

Northeast Corner of Sec. 30,
T. 7 N., R. 1 W., SLB&M
Weber Co. Brass Cap Monument.
Dated 1967 Fair Condition

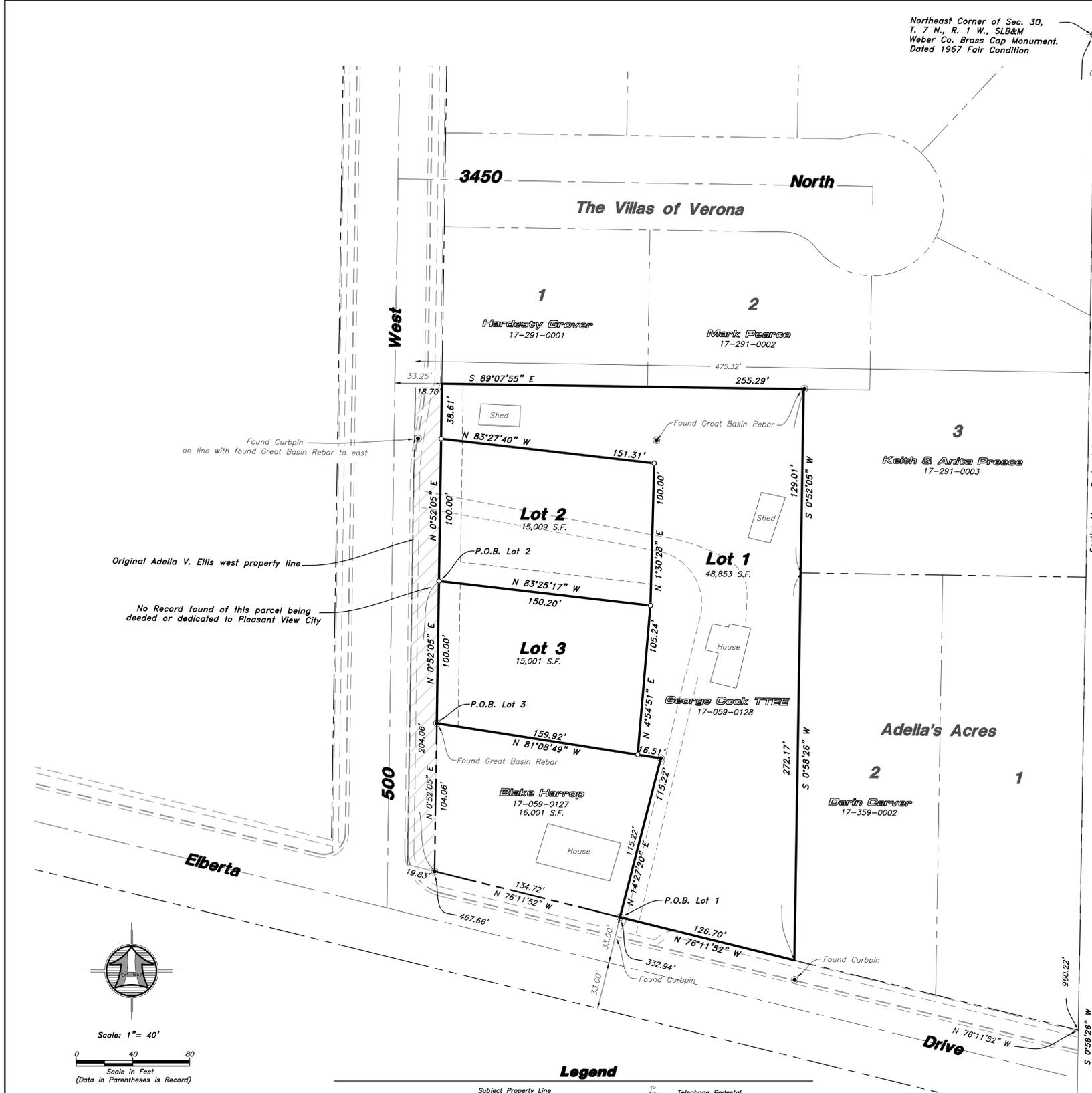
LOT 1 BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELBERTA DRIVE LOCATED 960.22 FEET SOUTH 00°58'26" WEST ALONG THE EAST LINE OF SAID SECTION AND 332.94 FEET NORTH 76°11'52" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 30;
RUNNING THENCE NORTH 14°27'20" EAST 115.22 FEET; THENCE NORTH 81°08'49" WEST 16.51 FEET; THENCE NORTH 04°54'51" EAST 105.24 FEET; THENCE NORTH 01°30'28" EAST 100.00 FEET; THENCE NORTH 83°27'40" WEST 151.31 FEET TO THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°52'05" EAST 38.61 FEET TO THE SOUTHWEST CORNER OF THE VILLAS OF VERONA SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID VILLAS OF VERONA SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°07'55" EAST 255.29 FEET; AND (2) SOUTH 00°52'05" WEST 129.01 FEET TO THE NORTHWEST CORNER OF ADELLA'S ACRES; THENCE ALONG THE WEST BOUNDARY LINE OF SAID ADELLA'S ACRES SOUTH 00°58'26" WEST 272.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ELBERTA DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 76°11'52" WEST 126.70 FEET TO THE POINT OF BEGINNING. CONTAINING 48,853 SQUARE FEET OR 1.121 ACRES.

