

RECORD PARCEL 170680004 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT NORTH 910.8 FEET ALONG THE SECTION LINE AND WEST 1657.0 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 32, RUNNING THENCE NORTH 264.0 FEET; THENCE WEST 165 FEET; THENCE SOUTH 264.0 FEET; THENCE EAST 165 TO THE PLACE OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY ACROSS THE SOUTH APPROXIMATELY 60 FEET THEREOF.

RECORD PARCEL 170680001 DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT SOUTH 1437.86 FEET AND EAST 1148.88 FEET FROM THE CENTER OF SAID SECTION 32, THENCE SOUTH 89D13'17" EAST 336.9 FEET THENCE SOUTH 00D58'04" WEST 236.17 FEET TO THE NORTH RIGHT OF WAY LINE OF 2000 NORTH STREET, THENCE NORTH 89D01'50" WEST 336.90 FEET ALONG SAID RIGHT OF WAY LINE THENCE NORTH 00D58'04" EAST 235.05 FEET TO THE POINT OF BEGINNING, BASIS OF BEARING NORTH 45D47'04" EAST FROM THE CENTER OF SECTION 32 TO THE NORTHEAST CORNER OF SAID SECTION 32.

ADJUSTED PARCEL 170680001 BOUNDARY DESCRIPTION

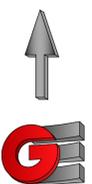
A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 2 BEING LOCATED SOUTH 00°00'00" EAST 1437.37 FEET AND NORTH 90°00'00" EAST 1112.88 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE ALONG THE SOUTH LINE OF SAID SLEEPY HOLLOW NORTH SUBDIVISION PHASE 2 SOUTH 89°13'17" EAST 372.90 FEET TO THE WEST LINE OF THE JOHN C. LOTT SUBDIVISION; THENCE ALONG THE WEST LINE OF THE JOHN C. LOTT SUBDIVISION AND THE WEST LINE OF THE C. CHRISTIANSEN SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°58'04" WEST 1.08 FEET; (2) SOUTH 00°05'13" EAST 235.13 FEET; THENCE NORTH 89°01'50" WEST 377.23 FEET TO THE EAST BOUNDARY LINE OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 1; THENCE ALONG SAID EAST LINE NORTH 00°58'04" EAST 234.93 FEET TO THE POINT OF BEGINNING, CONTAINING 88,345 SQUARE FEET.

ADJUSTED PARCEL 170680004 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 2 BEING LOCATED SOUTH 00°00'00" EAST 1437.37 FEET AND NORTH 90°00'00" EAST 1112.88 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE SOUTH 00°58'04" WEST 234.93 FEET; THENCE NORTH 89°01'37" WEST 129.00 FEET TO THE EAST BOUNDARY OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 1; THENCE ALONG SAID EAST LINE NORTH 00°58'04" EAST 234.49 FEET TO THE SOUTH BOUNDARY LINE OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 1 AND PHASE 2; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SLEEPY HOLLOW NORTH SUBDIVISION PHASE 1 AND 2 SOUTH 89°13'17" EAST 129.00 FEET TO THE POINT OF BEGINNING, CONTAINING 30,277 SQUARE FEET.

ADJUSTMENT AREA BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH LINE OF THE SLEEPY HOLLOW NORTH SUBDIVISION PHASE 2 BEING LOCATED SOUTH 00°00'00" EAST 1437.37 FEET AND NORTH 90°00'00" EAST 1112.88 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE ALONG THE SOUTH LINE OF SAID SLEEPY HOLLOW NORTH SUBDIVISION PHASE 2 SOUTH 89°13'17" EAST 36.00 FEET; THENCE SOUTH 00°58'04" WEST 235.05 FEET; THENCE NORTH 89°01'37" WEST 36.00 FEET; THENCE NORTH 00°58'04" EAST 234.93 FEET TO THE POINT OF BEGINNING, CONTAINING 8,460 SQUARE FEET.



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 ADJUST AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SHAWN MAYNARD, THE BASIS OF BEARING IS A LINE BETWEEN THE CENTER QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 45°47'04" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 3157761 3051932, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF SLEEPY HOLLOW NORTH SUBDIVISION PHASE 1 AND 2, JOHN C. LOTT SUBDIVISION, AND C. CHRISTIANSEN SUBDIVISION 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 11TH DAY OF OCTOBER, 2023.



SCALE:	1:30, XREF
DATE:	10/11/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

BOUNDARY ADJUSTMENT SURVEY FOR SHAWN MAYNARD
 260 EAST AND 304 EAST 2000 NORTH, OGDEN UTAH
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

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1