

TAX ID. 080300014
KENNY & JESSICA OLSEN

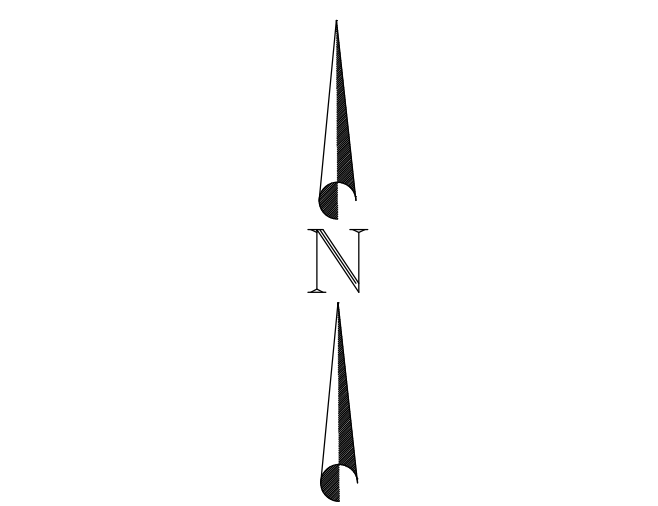
TAX ID. 080300023
CHRISTINE BACHMAN

TAX ID. 083420001
JEFFERY BUTLER

PARCEL 1
TAX ID. 080300041
CONNER & TRACY WHITE
36,573 SQFT OR 0.84 ACRES

PARCEL 2
TAX ID. 080300034
CONNER & TRACY WHITE
CONTAINS 12,555 SQFT OR 0.288 ACRES

RECEIVED
AUG 17 2023
FILE # 7620



- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - PROPERTY CORNER AS DESCRIBED
 - LOT LINE
 - NEIGHBORING LOTS
 - MONUMENT LINE
 - FENCE (SEE SURVEY FOR TYPE)

DEED DESCRIPTIONS

PARCEL 1: (TAX ID NO. 080300041):
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY; BEGINNING 833 FEET WEST AND NORTH 280.50 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; SAID POINT ALSO BEING IN THE NORTHEAST CORNER OF CARDON SUBDIVISION, RUNNING THENCE WEST 176.00 FEET; THENCE NORTH 31.50 FEET; THENCE EAST 176.00 FEET; THENCE SOUTH 31.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (TAX ID NO. 080300034):
ALL OF LOT 1 OF CARDON SUBDIVISION AS IT APPEARS ON THE OFFICIAL PLAT THEREOF AND ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE.

NEW AS-SURVEYED DESCRIPTIONS

PARCEL 1:
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 89°16'25" WEST 832.30 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 0°43'35" EAST 33.00 FEET AND N89°15'25"W 96.70 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 89°16'25" WEST 79.30 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET; THENCE NORTH 0°43'35" EAST 279.00 FEET; THENCE SOUTH 89°16'25" EAST 176.00 FEET; THENCE SOUTH 0°43'35" WEST 149.17 FEET; THENCE NORTH 89°16'25" WEST 96.70 FEET; THENCE SOUTH 0°43'35" WEST 129.83 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 89°16'25" WEST 832.30 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 0°43'35" EAST 33.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°16'25" WEST 96.70 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 3600 SOUTH STREET; THENCE NORTH 0°43'35" EAST 129.83 FEET; THENCE SOUTH 89°16'25" EAST 96.70 FEET; THENCE SOUTH 0°43'35" WEST 129.83 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THE SUBJECT PROPERTY LIES WITHIN ZONE R-2.5. THE MINIMUM LOT WIDTH IS 80.00 FEET. THE FRONT SETBACK IS 25.00 FEET; THE SIDE SET BACK IS 8.00 FEET ON EACH SIDE; THE REAR SETBACK IS 22.00 FEET.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DETERMINE THE BOUNDARY AND SHOW THE TOPOGRAPHY OF THE LAND SHOWN HEREON. THE SURVEY WAS ORDERED BY CONNER AND TRACY WHITE. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS NORTH 89°16'25" WEST

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 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 15TH DAY OF AUGUST, 2023.



