

SOUTHWEST CORNER SECTION 19,
T7N, R1W, S.L.B.&M. (WEBER COUNTY
BRASS CAP SURVEY MONUMENT)

ALEXANDER FAMILY TRUST
160280006

CAMI STONE
160280005

JMW FAMILY TRUST
160280004

VERN LARSEN
160270018

SOUTHWEST CORNER SECTION 19,
T7N, R1W, S.L.B.&M. (WEBER COUNTY
BRASS CAP SURVEY MONUMENT)

3650 SOUTH STREET

FOUND CURB NAIL

ADJUSTED PARCEL
160270015
19,525 SQ.FT.

ADJUSTED PARCEL
160270024
21,033 SQ.FT.

RESIDENCE

RESIDENCE

ACCESSORY BLDG.

900 WEST STREET

P.O.B.

SET CURB NAIL

RECORD PARCEL 160270015 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT 1067.28 FEET NORTH AND 2042.21 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO DAVID M. TORMEY AND WIFE BY DEED RECORDED IN BOOK 871 OF RECORDS, PAGE 171, AND RUNNING THENCE NORTH 60D22' WEST 198.59 FEET, MORE OR LESS, TO THE EAST LINE OF WESTWOOD MANOR PLAT 2; THENCE NORTH 29D38' EAST 99.5 FEET, MORE OR LESS, TO SOUTH LINE OF STREET, THENCE SOUTH 60D30' EAST ALONG STREET 193.37 FEET, MORE OR LESS, TO WEST LINE OF 900 WEST STREET, THENCE SOUTH 29D38' WEST ALONG SAID STREET 99.50 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

RECORD PARCEL 160270024 BOUNDARY DESCRIPTION

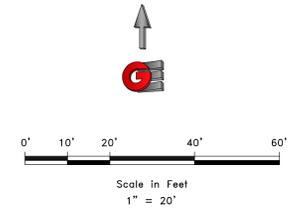
PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT NORTH 991.19 FEET AND EAST 1999.81 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 29D15' EAST 87.19 FEET, THENCE NORTH 60D22' WEST 198.59 FEET, MORE OR LESS, TO THE EAST LINE OF WESTWOOD MANOR PLAT 2, THENCE SOUTH 29D38' WEST 110 FEET, THENCE SOUTH 60D22' EAST 199.33 FEET TO A POINT SOUTH 29D15' WEST FROM BEGINNING, THENCE NORTH 29D15' EAST 22.81 FEET TO THE PLACE OF BEGINNING.

AS SURVEYED PARCEL 160270015 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET BEING LOCATED NORTH 00°48'35" EAST 1064.56 FEET AND NORTH 90°00'00" EAST 2025.35 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19; RUNNING THENCE NORTH 60°28'40" WEST 193.37 FEET TO THE EAST LINE OF THE WESTWOOD MANOR PLAT 2 SUBDIVISION; THENCE ALONG SAID EAST LINE NORTH 29°45'48" EAST 101.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3650 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 60°22'12" EAST 193.37 FEET TO SAID WEST RIGHT-OF-WAY LINE, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 29°45'48" WEST 100.79 FEET TO THE POINT OF BEGINNING, CONTAINING 19,525 SQUARE FEET.

AS SURVEYED PARCEL 160270024 BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET BEING LOCATED NORTH 00°48'35" EAST 1064.56 FEET AND NORTH 90°00'00" EAST 2025.35 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19; RUNNING THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 29°45'48" WEST 109.18 FEET; THENCE NORTH 60°14'12" WEST 193.37 FEET TO THE EAST LINE OF THE WESTWOOD MANOR PLAT 2 SUBDIVISION; THENCE ALONG SAID EAST LINE NORTH 29°45'48" EAST 108.37 FEET; THENCE SOUTH 60°28'40" EAST 193.37 FEET TO THE POINT OF BEGINNING, CONTAINING 21,033 SQUARE FEET.



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- - - LOT LINE
- · · ADJACENT PARCEL
- · - SECTION LINE
- - - EASEMENT
- x - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND ADJUST THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DALE MCCRARY. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST WHICH BEARS NORTH 00°48'35" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 2700982, 2547306, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF WESTWOOD MANOR PLAT 2 SUBDIVISION WAS ALSO USED TO DETERMINE BOUNDARY LOCATION 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 9TH DAY OF SEPTEMBER, 2023.



RECEIVED
SEP 29 2023
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SCALE:	1:20, XREF
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG.: 160270015 SURVEY (10/23/24) - DALE MCCRARY (SURVEY) (DWG) (MCCRARY.DWG)	

BOUNDARY ADJUSTMENT SURVEY FOR DALE MCCRARY
3649 NORTH 900 WEST, PLEASANT VIEW, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
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