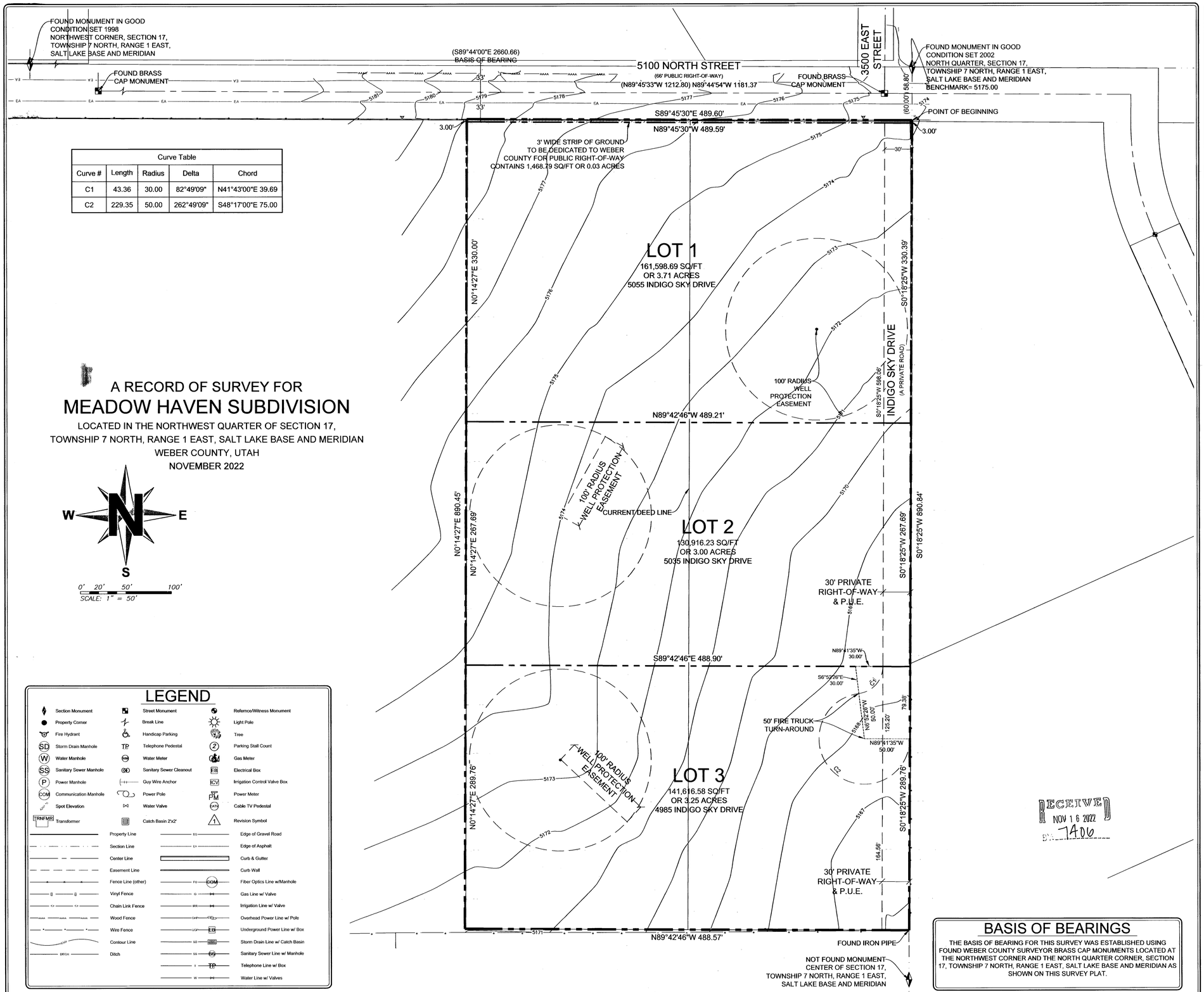

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	43.36	30.00	82°49'09"	N41°43'00"E 39.69
C2	229.35	50.00	262°49'09"	S48°17'00"E 75.00

