

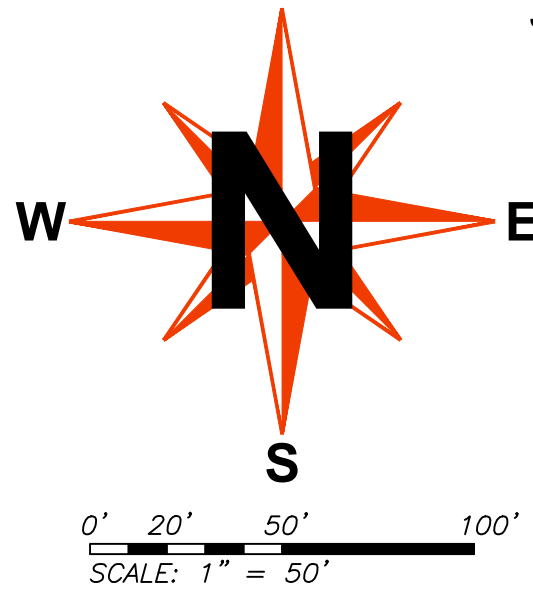
FOUND MONUMENT IN GOOD  
CONDITION SET 1998  
NORTHWEST CORNER, SECTION 17,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN

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

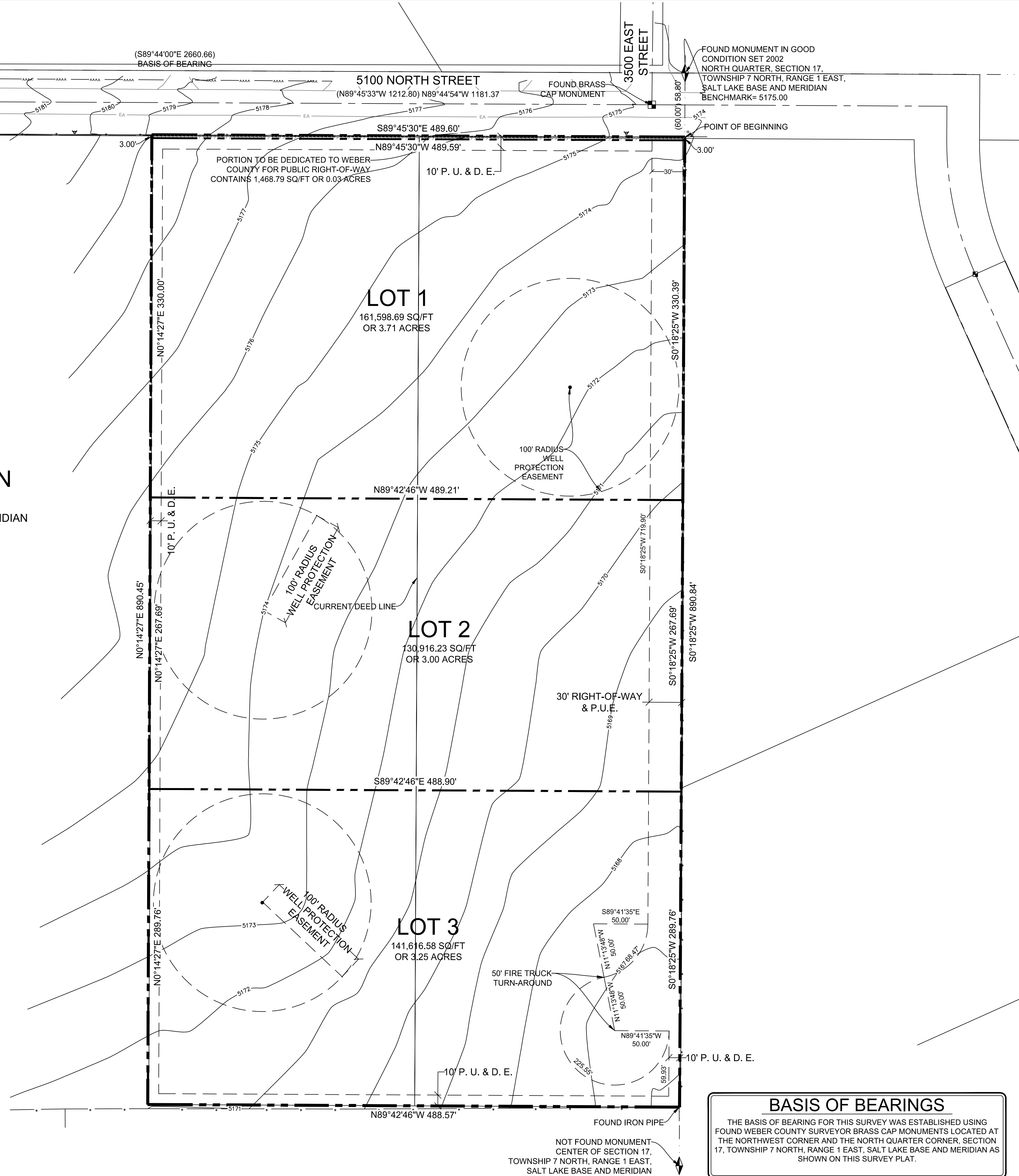
FOUND MONUMENT IN GOOD  
CONDITION SET 2002  
NORTH QUARTER, SECTION 17,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
BENCHMARK= 5175.00

Line Table		
Line #	BEARING	DISTANCE

**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  
JULY 2022



LEGEND			
	Section Monument		Reference Witness Monument
	Property Corner		Light Pole
	Fire Hydrant		Tree
	Storm Drain Manhole		Parking Stall Count
	Water Manhole		Gas Meter
	Sanitary Sewer Manhole		Electrical Box
	Power Manhole		Irrigation Control Valve Box
	Communication Manhole		Power Meter
	Spot Elevation		Cable TV Pedestal
	Transformer		Revision Symbol
	Street Monument		Edge of Gravel Road
	Break Line		Edge of Asphalt
	Handicap Parking		Curb & Gutter
	Telephone Pedestal		Curb Wall
	Water Meter		Fiber Optics Line w/Manhole
	Sanitary Sewer Cleanout		Gas Line w/ Valve
	Guy Wire Anchor		Irrigation Line w/ Valve
	Power Pole		Overhead Power Line w/ Pole
	Water Valve		Underground Power Line w/ Box
	Catch Basin 2x2'		Storm Drain Line w/ Catch Basin
	Property Line		Sanitary Sewer Line w/ Manhole
	Section Line		Telephone Line w/ Box
	Center Line		Water Line w/ Valves
	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.

**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: July 1, 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 OTHER WISE 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
1		
2		
3		
4		
5		

DATE: 7/1/2022  
SCALE: 1" = 50'  
DRAWN: MLW  
CHECKED: MLW

**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