

⊕	SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID)
⊕	SPECIFIES SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP)
⊙	ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
---x---	EXISTING FENCE



I, D. GREGG MEYERS, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HOLDING LICENSE NO. 312770, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF ME KNOWLEDGE AND BELIEF.



FOR REVIEW 10/03/2017

DATE: _____
BUSH AND GUDGELL INC.

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

OVERALL (DEED) DESCRIPTION

ALL OF BLOCK 7 WASHINGTON TOWN RESURVEY

LESS AND EXCEPTING: BEGINNING AT THE SOUTHEAST CORNER LOT 1; THENCE NORTH 80.00 FEET; THENCE WEST 200.00 FEET; THENCE SOUTH 80 FEET; THENCE EAST 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: BEGINNING AT THE NORTHEAST CORNER LOT 4 BLOCK 7, WASHINGTON TOWN RESURVEY AND RUNNING THENCE WEST 180.00 FEET; THENCE SOUTH 80.00 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 80.00 FEET; THENCE NORTH 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 131,686 SQ. FT. OR 3.02 ACRES.

PARCEL 1 DESCRIPTION

BOUNDARY DESCRIPTION PARCEL 1

BEGINNING AT A POINT THAT IS SOUTH 133°09' WEST 100.00 FEET ALONG THE EAST LINE OF LOT 4, BLOCK 7, WASHINGTON TOWN RE-SURVEY, FROM THE NORTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE SOUTH 133°09' WEST ALONG SAID EAST LINE, 17.50 FEET TO AN OFFSET LINE, 0.20 FEET NORTH OF AN EXISTING STONE WALL; THENCE ALONG SAID OFFSET LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 81°57'16" WEST 21.69 FEET; 2) SOUTH 85°02'06" WEST 17.27 FEET, TO A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 91.96 FEET; AND 3) ALONG SAID CURVE, WITH A CENTRAL ANGLE OF 173°10'39", (RADIUS BEARS SOUTH 41°41'43" EAST), A LENGTH OF 28.12 FEET; LEAVING SAID OFFSET LINE, AND RUNNING THENCE NORTH 61°49'01" WEST 29.12 FEET; THENCE NORTH 145°58'11" WEST 15.05 FEET; THENCE NORTH 88°58'55" WEST 42.93 FEET; THENCE SOUTH 130°30'22" WEST 59.94 FEET TO AN OFFSET LINE, 0.20 FEET NORTH OF AN EXISTING CONCRETE WALL; THENCE ALONG SAID OFFSET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 41°58'19" WEST 16.44 FEET; 2) SOUTH 135°58'52" WEST 22.49 FEET; LEAVING SAID OFFSET LINE, THENCE SOUTH 133°09' WEST 53.26 FEET; THENCE NORTH 89°49'05" EAST 145.83 FEET TO THE EAST LINE OF SAID BLOCK 7; THENCE SOUTH 133°09' WEST ALONG SAID LINE, 57.46 FEET TO THE NORTH LINE OF THOSE CERTAIN PARCELS OF REAL PROPERTY, CONVEYED BY DEED, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AS DOCUMENT NUMBER 20060018238 AND 20060034694, THENCE NORTH 88°37'21" WEST 200.00 FEET ALONG SAID NORTH LINE, THENCE SOUTH 133°09' WEST 80.00 FEET TO THE NORTH LINE OF THE 7th WASHINGTON TOWN RE-SURVEY, THENCE NORTH 88°37'21" WEST ALONG SAID NORTH LINE, 210.50 FEET TO THE SOUTH WEST CORNER OF SAID BLOCK 7; THENCE NORTH 133°09' EAST ALONG THE WEST LINE OF SAID BLOCK 7, 398.75 FEET TO THE NORTH WEST CORNER OF SAID BLOCK 7; THENCE SOUTH 88°37'22" EAST ALONG THE NORTH LINE OF SAID BLOCK 7, 230.50 FEET TO THE WEST LINE OF THAT CERTAIN PROPERTY CONVEYED BY DEED AND RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NUMBER 20130025138, THENCE SOUTH 133°09' WEST ALONG SAID WEST LINE, 80.00 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 88°37'22" EAST ALONG SAID SOUTH LINE, 100.00 FEET TO THE WEST LINE OF SAID PARCEL; THENCE SOUTH 133°09' WEST ALONG SAID WEST LINE, 20.00 FEET TO THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 88°37'22" EAST ALONG SAID SOUTH LINE 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,077 SQ. FT. OR 2.57 ACRES.

