

SOUTHERN PACIFIC COMPANY
150600042

S89°09'34"E 300.00'

REX A LEONARDI & ANGELA O LEONARDI
REVOCABLE LIVING TRUST
150600079

FOUND GARDNER ENGINEERING
CAP AND REBAR.

ADJUSTED 150600063
CONTAINS 199,799 SQ. FT.
4.587 ACRES

RONALD C & NANCY S
GIBSON
150600063

JULIANNE VOIGT
150600161

JULIANNE VOIGT
150600162

IGNACIO GOMES
150600167

RECEIVED
JAN 12 2023
FILE # 7457

ALAN KARRAS
150600168

JASON GREEN
150600076

RECORD BOUNDARY DESCRIPTION 150600039

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 407 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 218 FEET; THENCE NORTH 200 FEET; THENCE EAST 218 FEET; THENCE SOUTH 200 FEET TO THE PLACE OF BEGINNING.

RECORD BOUNDARY DESCRIPTION 150600063

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 189 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 82 FEET; THENCE NORTH 811.2 FEET, MORE OR LESS, TO SOUTH LINE OF S. P. RAILROAD COMPANY RIGHT-OF-WAY; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 300 FEET; THENCE SOUTH 611.2 FEET, MORE OR LESS, TO A POINT 200 FEET NORTH OF SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST 218 FEET; THENCE SOUTH 200 FEET TO PLACE OF BEGINNING.

ADJUSTED BOUNDARY DESCRIPTION 150600039

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET AND THE SOUTH LINE OF SAID QUARTER BEING LOCATED SOUTH 89°09'34" EAST 107.00 FEET ALONG SAID SOUTH LINE AND SOUTH 89°09'34" EAST 140.01 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 0°48'51" EAST 118.93 FEET; THENCE NORTH 0°50'55" EAST 152.15 FEET; THENCE SOUTH 89°58'26" EAST 160.04 FEET; THENCE SOUTH 0°50'26" WEST 273.35 FEET TO SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH LINE AND NORTH RIGHT-OF-WAY LINE NORTH 89°09'34" WEST 159.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS.

ADJUSTED BOUNDARY DESCRIPTION 150600063

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET AND THE SOUTH LINE OF SAID QUARTER BEING LOCATED SOUTH 89°09'34" EAST 107.00 FEET ALONG SAID SOUTH LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 0°50'26" EAST 200.00 FEET; THENCE SOUTH 89°09'34" EAST 300.00 FEET; THENCE SOUTH 0°50'26" WEST 537.85 FEET; THENCE NORTH 89°58'26" WEST 160.04 FEET; THENCE SOUTH 0°50'55" WEST 152.15 FEET; THENCE SOUTH 0°48'51" WEST 118.93 FEET TO SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE NORTH 89°09'34" WEST 140.01 FEET TO THE POINT OF BEGINNING. CONTAINING 4.587 ACRES MORE OR LESS.

ADJUSTMENT AREA "A" BOUNDARY DESCRIPTION

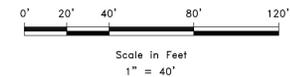
A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET AND THE SOUTH LINE OF SAID QUARTER BEING LOCATED SOUTH 89°09'34" EAST 189.00 FEET ALONG SAID SOUTH LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 0°50'26" EAST 200.00 FEET; THENCE SOUTH 89°09'34" EAST 57.97 FEET; THENCE SOUTH 0°50'55" WEST 81.07 FEET; THENCE SOUTH 0°48'51" WEST 118.93 FEET TO SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE NORTH 89°09'34" WEST 58.01 FEET TO THE POINT OF BEGINNING. CONTAINING 11,595 SQUARE FEET.

ADJUSTMENT AREA "B" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT BEING LOCATED SOUTH 89°09'34" EAST 189.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 00°50'26" EAST 200.00 FEET AND SOUTH 89°09'34" EAST 57.97 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22; RUNNING THENCE NORTH 00°50'55" EAST 71.08 FEET; THENCE SOUTH 89°58'26" EAST 160.04 FEET; THENCE SOUTH 00°50'26" WEST 73.35 FEET; THENCE NORTH 89°09'34" WEST 160.03 FEET TO THE POINT OF BEGINNING. CONTAINING 11,556 SQUARE FEET.

LEGEND

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



NARRATIVE

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 PAUL GIBSON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 89°12'04" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER(S) 3237383, 3238942, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 6648 ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 11TH DAY OF JANUARY, 2023.

PROFESSIONAL LAND SURVEYOR
1/11/23
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

CALCULATED POSITION OF EAST QUARTER CORNER, SEC. 22, T6N, R2W, OF SLB&M.

S89°12'04"E 2650.81' (BASIS OF BEARING)

FOUND WEST QUARTER CORNER, SEC. 22, T6N, R2W, OF SLB&M.

FOUND CENTER QUARTER CORNER, SEC. 22, T6N, R2W, OF SLB&M.

P.O.B.

P.O.B.

1400 SOUTH STREET

S89°09'34"E 2641.04'

SCALE: 1:40, XREF	DATE: 6/13/22	DESIGN: KHW	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				
DWG.: PL0001 - MISC SURVEY 02103 - PAUL GIBSON SURVEY 0303.PAL_GIBSON.DWG				

PROPERTY SURVEY FOR PAUL GIBSON
+/- 3022 WEST 1400 SOUTH, WEBER COUNTY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

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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