

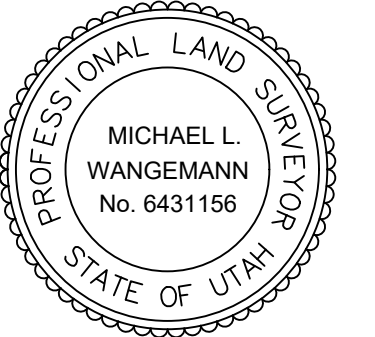
SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUMPS UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUMPS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS

Date of Plat or Map: February 2, 2022

PLS# 6431156-2201

LEGAL DESCRIPTION

DEED LEGAL DESCRIPTION:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89°45'33" EAST ALONG THE SECTION LINE 1396.26 FEET, SOUTH 00°14'27" WEST 60.00 FEET AND SOUTH 89°45'33" EAST 775.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89°45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION), THENCE SOUTH 89°45'33" EAST 244.80 FEET; THENCE SOUTH 00°16'27" WEST 890.64 FEET; THENCE NORTH 89°42'47" WEST 244.28 FEET; THENCE NORTH 00°14'27" EAST 890.45 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 89°45'33" EAST ALONG THE SECTION LINE 1396.26 FEET, SOUTH 00°14'27" WEST 60.00 FEET AND SOUTH 89°45'33" EAST 1020.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17, AS RESET BY THE COUNTY SURVEYOR IN 1997 (BASIS OF BEARING BEING SOUTH 89°45'33" EAST ALONG THE LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SAID SECTION), THENCE SOUTH 89°45'33" EAST 244.80 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 00°18'25" WEST ALONG SAID LINE, 890.84 FEET; THENCE NORTH 89°42'47" WEST 244.29 FEET; THENCE NORTH 00°16'27" EAST 890.64 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, VALLEY ESTATES PHASE - 2 SUBDIVISION AS RECORDED MAY 1, 2001 AS ENTRY NO. 1767437 IN BOOK 53 AT PAGE 81 WEBER COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°18'25" WEST 58.80 FEET (RECORD 60.00 FEET) FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°18'25" WEST ALONG THE WEST LINE OF SAID VALLEY ESTATES PHASE - 2 SUBDIVISION 890.84 FEET; THENCE NORTH 89°42'46" WEST 488.57 FEET; THENCE NORTH 00°14'27" EAST 890.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5100 NORTH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 489.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,600.00 SQ/FT OR 10.00 ACRES

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

GENERAL NOTES

1. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE

PRELIMINARY SUBDIVISION PLAT

PREPARED FOR: **ALEX & NICOLE CHEUNG**
4059 NORDIC VALLEY DR
LIBERTY, UT 84310

LOCATION: NORTHWEST 1/4, SEC 17, T7N, R2E, SLB&M

REV	DATE	DESCRIPTION	DATE:
1			2/2/2022
2			SCALE: 1" = 50'
3			DRAWN: MLW
4			CHECKED: MLW
5			

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

JOB NUMBER
1839-21

SHEET
1 OF 1

FOUND MONUMENT IN GOOD
CONDITION SET 1998
NORTHWEST CORNER, SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

FOUND BRASS
CAP MONUMENT

(S89°44'00"E 2660.66)
BASIS OF BEARING

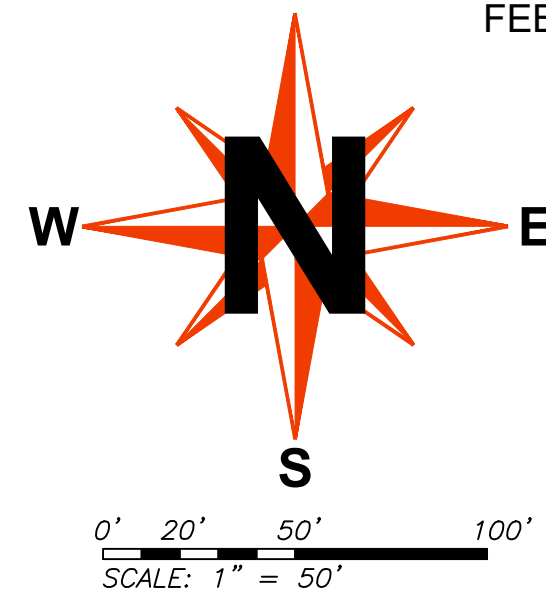
5100 NORTH STREET
(N89°45'33"W 1212.80) N89°44'54"W 1181.37

FOUND MONUMENT IN GOOD
CONDITION SET 2002
NORTH QUARTER, SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
BENCHMARK= 5175.00

