

CENTER CORNER OF SEC. 17, T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. BRASS CAP MONUMENT DATED 1963

**PARCEL 1 DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, POINT ALSO BEING ON THE NORTH LINE OF THE KASEY R. AND SHAY L. MONSON PROPERTY, TAX ID. NO. 15-049-0059 LOCATED 1316.25 FEET SOUTH 00°41'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 40.00 FEET SOUTH 89°18'05" EAST TO THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET AND 280.01 FEET SOUTH 89°11'39" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE NORTH 89°11'39" WEST (WEST BY RECORD) 280.01 FEET ALONG AN EXISTING FENCE LINE IN PART TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°41'55" EAST (NORTH BY RECORD) 348.77 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 100 NORTH STREET; THENCE SOUTH 88°23'38" EAST (SOUTH 88°36'00" EAST BY RECORD) 387.39 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THE BRENT HANCOCK SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID BRENT HANCOCK SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°48'08" WEST (SOUTH BY RECORD) 130.75 FEET; (2) SOUTH 81°30'28" EAST (SOUTH 81°40'00" EAST BY RECORD) 129.43 FEET; (3) SOUTH 08°29'32" WEST (SOUTH 08°20'00" WEST BY RECORD) 43.71 FEET; AND (4) SOUTH 89°11'39" EAST 29.44 FEET; THENCE SOUTH 00°57'59" WEST 67.83 FEET; THENCE NORTH 90°00'00" WEST 258.39 FEET; THENCE SOUTH 00°48'21" WEST 80.52 FEET TO THE POINT OF BEGINNING. CONTAINING 3.226 ACRES.

**PARCEL 2 DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, POINT ALSO BEING ON THE NORTH LINE OF THE KASEY R. AND SHAY L. MONSON PROPERTY, TAX ID. NO. 15-049-0059 LOCATED 1316.25 FEET SOUTH 00°41'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 40.00 FEET SOUTH 89°18'05" EAST TO THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET AND 280.01 FEET SOUTH 89°11'39" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE NORTH 00°48'21" EAST 80.52 FEET; THENCE SOUTH 90°00'00" EAST 258.39 FEET; THENCE NORTH 00°57'59" EAST 67.83 FEET TO THE WESTERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE SOUTH 89°11'39" EAST (EAST BY RECORD) 147.63 FEET ALONG SAID WESTERLY PROJECTION AND THEN CONTINUING ALONG SAID EXISTING FENCE TO THE WEST RIGHT-OF-WAY LINE OF 4600 WEST STREET; THENCE SOUTH 00°56'55" WEST 151.98 FEET (SOUTH 150.00 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EASTERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 89°11'39" WEST (WEST BY RECORD) 405.81 FEET ALONG SAID EASTERLY PROJECTION AND CONTINUING ALONG SAID EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.003 ACRES.

- LEGEND**
- SUBJECT PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - PREVIOUS PROPERTY LINE
  - CENTERLINE
  - EXISTING ASPHALT
  - FENCE LINE
  - STREET MONUMENT
  - FOUND REBAR SET BY OTHERS
  - SET 5/8"x24" REBAR WITH CAP
  - SECTION CORNER

RECEIVED  
FEB 14 2023  
FILE # 7484

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY STEVE HANCOCK. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE BRENT HANCOCK SUBDIVISION, ENTRY NO. 1230491, EXISTING FENCE LINES, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 17, T6N, R2W, SLB&M.

THE RIGHT-OF-WAY LINES OF 4600 WEST STREET AND 100 NORTH STREET WERE DETERMINED BY USING SAID BRENT HANCOCK SUBDIVISION AND EXISTING FENCE LINES IN THE AREA.

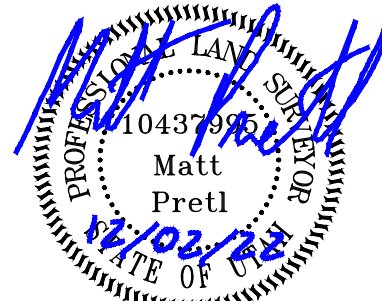
THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°41'55" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**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 17-23-17 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 12TH DAY OF DECEMBER, 2022.

MATT PRETL, PLS  
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY ADJUSTMENT SURVEY FOR  
**STEVE HANCOCK**  
183 SOUTH 4600 WEST  
OGDEN, WEBER COUNTY, UTAH  
A PART OF THE NORTHEAST QUARTER OF SECTION 17  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M

Drawn By: MP Date: 11/22/2022  
Designed By: ES  
Checked By: ES  
Approved By: MP  
Scale: 1" = 30'  
Drawing File: 22-3-256v19  
JOB NUMBER: 22-3-256

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