

NORTH QUARTER CORNER OF SEC. 29,
T. 7 N., R. 1 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT
1981

NORTH QUARTER CORNER OF SEC. 29,
T. 7 N., R. 1 W., SLB&M
FOUND WEBER CO. BRASS CAP MONUMENT
1965

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST LINE OF MT. LOMOND ESTATES NO. 2, RECORDED AS ENTRY NO. 404078 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 667.67 FEET SOUTH 87°54'06" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 770.01 FEET SOUTH 00°56'09" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29;

RUNNING THENCE ALONG THE BOUNDARY OF SAID MT. LOMOND ESTATES NO. 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°56'09" WEST 55.00 FEET (SOUTH 56.35 FEET BY RECORD); (2) SOUTH 52°03'39" WEST (SOUTH 51°07'30" WEST BY RECORD) 224.47 FEET; AND (3) SOUTH 00°56'09" WEST (SOUTH BY RECORD) 0.67 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT II, RECORDED AS ENTRY NO. 402797; THENCE NORTH 65°13'23" WEST (NORTH 66°09'32" WEST BY RECORD) 262.87 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF FAIRFIELD ACRES SUBDIVISION PLAT II, RECORDED AS ENTRY NO. 402797; THENCE NORTH 14°43'34" EAST (NORTH 13°47'25" EAST BY RECORD) 214.05 FEET ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF NORMAN & DIANE RUSSELL PROPERTY, TAX ID NO. 17-038-0040; THENCE NORTH 73°43'59" EAST (NORTH 72°47'50" EAST BY RECORD) 153.24 FEET TO THE SOUTHWEST CORNER OF GORDON & ANNETTE WEST PROPERTY, TAX ID NO. 17-106-0002; THENCE SOUTH 68°30'59" EAST (SOUTH 69°27'16" EAST BY RECORD) 81.91 FEET ALONG THE SOUTH LINE OF SAID GORDON & ANNETTE WEST PROPERTY; THENCE SOUTH 24°46'37" WEST (SOUTH 23°50'28" WEST BY RECORD) 96.11 FEET; THENCE SOUTHEASTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE, A DISTANCE OF 62.40 FEET, CHORD BEARS SOUTH 32°43'04" EAST 59.11 FEET, HAVING A CENTRAL ANGLE OF 65°00'31"; THENCE NORTH 89°47'15" EAST (NORTH 88°51'06" EAST BY RECORD) 147.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1.98 ACRES.

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE WEST LINE OF MT. LOMOND ESTATES NO. 2, RECORDED AS ENTRY NO. 404078 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 667.67 FEET SOUTH 87°54'06" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 770.01 FEET SOUTH 00°56'09" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29;

RUNNING THENCE SOUTH 89°47'15" WEST (SOUTH 89°51'06" WEST BY RECORD) 147.19 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE, A DISTANCE OF 62.40 FEET, CHORD BEARS NORTH 32°43'04" WEST 59.11 FEET, HAVING A CENTRAL ANGLE OF 65°00'31"; THENCE NORTH 24°46'37" EAST (NORTH 23°50'28" EAST BY RECORD) 96.11 FEET TO THE SOUTH LINE OF GORDON & ANNETTE WEST PROPERTY, TAX ID NO. 17-060-0002; THENCE ALONG THE BOUNDARY OF SAID GORDON & ANNETTE WEST PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 68°30'59" EAST (SOUTH 69°27'16" EAST) 45.75 FEET; AND (2) NORTH 02°28'38" WEST (NORTH 3°24'55" WEST BY RECORD) 21.89 FEET TO A POINT ON THE SOUTHERLY LINE OF MT. LOMOND ESTATES NO. 3, RECORDED AS ENTRY NO. 633559; THENCE SOUTH 68°31'07" EAST (SOUTH 69°27'16" EAST BY RECORD) 106.30 FEET TO THE SOUTHEAST CORNER OF LOT 136, OF SAID MT. LOMOND ESTATES NO. 3 BEING DESCRIBED OF RECORD AS SOUTH 88°50'15" EAST 668.50 FEET ALONG THE SECTION LINE AND SOUTH 667.35 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, SAID POINT ALSO BEING ON THE WEST LINE OF SAID MT. LOMOND ESTATES NO. 2; THENCE SOUTH 00°56'09" WEST (SOUTH BY RECORD) 102.65 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES.

TOGETHER WITH AN EASEMENT FOR INGRESS - EGRESS AND UTILITY PURPOSES AS DESCRIBED IN ENTRY NO. 2085171.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ROBERT TAGGART, THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ADJOINING SUBDIVISIONS, EXISTING FENCE LINES AND EXISTING SURVEY MARKERS FOUND WITHIN SAID SUBDIVISIONS ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, T7N, R1W, SLB&M.

THERE ARE PORTIONS OF THE SUBJECT PROPERTY THAT DO NOT FOLLOW EXISTING FENCE LINES. A BOUNDARY ADJUSTMENT IS SUGGESTED TO CORRECT THE DEEDS TO WHAT HAS BEEN OCCUPIED.

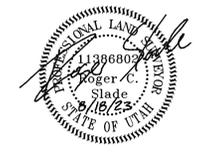
THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 87°54'06" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 18TH DAY OF AUGUST, 2023.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENSE NO. 11386802

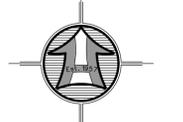


RECEIVED
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FILE # 7675

(C1)
Δ = 65°00'31"
R = 55.00'
L = 62.40'
LC = 59.11'
S 32°43'04" E

(C2)
Δ = 25°23'50"
R = 55.00'
L = 243.24'
LC = 88.20'
N 28°31'28" W

(C3)
Δ = 73°23'50"
R = 15.00'
L = 19.22'
LC = 17.93'
S 61°28'32" W



SCALE: 1" = 40'
0 40 80
Scale in Feet
(Data in Parentheses is Record)

LEGEND

— SUBJECT PROPERTY LINE
- - - ADJOINING SUBDIVISION
- - - ADJOINING PROPERTY LINE
- - - PREVIOUS PROPERTY LINE
- - - CENTERLINE
- - - FENCE LINE
● FOUND SURVEY MARKER SET BY OTHERS
◆ SET 5/8"X24" REBAR WITH CAP
○ SECTION CORNER

PROPERTY SURVEY FOR
ROBERT TAGGART
180 EAST 3100 NORTH
NORTH OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M.

Drawn By: RS Date: 08/04/2023
Designed By: MF
Checked By: MF
Approved By: MF
Scale: 1" = 40'
Drawing File: 23-3-171v19.dwg
JOB NUMBER: 23-3-171

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