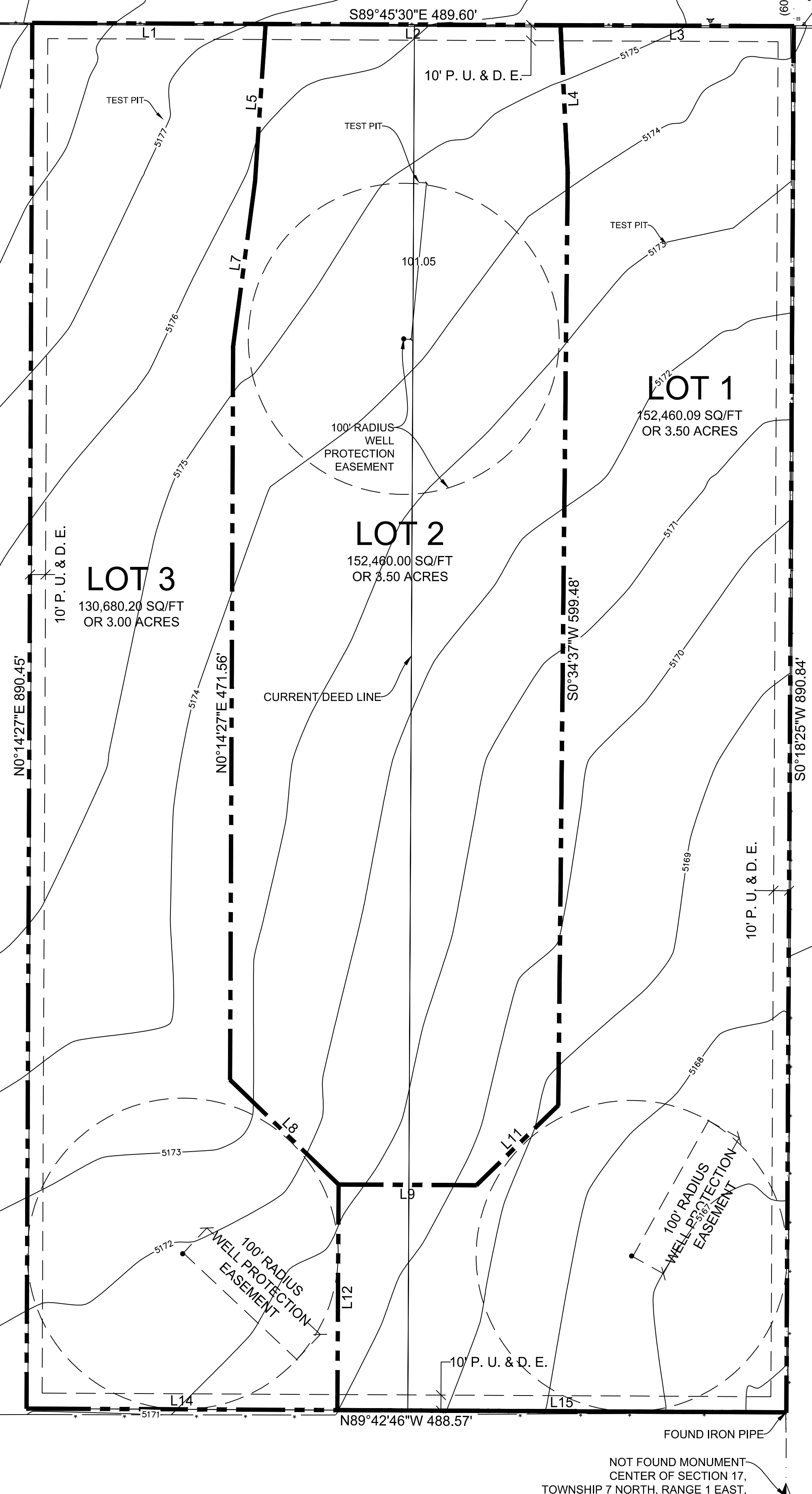
Line #	BEARING	DISTANCE
L1	S89°45'30"E	150.00'
L2	S89°45'30"E	189.60'
L3	S89°45'30"E	150.00'
L4	S2°49'02"E	94.80'
L5	N3°49'52"E	101.60'
L7	N7°35'40"E	106.55'
L8	N46°02'23"W	96.92'
L9	S89°42'46"E	88.69'
L11	S45°42'29"W	73.51'
L12	S0°18'25"W	144.99'
L14	N89°42'46"W	199.88'
L15	N89°42'46"W	288.69'

A PRELIMINARY PLAT FOR MEADOW HAVEN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2022



LEGEND		
	Section Monument	
	Property Corner	
	Fire Hydrant	
	Storm Drain Manhole	
	Water Manhole	
	Sanitary Sewer Manhole	
	Power Manhole	
	Communication Manhole	
	Spot Elevation	
	Transformer	
	Property Line	
	Section Line	
	Center Line	
	Easement Line	
	Fence Line (other)	
	Vinyl Fence	
	Chain Link Fence	
	Wood Fence	
	Wire Fence	
	Contour Line	
	Ditch	



BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING
FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT
THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER, SECTION
17, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS
SHOWN ON THIS SURVEY PLAT.

NOT FOUND MONUMENT
CENTER OF SECTION 17,
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN