

BOUNDARY DESCRIPTION

ALL OF LOT 20, SNOWFLAKE SUBDIVISION PHASE 3, WEBER COUNTY, UTAH.

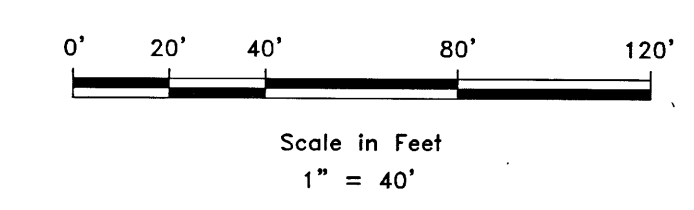
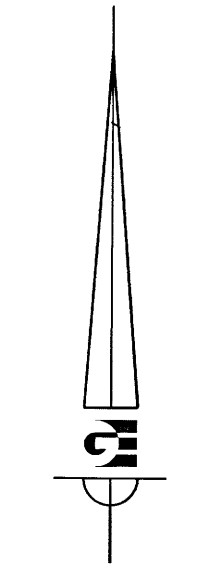
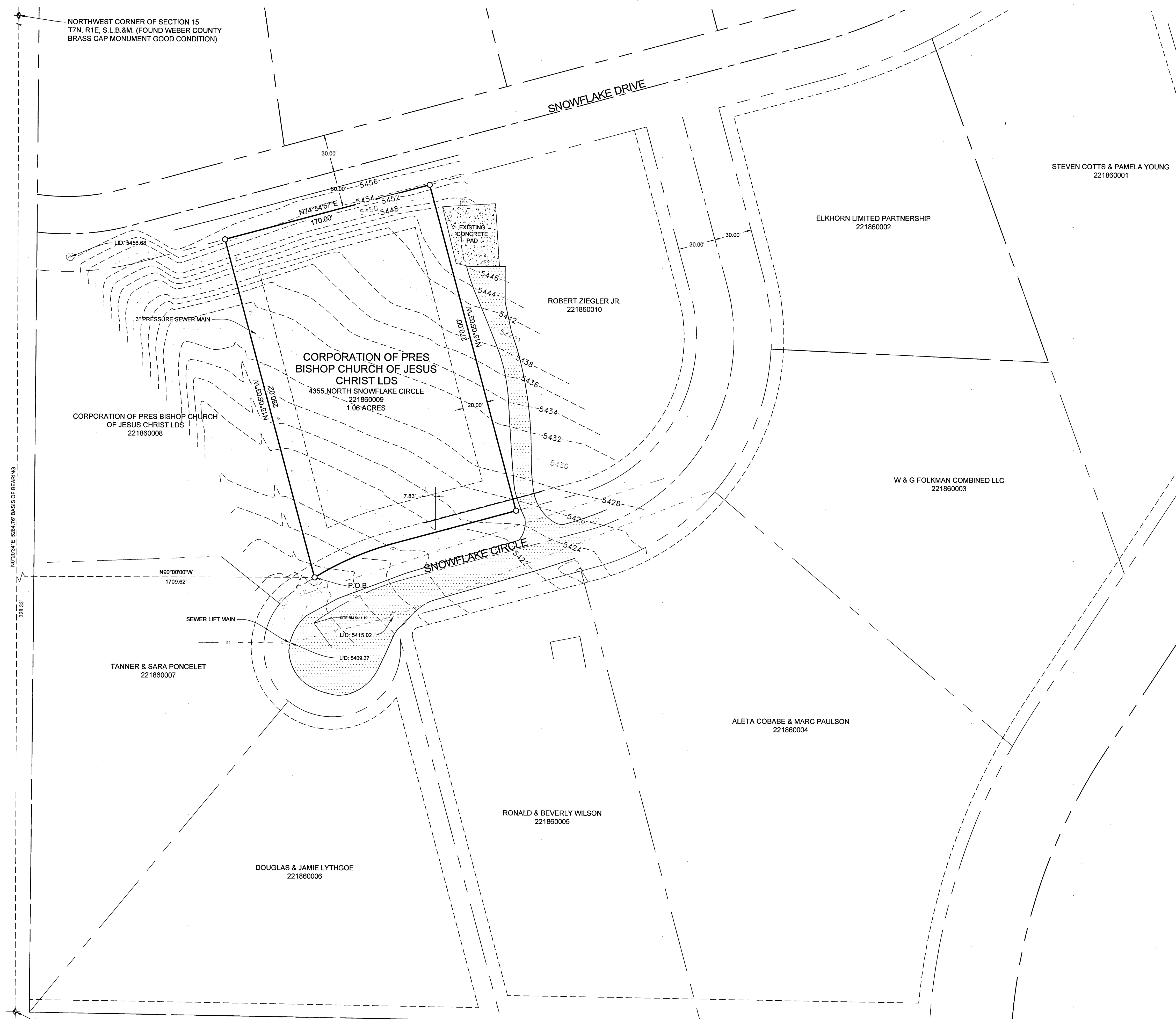
SCALE: 1" = 40'	DATE: 4/16/15
DESIGN: _____	DRAWN: JTN
CHECKED: KHW	

