

COMBINED BOUNDARY DESCRIPTION

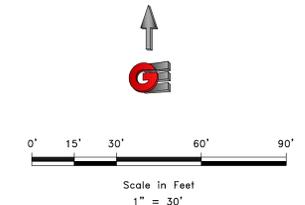
A PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1200 WEST STREET BEING LOCATED NORTH 89°12'21" WEST 689.14 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 TO THE WITNESS AND CENTERLINE MONUMENT OF 1200 WEST STREET AND SOUTH 00°45'43" WEST 1174.09 FEET ALONG THE MONUMENTED CENTERLINE OF SAID 1200 WEST STREET AND SOUTH 00°45'43" WEST 1612.42 FEET AND NORTH 90°00'00" WEST 19.22 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13; RUNNING THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF 1200 WEST STREET THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°16'21" WEST 147.72 FEET; (2) SOUTH 08°46'50" WEST 101.81 FEET; (3) SOUTH 19°10'00" WEST 48.77 FEET; THENCE NORTH 82°23'00" WEST 328.44 FEET TO THE CENTER OF THE MILL CREEK AND THE BOUNDARY OF THE STANGER SUBDIVISION PHASE 3; THENCE ALONG THE COMMON BOUNDARY OF SAID MILL CREEK AND STANGER SUBDIVISION PHASE 3 THE FOLLOWING SIX (6) COURSES: (1) NORTH 14°48'42" EAST 39.08 FEET; (2) NORTH 05°55'23" EAST 68.22 FEET; (3) NORTH 24°14'02" WEST 26.96 FEET; (4) NORTH 36°26'13" WEST 49.05 FEET; (5) NORTH 43°11'58" WEST 79.33 FEET; (6) NORTH 42°03'33" WEST 41.20 FEET; THENCE SOUTH 89°06'17" EAST 462.92 FEET TO THE POINT OF BEGINNING. CONTAINING 2.34 ACRES.

RECORD PARCEL 150360034 DESCRIPTION

PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE CENTER LINE OF 1200 WEST STREET AND 200 SOUTH STREET, WEST 898.28 FEET AND SOUTH 00°17'35" WEST 1175 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, RUNNING THENCE SOUTH 00°25'45" WEST 1760 FEET AND WEST 33 FEET TO WEST LINE OF SAID 1200 WEST STREET AND THE TRUE POINT OF BEGINNING, RUNNING THENCE SOUTHWESTERLY 2 COURSES AS FOLLOWS: SOUTH 60°5' WEST 101.23 FEET AND SOUTH 19°10' WEST 48.77 FEET; THENCE NORTH 82°23'00" WEST 340.37 FEET TO MILL CREEK; THENCE NORTH 24°45' EAST ALONG SAID CREEK 75 FEET; THENCE NORTH 13°30' WEST 30.28 FEET TO A POINT NORTH 89°34'15" WEST 367.59 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°34'15" EAST 367.59 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION PREVIOUSLY CONVEYED TO WEBER COUNTY BY QUIT CLAIM DEED FOR THE WIDENING OF 1200 WEST STREET.

RECORD PARCEL 150360046 DESCRIPTION

PART OF THE EAST HALF OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF GRANTEE'S PROPERTY AT A POINT ON THE WEST LINE OF 1200 WEST STREET, SAID POINT BEING SOUTH 00°25'45" WEST 1764.89 FEET AND NORTH 89°34'15" WEST 33.00 FEET FROM THE WEBER COUNTY MONUMENT MARKING THE INTERSECTION OF 1200 WEST AND 200 SOUTH STREET, SAID INTERSECTION BEING WEST ALONG SECTION LINE 698.28 FEET TO THE CENTERLINE OF 1200 WEST STREET AND SOUTH 00°17'45" WEST ALONG SAID CENTERLINE 1175.04 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13 AND RUNNING THENCE NORTH 00°25'45" EAST ALONG SAID WEST LINE OF 1200 WEST STREET 151.97 FEET, THENCE NORTH 89°34'15" WEST 482.4 FEET, MORE OR LESS, TO THE CENTER OF MILL CREEK, THENCE SOUTHEASTERLY ALONG SAID MILL CREEK TO A POINT NORTH 89°34'15" WEST 367.59 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 89°34'15" EAST 367.59 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PART DEEDED TO WEBER COUNTY BY DEED IN BOOK 1489 PAGE 1925. CONTAINS 1.483 ACRES, MORE OR LESS.



LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY EYVONNE LONG. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°12'21" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3112593, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 5727, AND THE DEDICATED PLATS OF STANGER SUBDIVISION PHASE 3 AND MEYERHOFFER SUBDIVISION NO. 4 WERE 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 5TH DAY OF OCTOBER, 2023.



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FILE # 7673

SCALE:	1:30, XREF
DATE:	9/26/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	1:3001 - MISC SURVEY 2023 - EYVONNE LONG SURVEY 2023 LONG.DWG

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR DENNIS & EYVONNE LONG
475 SOUTH 1200 OGDEN, UTAH
LOCATED IN THE EAST HALF OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
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