# RECORD OF SURVEY

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729 WEST 3500 NORTH, PLEASANT VIEW, UT

PART OF THE NE QUARTER OF SEC. 30 AND THE SE CORNER OF SEC. 19, T.7N., R.1W., S.L.B.&M., U.S. SURVEY PLEASANT VIEW CITY, WEBER COUNTY, UTAH MARCH, 2025

## **CURVE TABLE**

AUG 15 2025

FILE # 8147

**VICINITY MAP** NOT TO SCALE LOT 8 LOT 7 -FOUND NAIL FOUND NAIL 10.5'
—— NORTH OF PROPERTY CORNER -S00°02'39"E 12.67 (BASIS OF BEARINGS) N89°34'47"W 5321.12 3445.67 N89°34'47"W 1875.47' S89°48'39"E 3445.43' (R) N89°48'39"W 1875.70' (R) 16-398-0001 NORTHWEST CORNER OF SECTION PASSOW, JEB & TIFFANY PASSOW NORTHEAST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE LOT 16, ANGEL HEIGHTS 30, TOWNSHIP 7 NORTH, RANGE - 1 WEST, SALT LAKE BASE AND FOUND NAIL 9.5 SUBDIVISION, 1ST AMD. MERIDIAN, U.S. SURVEY (FOUND NORTH OF -MERIDIAN, U.S. SURVEY (FOUND W.C.S. BRASS CAP MONUMENT, PROPERTY CORNER 10' P.U.E. W.C.S. BRASS CAP MONUMENT, STAMPED 1967) STAMPED 1967) FOUND REEVE REBAR OF PROPERTY LINE 22.2 17-273-0003 /HOUSE WENDELL, MERILEE & HUS 12.5 WILLIAM KARL WENDELL LOT 3, CHRISTENSEN ESTATES - > SUBDIVISION FENCE CORNER IS 1.6' NORTH OF PROPERTY LINE 17-273-0004 MARG JOHNSON TRUST LOT 4-R, CHRISTENSEN ESTATES FOUND 1/2 IN. SUBDIVISION REBAR 1.6' NORTH F PROPERTY LINE (NOT ACCEPTED) FENCE LINE IS 2.8' NORTH OF 059. LOW, PROPERTY LINE 17-( ITCHL S87°34'09"W 25.15' N76\*53'09"W 90.28' S87°48'01"W (R) N76·39'17"W (R) 17-059-0130 ABBOTT, JAKE & WF SHARLI M ABBOTT IS 0.9' EAST OF FENCE LINE 17-059-0007 17-059-0131 CRITCHLOW, CHRIS S ABBOTT, JAKE & WF FOUND 1/2 IN. REBAR SHARLI M ABBOTT 0.9' SOUTHWEST OF PROPERTY CORNER

(NOT ACCPTED)

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## **LEGEND** = SECTION CORNER = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" = FOUND AS SHOWN = BOUNDARY LINE = LOT LINE --- = ADJOINING PROPERTY ---- = EASEMENTS - X X X = FENCE LINE = PUBLIC UTILITY EASEMENT = EXISTING BUILDING = EXISTING CONCRETE = EXISTING PAVEMENT

## **NARRATIVE**

Scale: 1" = 20'

THIS SURVEY WAS REQUESTED BY ROSE MARIE JOHNSON FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE PARCEL OF LAND DESCRIBED HEREON.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°34'47" WEST BETWEEN SAID NORTHEAST AND NORTHWEST CORNERS OF SECTION 30 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CHRISTENSEN ESTATES SUBDIVISION PREPARED BY LANDMARK SURVEYING AND ENGINEERING, INC., DATED JULY 8, 2002, AND RECORDED JULY 15, 2002, AS ENTRY #1861409; A PROPERTY SURVEY AND PARCEL SEPARATION DRAWING PREPARED FOR WARREN CHRISTENSEN BY GREAT BASIN ENGINEERING, INC., DATED APRIL 20, 2006, AND FILED MAY 1, 2006, AS SURVEY #3264; AND A RECORD OF SURVEY FOR SHENA OLSEN PREPARED BY HANSEN AND ASSOCIATES, INC., DATED FEBRUARY 14, 2013, AND FILED APRIL 19, 2013, AS SURVEY #4797; WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. SEVERAL OF THE ORIGINAL LANDMARKS CAPS AND PLUGS WERE FOUND DURING THE COURSE OF THE FIELD INVESTIGATION FOR THIS SURVEY, AND IT WAS DETERMINED THAT THE IMPROVEMENTS FOR CHRISTENSEN ESTATES SUBDIVISION WERE CONSTRUCTED IN A DIFFERENT LOCATION AND ROTATION THAN WHAT WAS PLATTED IN 2002. THE MARKINGS ON THE GROUND AND IMPROVEMENTS AS CONSTRUCTED WERE HONORED FOR THIS SURVEY AND CHANGES HAVE BEEN NOTED HERON. ROTATION FROM RECORD IS 0°06'51" CLOCKWISE.

PROPERTY CORNERS ARE SET WITH A %" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### **BOUNDARY DESCRIPTION**

ALL OF LOT 4R, CHRISTENSEN ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

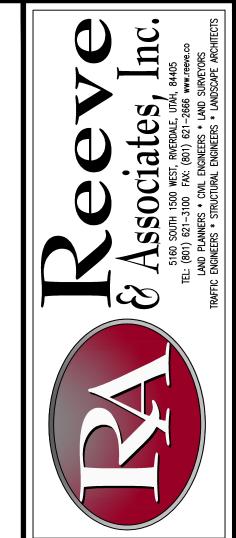
## SURVEYOR'S CERTIFICATE

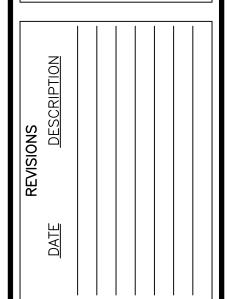
I, <u>Jason felt</u>, do hereby certify that I am a professional land surveyor IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 30th DAY OF \_\_\_\_\_\_MAY\_\_\_\_\_\_,20\_25\_.

9239283 UTAH LICENSE NUMBER

/05/30/25 9239283





Project Info. J. FELT A. MULLINS Begin Date: 3-19-2023

Name: <u>JOHNSON</u> ROS 1"=20' Scale: \_ Checked: Number: 8317-01

Sheet Sheets