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RECORD PARCEL 220070081 BOUNDARY DESCRIPTION					
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH,RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89D45'33" EAST ALONG THE SECTION LINE 1396.26 FEET; SOUTH 00D14'27" WEST60.00 FEET AND SOUTH 89D45'33" EAST 531.01 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89D45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION); THENCE SOUTH 89D45'33" EAST 244.63FEET; THENCE SOUTH 00D14'27" WEST 890.45 FEET; THENCE NORTH89D42'47" WEST 244.63 FEET; THENCE NORTH 00D14'27" EAST 890.25FEET TO THE POINT OF BEGINNING.	-E:1" = 60'	re: 6/27/23	SN:	I	ED: KHW DOUGLAS.DWG
RECORD PARCEL 220070081 BOUNDARY DESCRIPTION	SCALE:	DATE:	DESIGN:	DRAWN:	CHECKED:
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH,RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89D45'33" EAST ALONG THE SECTION LINE 1396.26 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997(BASIS OF BEARING BEING SOUTH 89D45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION); RUNNING THENCE SOUTH 89D45'33" EAST 22.44 FEET, MORE OR LESS, TO THE WEST LINE OF 5100 NORTH STREET AS DEDICATED IN VALLEY ESTATES PHASE 2 SUBDIVISION, THENCE SOUTH 00D18'01"WEST 60.00 FEET, THENCE SOUTH 89D45'33" EAST 531.01 FEET, THENCE SOUTH 00D14'27" WEST 890.25 FEET THENCE NORTH 89D42'47"WEST 531.01 FEET, THENCE NORTH 00D14'27" EAST 949.82 FEET TO THE POINT OF BEGINNING. [SUBJECT TO & TOGETHER WITH: PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:BEGINNING AT A POINT THAT IS SOUTH 89D45'33" EAST ALONG THE SECTION LINE 1396.26 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89D45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING OF SAID SECTION, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 22-007-0079, AND RUNNING THENCE SOUTH 89D45'33" EAST 42.5 FEET, MORE OF LESS TO THE NORTHWEST ENTRE OF 5100 NORTH STREET AS DEDICATED ON THE PLAT FOR VALLEY ESTATES PHASE 2 SUBDIVISION;THENCE ALONG SAID ROAD SOUTH 00D18'01" WEST 60.00 FEET; THENCE NORTH 89D45'33" WEST 22.5 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID PARCEL 22-007-0079; THENCE ALONG SAID EAST LINE NORTH 00D14'27" EAST 60.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.	REVISIONS	DATE DESCRIPTION			CHECKED: KHW DWG.: R:2601 - MISC SURVEY/2376 - KYLE DOUGLASISURVEY/DWGIKYLE DOUGLAS.DWG
ADJUSTED PARCEL 220070080 BOUNDARY DESCRIPTION					
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET BEING LOCATED SOUTH 89°44'17" EAST 1396.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°14'27" WEST 59.49 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°45'33" EAST 531.01 FEET; THENCE SOUTH 00°14'27" WEST 600.49 FEET; THENCE NORTH 89°42'46" WEST 531.01 FEET; THENCE NORTH 00°14'27" EAST 600.06 FEET TO THE POINT OF BEGINNING. CONTAINING 7.317 ACRES.					
ADJUSTED PARCEL 220070081 BOUNDARY DESCRIPTION		-		<u> </u>	
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET BEING LOCATED SOUTH 89°44'17" EAST 1396.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°14'27" WEST 59.49 FEET AND SOUTH 89°45'33" EAST 531.01 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°45'33" EAST 244.63 FEET; THENCE SOUTH 00°14'27" WEST 600.69 FEET; THENCE NORTH 89°42'46" WEST 244.63 FEET; THENCE NORTH 00°14'27" EAST 600.49 FEET TO THE POINT OF BEGINNING. CONTAINING 3.373 ACRES.	AS		UTAH	SECTION 17	. AND M.
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE	Ľ		L L	LL	E B
BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°44'17" EAST 1396.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°14'27" WEST 59.49 FEET AND SOUTH 00°14'27" WEST 600.06 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°42'46" EAST 775.64 FEET; THENCE SOUTH 00°14'27" WEST 289.76 FEET; THENCE NORTH 89°42'47" WEST 775.64 FEET; THENCE NORTH 00°14'27" EAST 289.76 FEET TO THE POINT OF BEGINNING. CONTAINING 5.159 ACRES.	T F DOUGI A		LIBERTY,	QUARTER O	AST, S.I
ACCESS AND UTILITY EASEMENT BOUNDARY DESCRIPTION	Υ			IAL	Ш
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET BEING LOCATED SOUTH 89°44'17" EAST 1396.26 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°14'27" WEST 59.49 FEET AND SOUTH 89°45'33" EAST 749.64 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°45'33" EAST 26.00 FEET; THENCE SOUTH 00°14'27" WEST 600.69 FEET; THENCE NORTH 89°42'46" WEST 26.00 FEET; THENCE NORTH 00°14'27" EAST 600.67 FEET TO THE POINT OF BEGINNING.	Y SURVEY FOR		3350 EAST,	NORTHWEST QL	NORTH, RANGE 1
Image: Section of the sec	PROPERT		5100 NORTH	LOCATED IN THE N	TOWNSHIP 7 N
SECTION LINE	2		5	N C	405
EXISTING FENCE LINE			Ζ	VEM	UT 84
NARRATIVE		ſ	Y	SUR	WEN, 01.47
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH/ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KYLE DOUGLAS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°44'17" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3276530, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2417, 4068, AND THE DEDICATED PLATS OF MEADOW HAVEN SUBDIVISION, AND VALLEY ESTATES PHASE 1 SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.	GARD			AUNICIPAL = LAND P	580 W 2100S, WEST H# 2 801.476.0202 F 8(
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 _ 28TH _ DAY OF JUNE, 2023.					
Klint H. So Klint H. Whitney		S	1	/	

KLINT H. WHITNEY, PLS NO. 8227228