RECEIVED
JUN 28 2015
BY: 6040

PROPERTY SURVEY FOR BLUE WILLOW SNOWFLAKE
4355 NORTH SNOWFLAKE CIRCLE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
15150 SOUTH 2750 EAST, CEDAR RAPIDS, UT
OFFICE: 801-426-0700 FAX: 801-426-0066

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LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x - EXISTING FENCE LINE
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER
- - - 2' CONTOUR
- - - 10' CONTOUR

NOTES:

1. ZONE FV-3 CURRENT YARD SETBACKS: 30' FRONT / 20' SIDE YARD. SIDE FACING STREET ON CORNER LOT 30'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0229F WITH AN EFFECTIVE DATE OF JUNE 6, 2015.
3. LOCATION OF SUBTERRANEAN UTILITY LINES WERE DETERMINED BY FIELD MEASUREMENTS WHEN POSSIBLE AND BY ORIGINAL SUBDIVISION DESIGN FILES.

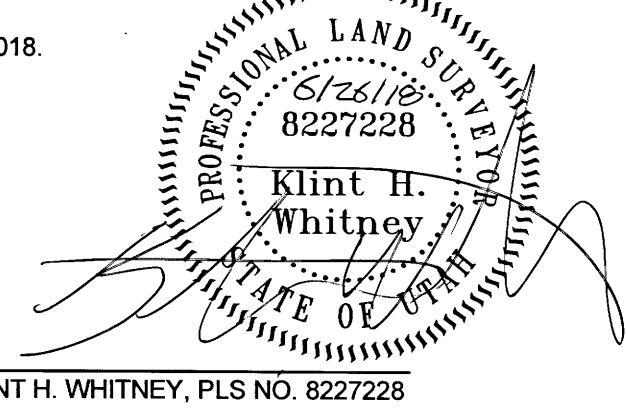
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS AND SHOW THE TOPOGRAPHY OF THE PARCEL SHOWN HEREON. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE PLAT OF SNOWFLAKE SUBDIVISION WAS USED TO ESTABLISH THE BOUNDARY, AND THE OWNERSHIP PLAT AS WELL AS THE QUITCLAIM DEED RECORDED AS E#2247029 WAS USED TO ESTABLISH OWNERSHIP. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0° 20' 34" EAST UTAH NORTH NAD83 STATE PLANE GRID BEARING.

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 17-25-20 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 REESTABLISH 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 28TH DAY OF JUNE, 2018.



KLINT H. WHITNEY, PLS NO. 8227228

NORTHWEST CORNER OF SECTION 15
T7N, R1E, S.L.B.&M. (FOUND WEBER COUNTY
BRASS CAP MONUMENT GOOD CONDITION)

SOUTHWEST CORNER OF SECTION 15
T7N, R1E, S.L.B.&M. (FOUND WEBER COUNTY
BRASS CAP MONUMENT 1981 GOOD CONDITION
ABOVE GROUND SURFACE)