBER, 2021.

EAST QUARTER CORNER SEC. 17
T5N, R2W, S.L.B.&M. (FOUND 3" WEBER
COUNTY BRASS CAP MONUMENT
0.4' BELOW ROAD SURFACE
DATED 1963 FAIR CONDITION)

PROFESSIONAL LAND SURVEYOR
10/26/22
8227228
Klint H. Whitney
KLINT H. WHITNEY, PLS NO. 8227228

SCALE	1:40, XREF
DATE	10/26/22
DESIGN	
DRAWN	JTN
CHECKED	KHW
DWG.: R 2001 - MSC SURVEY 10/26/22 - TINA LEDGER/TINA LEDGER SURVEY/TINA LEDGER PLS/DWG	

REVISIONS	DESCRIPTION
DATE	

BOUNDARY ADJUSTMENT FOR TINA LEDGER
4885 SOUTH 4300 WEST, HOOPER, UTAH
LOCATED IN THE NORTHEAST 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 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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1