

RECORD OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 IN ACCORDANCE WITH TITLE 86, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



9/22/2022
DATE

KYLE W. TURNER
PLS NO. 7820824

SURVEY NARRATIVE

THIS SURVEY IDENTIFIES THE LOCATION OF WEBER COUNTY PARCELS 07-222-0004 AND 07-092-0049 AND THEIR RELATION TO FOUND SURVEY MONUMENTS. A SURVEYED BOUNDARY DESCRIPTION WAS PREPARED THAT ENCOMPASSES BOTH PARCELS SAID SURVEYED BOUNDARY INTENDED TO BE USED TO COMBINE THE PARCELS IN A FUTURE AMENDED PLAT.

EXISTING STREET MONUMENTS IN 5950 SOUTH STREET WERE HELD IN THE PLACEMENT AND ROTATION OF WOODLAND ESTATES SUBDIVISION - UNIT 1. SAID MONUMENTS ARE ALONG THE CENTERLINE DEPICTED ON WOODLAND ESTATES SUBDIVISION - UNIT 2. AN EXISTING STREET MONUMENT AT 6025 SOUTH 2625 EAST WAS HELD IN THE PLACEMENT OF RAINTREE SUBDIVISION NO. 3, MAINTAINING THE SAME ROTATION OF WOODLAND ESTATES SUBDIVISION - UNIT 1. NAILS SET IN THE CURB ON PROPERTY LINE EXTENSIONS WERE FOUND BETWEEN LOTS 6 & 7 OF WOODLAND ESTATES SUBDIVISION - UNIT 1, AND BETWEEN LOTS 20 & 21 OF RAINTREE SUBDIVISION NO. 3. EXISTING T-POSTS WERE FOUND ON THE NORTH AND SOUTH LINES OF LOT 6 OF WOODLAND ESTATES SUBDIVISION - UNIT 1.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°14'53" WEST BETWEEN THE EAST QUARTER CORNER AND CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

THIS SURVEY RELIED ON THE FOLLOWING DOCUMENTS FOR THE BOUNDARY RETRACEMENT:
WOODLAND ESTATES SUBDIVISION - UNIT 1, ENTRY NUMBER 296266
WOODLAND ESTATES SUBDIVISION - UNIT 2, ENTRY NUMBER 306919
RAINTREE SUBDIVISION NO. 3, ENTRY NUMBER 721816
WEBER COUNTY SURVEYOR'S OFFICE MONUMENT TIE SHEETS
ADJOINING PROPERTY DESCRIPTIONS ACCORDING TO CURRENT PUBLIC RECORDS

RECORD BOUNDARY DESCRIPTIONS

SPECIAL WARRANTY DEED, ENTRY NUMBER 3178074

ALL OF LOT 22, RAINTREE SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

SPECIAL WARRANTY DEED, ENTRY NUMBER 3178118

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING 190.0 FEET SOUTH 0D58'25" WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER SECTION WHICH POINT IS ALSO THE NORTHWEST CORNER OF LOT 22, RAINTREE SUBDIVISION NO. 3, AND RUNNING THENCE WEST 200 FEET, MORE OR LESS, TO THE EAST LINE OF WOODLAND ESTATES SUBDIVISION UNIT NO. 1, THENCE SOUTH 138.10 FEET, THENCE EAST 200 FEET TO THE WEST LINE OF RAINTREE SUBDIVISION NO. 3, THENCE NORTH 0D58'25" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 138.10 FEET TO THE POINT OF BEGINNING.

