

NORTHWEST CORNER SEC. 31
T7N, R1W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)

2700 NORTH STREET (U.D.O.T.)

N89°21'46"W 2656.45' (BASIS OF BEARING)

NORTH QUARTER CORNER SEC. 31
T7N, R1W, S.L.B.&M. (FOUND WEBER
COUNTY BRASS CAP MONUMENT)



PARCEL 170660092 RECORD BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON A FENCE LINE, SAID POINT BEING 890.10 FEET NORTH 89°21'44" WEST ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER AND 625.16 FEET SOUTH 0°37'22" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31, RUNNING THENCE SOUTH 0°37'22" WEST 287.34 FEET ALONG SAID FENCE LINE AND LINE EXTENDED TO THE NORTH RIGHT OF WAY LINE OF 2550 FEET NORTH STREET AS ESTABLISHED BY A BOUNDARY SURVEY CONDUCTED BY KNIGHTON & CROW AND RECORDED AT THE WEBER COUNTY SURVEYORS OFFICE AS SURVEY NO. 3766; THENCE NORTH 88°48'08" WEST 261.77 FEET TO A POINT ON AN EXTENSION OF A FENCE LINE, THENCE NORTH 1°17'04" EAST 201.01 FEET ALONG SAID EXTENSION AND FENCE LINE; THENCE SOUTH 89°00'00" EAST 78.20 FEET; THENCE NORTH 1°25'20" EAST 86.05 FEET; THENCE SOUTH 88°48'08" EAST 180.04 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING:
A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, ALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF THE GRANTORS PROPERTY AS DESCRIBED ON A SURVEY BY KNIGHTON AND CROW, INC FOR MARTY DEAN TOW AS FILED AT THE WEBER COUNTY SURVEYORS OFFICE AS SURVEY NO. 3766, WHICH IS 890.65 FEET NORTH 89°21'44" WEST ALONG THE NORTH SECTION LINE OF SAID NORTHWEST QUARTER AND 50.47 FEET SOUTH AND 862.03 FEET SOUTH D37'22" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; RUNNING THENCE NORTH 88°48'08" WEST 261.77 FEET; THENCE NORTH 1°17'04" EAST 23.11 FEET TO A FENCE; THENCE SOUTH 88°48'08" EAST 261.50 FEET ALONG SAID FENCE TO A FENCE CORNER; THENCE SOUTH 0°37'22" WEST 23.11 FEET TO THE POINT OF BEGINNING.

PARCEL 170660103 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AT AN EXISTING FENCE LINE BEING LOCATED NORTH 89°21'46" WEST 890.75 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 50.47 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE ALONG SAID FENCE LINE SOUTH 00°44'13" WEST 529.34 FEET; THENCE NORTH 89°15'40" WEST 179.43 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 01°32'11" EAST 528.98 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°23'53" EAST 172.05 FEET TO THE POINT OF BEGINNING.

PARCEL 170660086 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING AT A POINT NORTH 89°21'44" WEST (WEST BY RECORD) 1061.2 FEET AND SOUTH 51.13 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION RUNNING THENCE SOUTH 01°D25'20" WEST 658.58 FEET, THENCE NORTH 89°00'00" WEST 253.36 FEET, THENCE SOUTH 01°D58'54" WEST 199.76 FEET TO THE NORTH RIGHT OF WAY OF 2550 NORTH STREET, THENCE NORTH 88°56'34" WEST ALONG THE NORTH RIGHT OF WAY OF 2550 NORTH STREET, 80.01 FEET TO A POINT THAT LIES BY RECORD EAST 460.50 FEET OF THE INTERSECTION OF THE WEST LINE OF 1000 WEST STREET AND THE NORTH LINE OF 2550 NORTH STREET, THENCE NORTH 01°D29'27" EAST (NORTH BY RECORD) ALONG AN EXISTING FENCE LINE 855.37 FEET, THENCE SOUTH 89°29'38" EAST 334.33 FEET TO THE PLACE OF BEGINNING.

PARCEL 170660087 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER SAID SECTION 31 AND THENCE NORTH 89°26'37" WEST 890.65 FEET (WEST 886.7 BY RECORD) THENCE SOUTH 50.47 FEET, THENCE SOUTH 00°37'22" WEST 862.03 FEET, THENCE NORTH 88°48'08" WEST 261.77 FEET (SOUTH 89°00'00" WEST 255.03 BY RECORD) TO THE TRUE POINT OF BEGINNING, THENCE NORTH 88°48'08" WEST 174.50 FEET, THENCE NORTH 01°D58'54" EAST 200.44 FEET THENCE SOUTH 89°00'00" EAST 172.06 FEET, THENCE SOUTH 01°D17'04" WEST 201.01 FEET TO THE BEGINNING.

COMBINED PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET AND AN EXISTING FENCE LINE BEING LOCATED NORTH 89°21'46" WEST 890.75 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°00'00" EAST 50.47 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; RUNNING THENCE ALONG SAID FENCE LINE SOUTH 00°44'13" WEST 838.92 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'17" WEST 261.50 FEET; THENCE SOUTH 01°24'08" WEST 23.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°41'19" WEST 255.79 FEET; THENCE NORTH 01°32'37" EAST 854.72 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES (1) SOUTH 89°34'15" EAST 333.46 FEET (2) SOUTH 89°23'53" EAST 172.05 FEET TO THE POINT OF BEGINNING. CONTAINING 433,103 SQUARE FEET, OR 9.94 ACRES, MORE OR LESS.

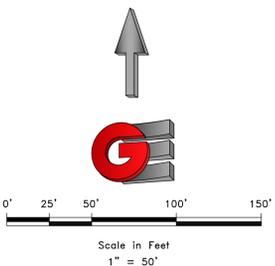
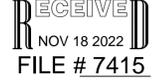
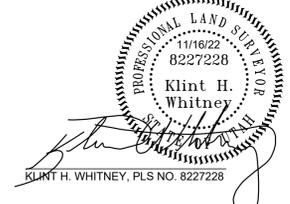
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO COMBINE THE BOUNDARIES OF THE PROPERTIES AS DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DOUG EILERTSON, THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°21'46" WEST, WEBER COUNTY, UTAH NORTH NAD83 STATE PLANE GRID BEARING.

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 16TH DAY OF NOVEMBER, 2022.



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

SCALE: 1:50_XREF	DATE: 11/16/22	DESIGN: JTN	DRAWN: JTN	CHECKED: KHV
REVISIONS	DESCRIPTION			
DATE				

BOUNDARY ADJUSTMENT PLAT - PARCELS 170660092 & 170660090
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.
 PLEASANT VIEW CITY, WEBER COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

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