SCALE:	1" = 20'
DATE:	8/15/2023
DESIGN:	
DRAWN:	WDL
CHECKED:	WDL

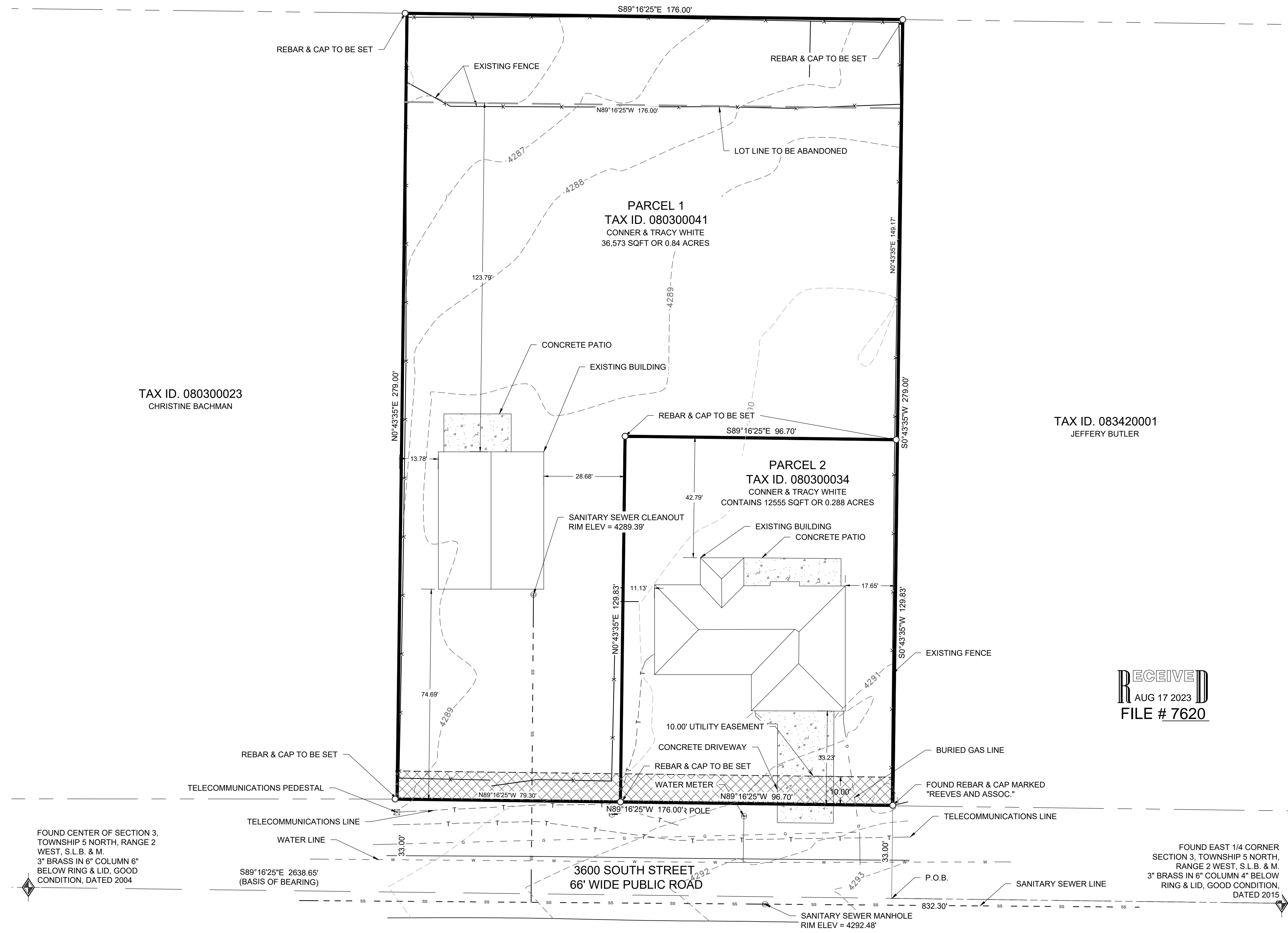
REVISIONS	DESCRIPTION
DATE	

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BOUNDARY ADJUSTMENT FOR CONNER & TRACY WHITE
 2802 WEST 3600 SOUTH WEST HAVEN, UTAH
 PART OF THE NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.

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 CLEAREFIELD, UT 84015
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S1
 1



FOUND CENTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2
WEST, S.L.B. & M.
3" BRASS IN 6" COLUMN 6"
BELOW RING & LID, GOOD
CONDITION, DATED 2004

FOUND EAST 1/4 CORNER
SECTION 3, TOWNSHIP 5 NORTH,
RANGE 2 WEST, S.L.B. & M.
3" BRASS IN 6" COLUMN 4" BELOW
RING & LID, GOOD CONDITION,
DATED 2015