OVERALL SURVEYED BOUNDARY DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

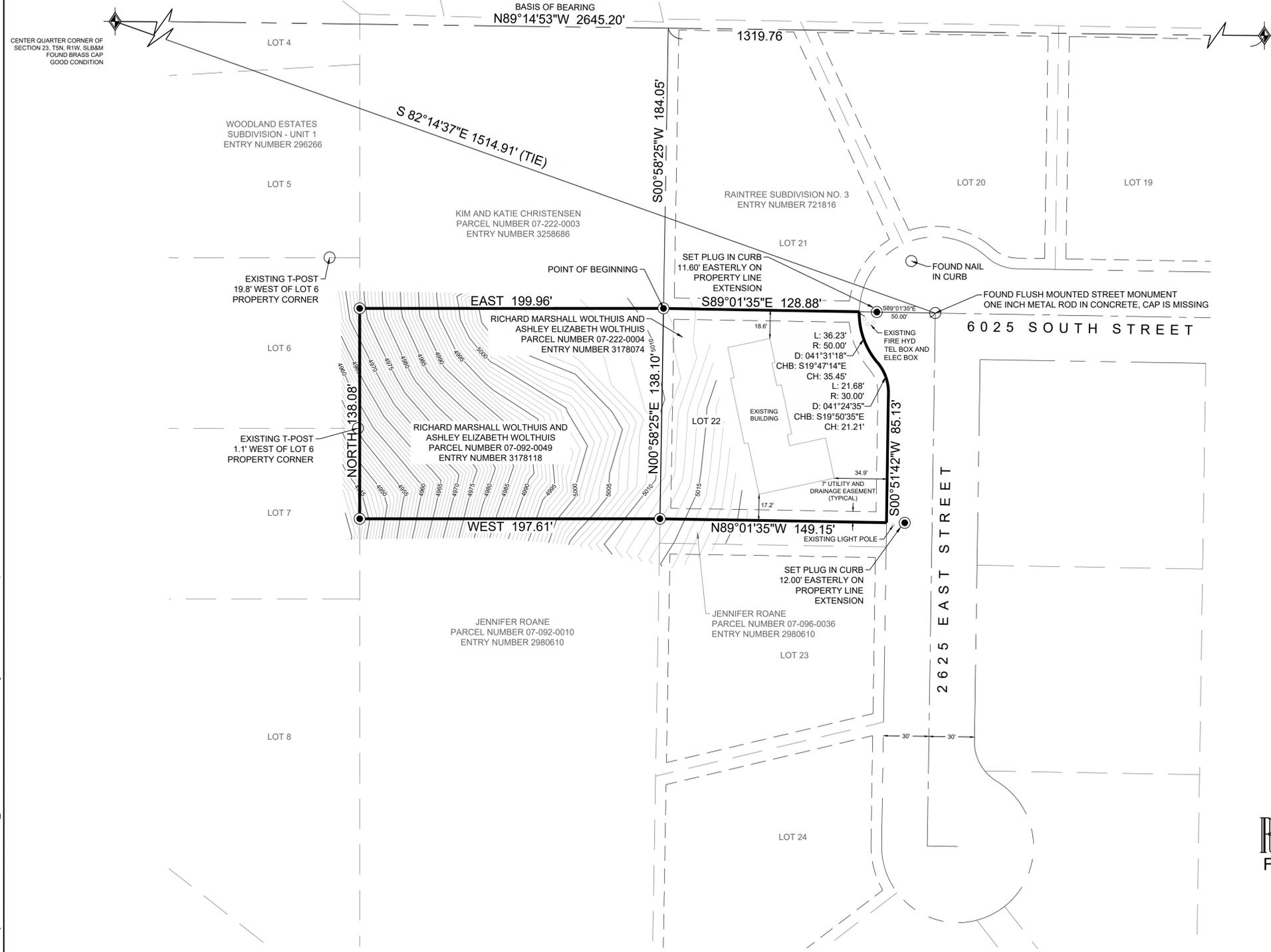
BEGINNING AT THE NORTHWEST CORNER OF LOT 22, RAINTREE SUBDIVISION NO. 3, RECORDED AS ENTRY NUMBER 721816 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID CORNER IS ALSO 1319.76 FEET NORTH 89°14'53" WEST ALONG THE QUARTER SECTION LINE AND 184.05 FEET SOUTH 00°58'25" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 23; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 22 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE SOUTH 89°01'35" EAST 128.88 FEET, 2) THENCE SOUTHEASTERLY 36.23 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°47'14" EAST, 35.45 FEET), 3) THENCE SOUTHERLY 21.68 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 19°50'35" EAST 21.21 FEET), 4) THENCE SOUTH 00°51'42" WEST 85.13 FEET, AND 5) THENCE NORTH 89°01'35" WEST 149.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE WEST 197.61 FEET TO THE EAST LINE OF WOODLAND ESTATES SUBDIVISION UNIT NO. 1, RECORDED AS ENTRY NUMBER 296266 IN THE OFFICE OF THE WEBER COUNTY RECORDER, THENCE ALONG SAID EAST LINE NORTH 138.08 FEET, THENCE EAST 199.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 47,448 SQUARE FEET OR 1.089 ACRE IN AREA, MORE OR LESS.

RECEIVED
FEB 22 2023
FILE # 7489

LEGEND

- SECTION CORNER
- SET REBAR & CAP STAMPED "WCG" UNLESS OTHERWISE NOTED
- FOUND CONTROL AS NOTED
- SURVEYED BOUNDARY LINE
- ADJOINING PARCEL LINES
- RIGHT OF WAY LINES
- EASEMENT LINES
- CENTER LINE



NO.	REMARKS	BY	DATE

RECORD OF SURVEY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN	CHECKED BY: DRW
	DRAWN BY: KWT
DATE: SEPTEMBER 2022	SCALE: 1" = 40'

WALL CONSULTANT GROUP
5130 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

WOLTHUIS PROPERTY
6039 SOUTH 2625 EAST
OGDEN, UTAH
CLIENT: BRIAN BRUESTLE

PROJECT NO. 22192

SHEET NO. V 1.0