

PARCEL 3 DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4600 WEST STREET, POINT ALSO BEING ON AN EXISTING FENCE LINE LOCATED 1475.12 FEET SOUTH 00°41'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 791.13 FEET SOUTH 89°18'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17;

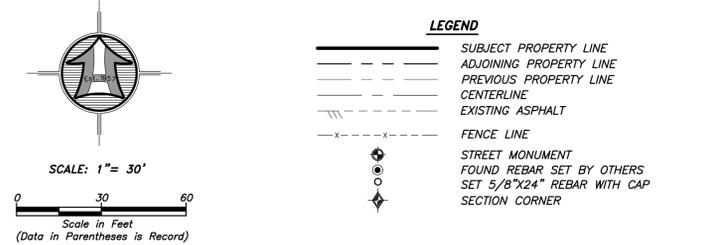
RUNNING THENCE NORTH 00°56'55" EAST 150.70 FEET (NORTH 150.00 FEET BY RECORD) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE KEITH T. AND FAWNA S. KNIGHT PROPERTY, TAX ID. NO. 15-049-0030, POINT ALSO BEING ON THE WEST PROJECTION OF AN EXISTING FENCE LINE; THENCE ALONG SAID WEST PROJECTION AND CONTINUING ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°59'16" EAST (EAST BY RECORD) 329.04 FEET; AND (2) SOUTH 02°50'16" WEST (SOUTH BY RECORD) 155.92 FEET TO THE EAST PROJECTION OF AN EXISTING FENCE; THENCE NORTH 89°05'34" WEST (WEST BY RECORD) 323.86 FEET ALONG SAID EAST PROJECTION AND CONTINUING ALONG SAID EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINING 1.148 ACRES.

PARCEL 4 DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4600 WEST STREET, POINT ALSO BEING ON AN EXISTING FENCE LINE LOCATED 1475.12 FEET SOUTH 00°41'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 791.13 FEET SOUTH 89°18'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17;

RUNNING THENCE SOUTH 89°05'34" EAST (EAST BY RECORD) 323.86 FEET ALONG AN EXISTING FENCE LINE AND CONTINUING ALONG THE EAST PROJECTION OF SAID EXISTING FENCE LINE TO AN EXISTING FENCE LINE; THENCE SOUTH 02°50'16" WEST (SOUTH BY RECORD) 194.63 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 89°05'34" WEST (WEST BY RECORD) 317.44 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°56'55" EAST 194.52 FEET (NORTH BY RECORD) ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.432 ACRES.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY STEVE HANCOCK. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE BRENT HANCOCK SUBDIVISION, ENTRY NO. 1230491, EXISTING FENCE LINES, AND THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 17, T6N, R2W, SLB&M.

THE RIGHT-OF-WAY LINES OF 4600 WEST STREET AND 100 NORTH STREET WERE DETERMINED BY USING SAID BRENT HANCOCK SUBDIVISION AND EXISTING FENCE LINES IN THE AREA.

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 00°41'55" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, MATT PRETL 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 12TH DAY OF DECEMBER, 2022.

MATT PRETL, PLS
UTAH LAND SURVEYOR LICENSE NO. 10437995



HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hai.com.net Ogden (435) 723-4491 (801) 389-4905 (435) 752-8272 Celebrating over 65 Years of Business	
Drawn By: MP Checked By: ES Approved By: [Signature] Scale: 1" = 30' Drawing File: 22-3-256v19 JOB NUMBER: 22-3-256	Date: 11/22/2022 No. _____ Date _____ By _____
BOUNDARY ADJUSTMENT SURVEY FOR STEVE HANCOCK 192 SOUTH 4600 WEST OGDEN, WEBER COUNTY, UTAH A PART OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.	
Sheet 1 of 1 Sheets	

N:\2022\22-3-256 STEVE HANCOCK\Drawings\22-3-256 V19.dwg, 12/12/2022 3:22:39 PM, DWG To PDF.pc3