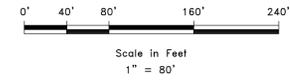
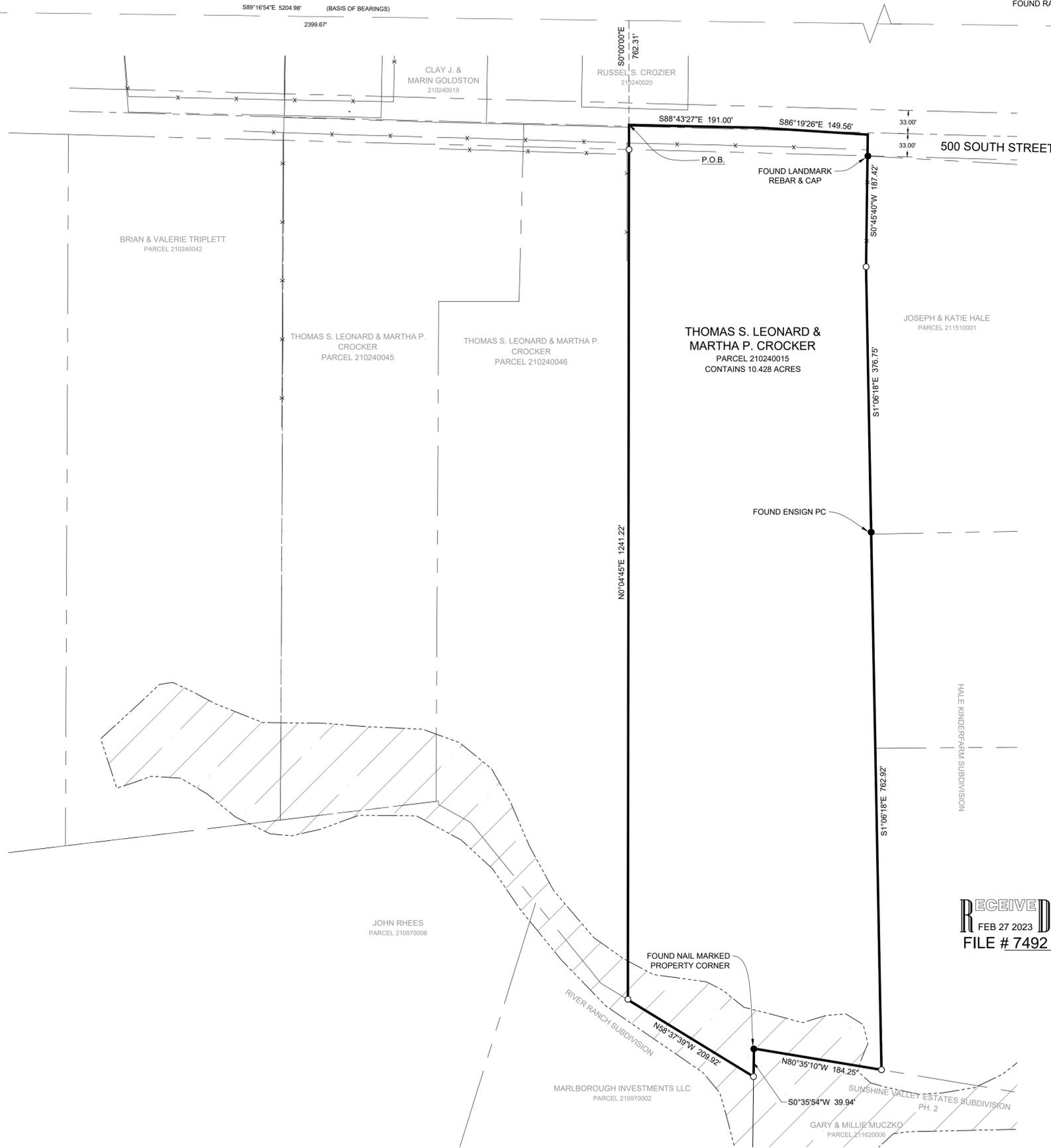


WEST QUARTER CORNER SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND 4" WEBER COUNTY BRASS CAP DATED 1988

EAST QUARTER CORNER SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
FOUND RAILROAD SPIKE IN 9500 EAST STREET



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET REBAR & CAP MARKED GARDNER ENGINEERING
- PARCEL BOUNDARY
- - - ADJACENT PARCEL
- - - SECTION LINE
- x EXISTING FENCE LINE
- ▨ RIVER

RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT IN THE CENTER OF 500 SOUTH STREET, SAID POINT BEING SOUTH 00°34'34" WEST 764.10 FEET FROM THE CENTER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 86°19'26" EAST 150.00 FEET ALONG SAID CENTERLINE, THENCE SOUTH 00°34'34" WEST 1293.00 FEET PARALLEL TO THE CENTER SECTION LINE, THENCE NORTH 80°28'26" WEST 151.63 FEET TO THE CENTER SECTION LINE, THENCE SOUTH 00°34'34" WEST 68.04 FEET ALONG SAID CENTER SECTION LINE, THENCE NORTH 58°39'11" WEST 209.76 FEET, THENCE NORTH 00°01'54" EAST 1240.65 FEET TO THE CENTER LINE OF SAID 500 SOUTH STREET, THENCE SOUTH 88°43'27" EAST 192.03 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF 500 SOUTH STREET SAID POINT BEING LOCATED SOUTH 89°16'54" EAST 2399.67 FEET ALONG THE LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION AND SOUTH 00°00'00" EAST 762.31 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°43'27" EAST 191.00 FEET; (2) SOUTH 86°19'26" EAST 149.56 FEET TO THE WEST BOUNDARY OF THE HALE KINDERFARM SUBDIVISION; RUNNING THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°45'40" WEST 187.42 FEET; (2) SOUTH 01°06'18" EAST 376.75 FEET; (3) SOUTH 01°06'18" EAST 762.92 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SUNSHINE VALLEY ESTATES SUBDIVISION, PHASE 2; RUNNING THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 80°35'10" WEST 184.25 FEET; (2) SOUTH 00°35'54" WEST 39.94 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE RIVER RANCH SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH 58°37'39" WEST 209.92 FEET; THENCE NORTH 00°04'45" EAST 1241.22 FEET TO THE POINT OF BEGINNING. CONTAINING 454,275 SQUARE FEET OR 10.428 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY THOMAS LEONARD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH SOUTH 89°16'54" EAST, NAD 83 UTAH, STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED USING WARRANTY DEED RECORDED AS ENTRY NUMBER 2858996 AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF HALE KINDERFARM SUBDIVISION, SUNSHINE VALLEY ESTATES SUBDIVISION PHASE 2, AND RIVER RANCH SUBDIVISION WERE ALSO USED 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 _____ DAY OF _____, 2023.

PROFESSIONAL LAND SURVEYOR
2/9/23
8227228
Klint H. Whitney
KLINT H. WHITNEY, PLS NO. 8227228

RECEIVED
FEB 27 2023
FILE # 7492

SCALE: 1" = 80'	DATE: 2/9/23	DESIGN: _____	DRAWN: JTN	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

DWG.: PL2001 - MISC SURVEY PLANS - THOMAS LEONARD SURVEY THOMAS LEONARD REVISED.DWG

TOPOGRAPHIC SURVEY FOR THOMAS LEONARD
9027 E 500 S HUNTSVILLE
LOCATED IN THE SOUTH HALF OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING



5150 SOUTH 375 EAST OGDEN, UT
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