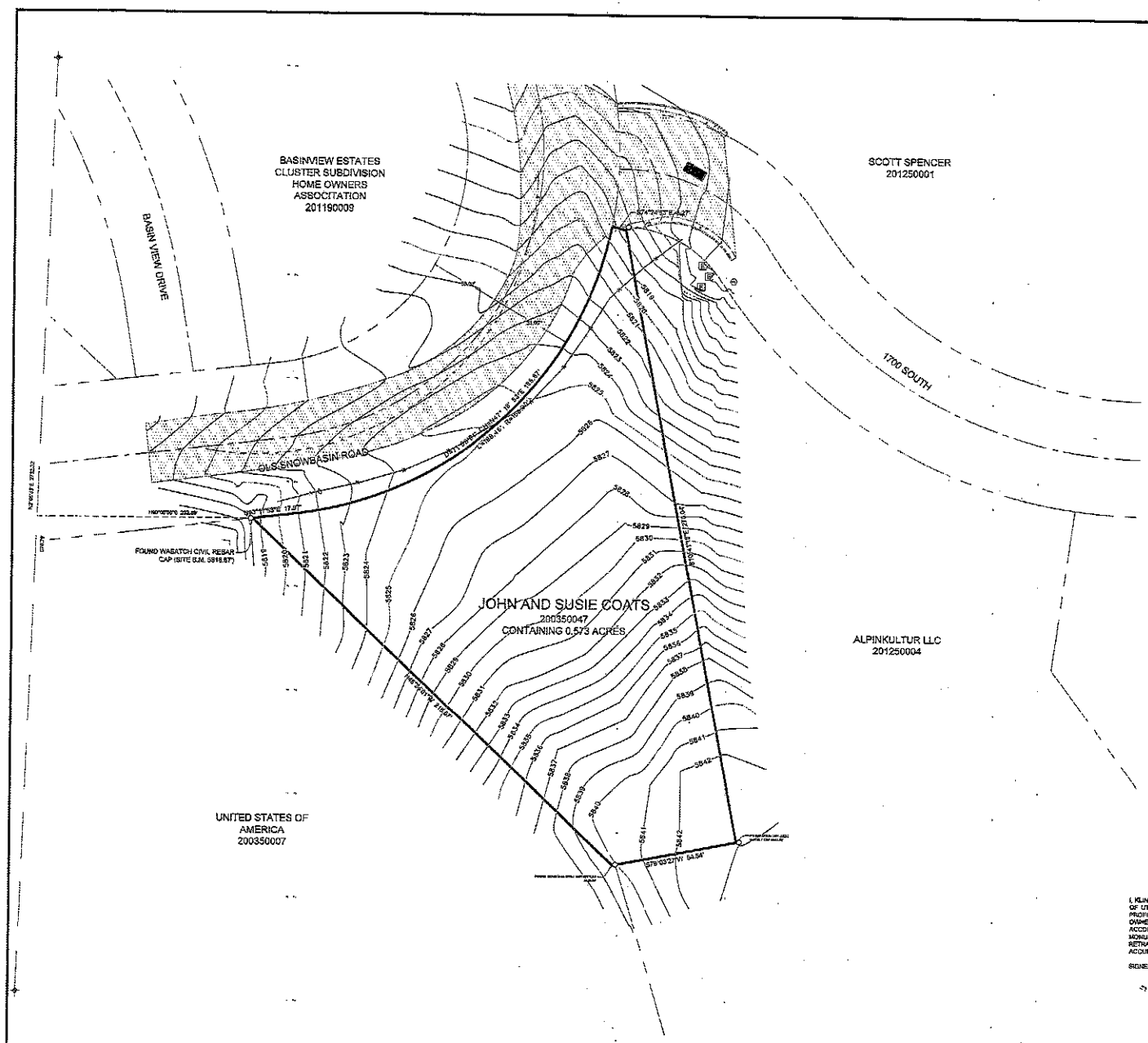

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD SNOW BASIN ROAD BEING LOCATED NORTH 02°06'33" EAST 876.76 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 232.89 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°17'53" EAST 47.37 FEET; (2) ALONG THE ARC OF A 156.00 FOOT RADIUS CURVE TO THE LEFT 158.46 FEET, HAVING A CENTRAL ANGLE OF 71°08'11", CHORD BEARS NORTH 47°16'37" EAST 185.67 FEET; THENCE SOUTH 74°24'52" EAST 6.27 FEET TO THE BOUNDARY LINE OF THE SUN DANCE RIDGE SUBDIVISION, THENCE ALONG THE BOUNDARY LINE OF SAID SUN DANCE RIDGE SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 12°41'18" EAST 270.04 FEET; (2) SOUTH 71°03'27" WEST 64.94 FEET; THENCE NORTH 46°24'01" WEST 216.67 FEET TO THE POINT OF BEGINNING. CONTAINING 0.573 ACRES.

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 ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SUZIE COATS. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 02°06'33" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3080020, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF SUN DANCE RIDGE SUBDIVISION AND BASIN VIEW ESTATES CLUSTER 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 RESTABLISH 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 12TH DAY OF FEBRUARY 2021.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

REVISIONS

DATE	DESCRIPTION

SCALE: 1:20 JOB#: DATE: 2/12/21 DESIGN: DRAWN: CHECKED: DWG:

FEB 16 2021
6774

PROPERTY SURVEY FOR JOHN AND SUZIE COATS
5505 OLD SNOW BASIN ROAD, HUNTSVILLE, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 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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