LOT 2 BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE A POINT ON THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET LOCATED 960.22 FEET SOUTH 00°58'26" WEST ALONG THE EAST LINE OF SAID SECTION AND 467.66 FEET NORTH 76°11'52" WEST AND 204.06 FEET NORTH 00°52'05" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 30;
RUNNING THENCE NORTH 00°52'05" EAST 100.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 83°27'40" EAST 151.31 FEET; THENCE SOUTH 01°30'28" EAST 100.00 FEET; THENCE NORTH 83°25'17" WEST 150.20 FEET TO THE POINT OF BEGINNING. CONTAINING 15,009 SQUARE FEET OR 0.345 ACRES.

LOT 3 BOUNDARY DESCRIPTION
A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE A POINT ON THE EAST RIGHT-OF-WAY LINE OF 500 WEST STREET LOCATED 960.22 FEET SOUTH 00°58'26" WEST ALONG THE EAST LINE OF SAID SECTION AND 467.66 FEET NORTH 76°11'52" WEST AND 104.06 FEET NORTH 00°52'05" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 30;
RUNNING THENCE NORTH 00°52'05" EAST 100.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 83°25'17" EAST 150.20 FEET; THENCE SOUTH 04°54'51" EAST 105.24 FEET; THENCE NORTH 81°08'49" WEST 159.92 FEET TO THE POINT OF BEGINNING. CONTAINING 15,001 SQUARE FEET OR 0.344 ACRES.

NARRATIVE
The Purpose of this survey was to establish and set the property corners of this future three lot subdivision as shown and described hereon. This Survey was ordered by George Cook. There is a parcel of ground on the west side of the subject property that falls within 500 West. Records dating back to 1971 show the Ellis property extending into what is the 500 West East Right-of-Way from the adjoining subdivision to the north. It is not the intention of Mr. Cook to record these descriptions, only to have the location of the lots staked on the ground for future development. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 30, Township 7 North, Range 1 West, S.L.B.&M along with the monumentation found in the adjoining subdivisions. The basis of bearing is the east line of the of said Section which bears South 00°58'26" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

SURVEYOR'S CERTIFICATE
I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.
Signed this 27th day of December, 2022.
K. Greg Hansen PLS
Utah Land Surveyor Licence No. 167819



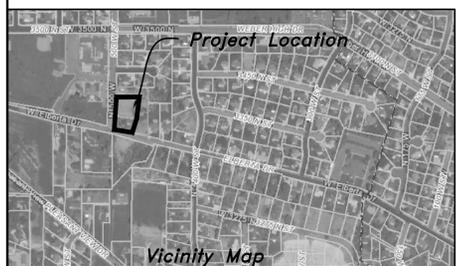
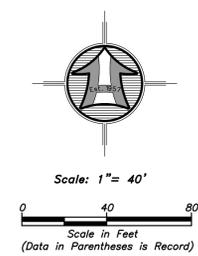
Section Line - Basis of Bearing



Legend

	Subject Property Line		Telephone Pedestal
	Secondary Property Line		Fire Hydrant
	Centerline		Water Meter
	Easement/Right-of-Way Line		Water Valve
	Section Line		Sewer Manhole
	Existing 5.0' Contour		Power Pole
	Existing 1.0' Contour		Set 24x5/8 Rebar with Cap
	Fence Line		Found rebar set by Great Basin Eng.
	Storm Drain Existing		Street Monument
	Water Line Existing		Section Corner
	Sewer Line Existing		
	Power Line Existing		
	Telephone Line Existing		
	Gas Line Existing		
	Fiber Optic Line Existing		
	Edge of Asphalt Paving		
	Existing Curb and Gutter		

Southeast Corner of Sec. 30,
T. 7 N., R. 1 W., SLB&M
Weber Co. Brass Cap Mon.
Dated 2004. Good Cond.



Record of Survey For
George Cook
3400 North 500 West
Pleasant View City, Weber County, Utah
A Part of the Northeast Quarter of Section 30,
Township 7 North, Range 1 West, S.L.B.&M.

Drawn By: Date: 12/27/2022
Designed By:
Checked By:
Approved By:
Scale: 1" = 40'
Drawing File: 22-3-259 V19 PS
JOB NUMBER: 22-3-259

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