

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WILSON LANE BEING LOCATED NORTH 89°39'50" EAST 680.94 FEET ALONG A LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 30 AND NORTH 00°00'00" EAST 468.40 FEET FROM SAID WEST QUARTER CORNER; RUNNING THENCE NORTH 00°44'27" EAST 390.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 87°20'37" EAST 359.22 FEET; THENCE SOUTH 02°37'19" WEST 437.70 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 84°59'29" WEST 345.18 FEET TO THE POINT OF BEGINNING, CONTAINING 145,490 SQUARE FEET.

SCALE:	1:30 XREF
DATE:	9/8/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

DWG.: P:0010 - HALLERS2001 - ROSE 21ST STREET SURVEY (CONTRACT 1517.DWG)

PROPERTY SURVEY FOR ROSE FAMILY TRUST
 984 WEST WILSON LANE, WEST HAVEN, UTAH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL & LAND PLANNING
 MUNICIPAL & LAND SURVEYING
 1580 W 2100S, WEST HAVEN, UT 84005
 P 801.476.0202 F 801.476.0066

SW
 S1
 1

21ST STREET

U.D.O.T. RIGHT-OF-WAY PARCEL

N87°20'37"E 359.22'

BAUR INVESTMENT
 140130018

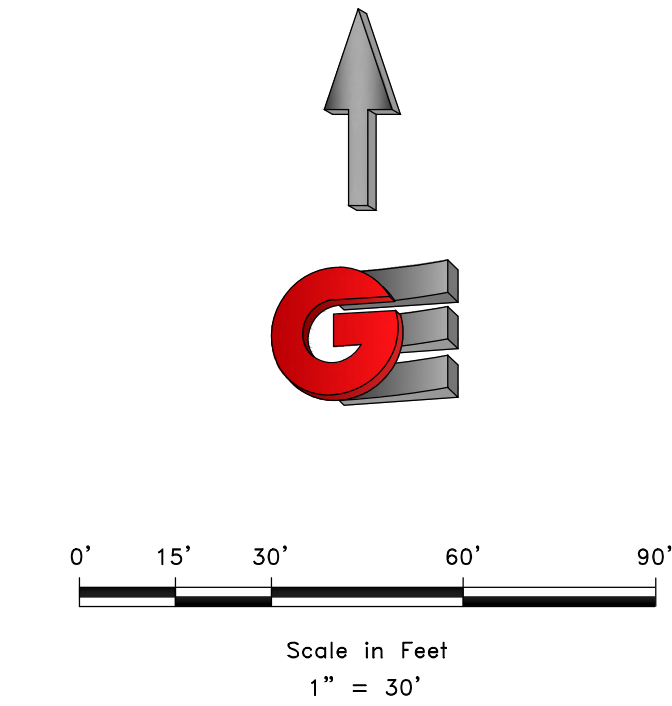
CLOVERLAND INVESTMENTS LLC
 140120017

DAVID & GEARLDINE ROSE
 FAMILY TRUST
 140120012
 CONT. 145,490 SQ.FT.

N0°44'27"E 390.49'

S2°37'19"W 437.70'

RECEIVED
 OCT 25 2024
 FILE # 7919



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x - EXISTING FENCE LINE

DAVID FOWLES
 140130023

CKM DOMINION PROPERTIES LLC
 140130022

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 JEFF HALES. THE BASIS OF BEARING IS THE A LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°39'50" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3176619, 3176618, AND DEEDS OF ADJOINING PROPERTY OWNERS.

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 8TH DAY OF SEPTEMBER, 2023.

PROFESSIONAL LAND SURVEYOR
 9/8/23
 8227228
 Klint H. Whitney
 STATE OF UTAH
 KLINT H. WHITNEY, PLS NO. 8227228

EAST QUARTER CORNER SEC. 30,
 T6N, R1W, S.L.B.&M. (FOUND WEBER
 COUNTY BRASS CAP MONUMENT)

WEST QUARTER CORNER SEC. 30,
 T6N, R1W, S.L.B.&M. (FOUND WEBER
 COUNTY BRASS CAP MONUMENT)

680.94'

N89°39'50"E 5374.69'

N0°00'00"E 468.40'

P.O.B.

WILSON LANE

N84°59'29"W 345.18'