A RECORD OF SURVEY FOR

MEADOW HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
NOVEMBER 2022

N W E S

0' 20' 50' 100'
SCALE: 1" = 50'

LEGEND

Section Monument
Property Corner
Fire Hydrant
Storm Drain Manhole
Water Manhole
Sanitary Sewer Manhole
Power Manhole
Communication Manhole
Spot Elevation
Transformer
Street Monument
Break Line
Handicap Parking
Telephone Pedestal
Water Meter
Sanitary Sewer Cleanout
Guy Wire Anchor
Power Pole
Water Valve
Catch Basin 2'x2'
Refernce/Witness Monument
Light Pole
Tree
Parking Stall Count
Gas Meter
Electrical Box
Irrigation Control Valve Box
Power Meter
Cable TV Pedestal
Revision Symbol
Property Line
Section Line
Center Line
Easement Line
Fence Line (other)
Vinyl Fence
Chain Link Fence
Wood Fence
Wire Fence
Contour Line
Ditch
Edge of Gravel Road
Edge of Asphalt
Curb & Gutter
Curb Wall
Fiber Optics Line w/Manhole
Gas Line w/ Valve
Irrigation Line w/ Valve
Overhead Power Line w/ Pole
Underground Power Line w/ Box
Storm Drain Line w/ Catch Basin
Sanitary Sewer Line w/ Manhole
Telephone Line w/ Box
Water Line w/ Valves

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER, SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

RECEIVED
NOV 16 2022
BY: 7406

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCROACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
11/16/2022
STATE OF UTAH

Michael L. Wangemann, PLS

Date of Plat or Map: November 16, 2022

PLS# 6431156-2201

LEGAL DESCRIPTION

DEED LEGAL DESCRIPTION:
PARCEL 1:
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89°45'33" EAST ALONG THE SECTION LINE 1396.26 FEET, SOUTH 00°14'27" WEST 60.00 FEET AND SOUTH 89°45'33" EAST 775.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89°45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION); THENCE SOUTH 89°45'33" EAST 244.80 FEET; THENCE SOUTH 00°16'27" WEST 890.64 FEET; THENCE NORTH 89°42'47" WEST 244.28 FEET; THENCE NORTH 00°14'27" EAST 890.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89°45'33" EAST ALONG THE SECTION LINE 1396.26 FEET, SOUTH 00°14'27" WEST 60.00 FEET AND SOUTH 89°45'33" EAST 1020.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89°45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION); THENCE SOUTH 89°45'33" EAST 244.80 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00°18'25" WEST ALONG SAID LINE, 890.84 FEET; THENCE NORTH 89°42'47" WEST 244.29 FEET; THENCE NORTH 00°16'27" EAST 890.64 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, VALLEY ESTATES PHASE - 2 SUBDIVISION AS RECORDED MAY 1, 2001 AS ENTRY NO. 1767437 IN BOOK 53 AT PAGE 81 WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°18'25" WEST 58.80 FEET (RECORD 60.00 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°18'25" WEST ALONG THE WEST LINE OF SAID VALLEY ESTATES PHASE - 2 SUBDIVISION 890.84 FEET; THENCE NORTH 89°42'46" WEST 488.57 FEET; THENCE NORTH 00°14'27" EAST 890.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 489.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,600.00 SQ/FT OR 10.00 ACRES

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

E:\Utah Land Surveying\LS JOBS\1-Meadow Haven\Logo.gif

GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.

3. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

SHEET TITLE
RECORD OF SURVEY

PREPARED FOR	ALEX & NICOLE CHEUNG 4059 NORDIC VALLEY DR LIBERTY, UT 84310
LOCATION	NORTHWEST $\frac{1}{4}$, SEC 17, T7N, R2E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	11/16/2022
SCALE:	1" = 50'
DRAWN:	MLW
CHECKED:	MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

JOB NUMBER
1839-21

SHEET
1 OF 1