PARCEL 2 DESCRIPTION

BOUNDARY DESCRIPTION PARCEL 2

BEGINNING AT A POINT THAT IS SOUTH 133°09' WEST 117.50 FEET ALONG THE EAST LINE OF LOT 4, BLOCK 7, WASHINGTON TOWN RE-SURVEY, FROM THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 7, AND RUNNING; THENCE SOUTH 133°09' WEST ALONG SAID EAST LINE, 143.79 FEET; THENCE SOUTH 89°49'05" WEST 145.83; THENCE NORTH 133°09' EAST 53.28 FEET TO AN OFFSET LINE 0.20 FEET WEST OF AN EXISTING WALL; THENCE ALONG SAID OFFSET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 13°58'52" EAST 22.49 FEET; 2) NORTH 41°58'19" EAST 16.44 FEET; THENCE LEAVING SAID OFFSET LINE, AND RUNNING THENCE NORTH 13°02' EAST 59.94 FEET; THENCE SOUTH 88°58'58" EAST 42.93 FEET; THENCE SOUTH 34°58'19" EAST 15.05 FEET; THENCE SOUTH 87°14'09" EAST 13.29 FEET TO AN OFFSET LINE, 0.20 FEET NORTH OF AN EXISTING STONE WALL, SAID OFFSET LINE FIRST COURSE AND DISTANCE THENCE A NON-SAGITTED CURVE TO THE RIGHT WITH A RADIUS OF 91.96 FEET; THENCE ALONG SAID OFFSET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 2) ALONG SAID CURVE WITH A CENTRAL ANGLE OF 17°31'16" (RADIUS BEARS SOUTH 22°12'53" EAST), A LENGTH OF 28.12 FEET; 3) NORTH 81°57'16" EAST 21.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,608 SQ. FT. OR 0.45 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND DIVIDE THE PARCEL IN TO TWO LOTS. THE SURVEY WAS PERFORMED AT THE REQUEST OF JOYCE PIPER. THE BASIS OF BEARING FOR THIS SURVEY IS N 88°31'51" W ALONG THE CENTER LINE OF TELEGRAPH ST., BETWEEN TWO RING AND LIDS MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

ONLY PARCEL 2 CORNERS WERE SET AT CLIENTS REQUEST.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

WASHINGTON TOWN RE-SURVEY

QUIT CLAIM DEED DOCUMENT NO. 20130011372

WARRANTY DEED DOCUMENT NO. 20130025138

QUIT CLAIM DEED DOCUMENT NO. 2007003944

WARRANTY DEED DOCUMENT NO. 20060015238

WARRANTY DEED ENTRY NO. 00267000

DEED OF RE-CONVEYANCE DOCUMENT NO. 88060034604

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON 09/27/2017.

WAS PERFORMED ON 09/27/2017.

LOT SPLIT
RECORD OF SURVEY PLAT

LOCATED IN

SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:
JOYCE PIPER, GEORGE GIBSON AND AFTON GIBSON

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suito #4



Drawn by : PAS _____ Date : 10/03/2017 _____
 Email : _____
 Checked : DGM _____
 Approved : DGM _____
 Scale : 1" = 30' _____
 Job No. : 171163 _____

RECORD OF SURVEY PLAT/LOT SPLIT

LOCATED IN _____

SW, SE 1/4 OF SECTION 14, 15, T-42-S, R-15-W, SLB&M
 252 S 200W, WASHINGTON, UT. 84780
 OPERATED FOR: JAMES E. BROWN

SHEET
1
1
SHEETS

FILE: 171163RO