

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE PROMONTORY SUBDIVISION BEING LOCATED NORTH 01°12'20" EAST 483.88 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 450.85 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 77°10'59" EAST 431.55 FEET TO THE BOUNDARY LINE OF THE PITCHER ESTATES SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PITCHER ESTATES SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 20°58'41" WEST 215.00 FEET; (2) NORTH 68°55'29" WEST 345.28 FEET TO THE EAST BOUNDARY LINE OF SAID PROMONTORY SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 12°16'58" WEST 82.25 FEET; (2) NORTH 01°24'11" WEST 82.21 FEET TO THE POINT OF BEGINNING. CONTAINING 1.677 ACRES.

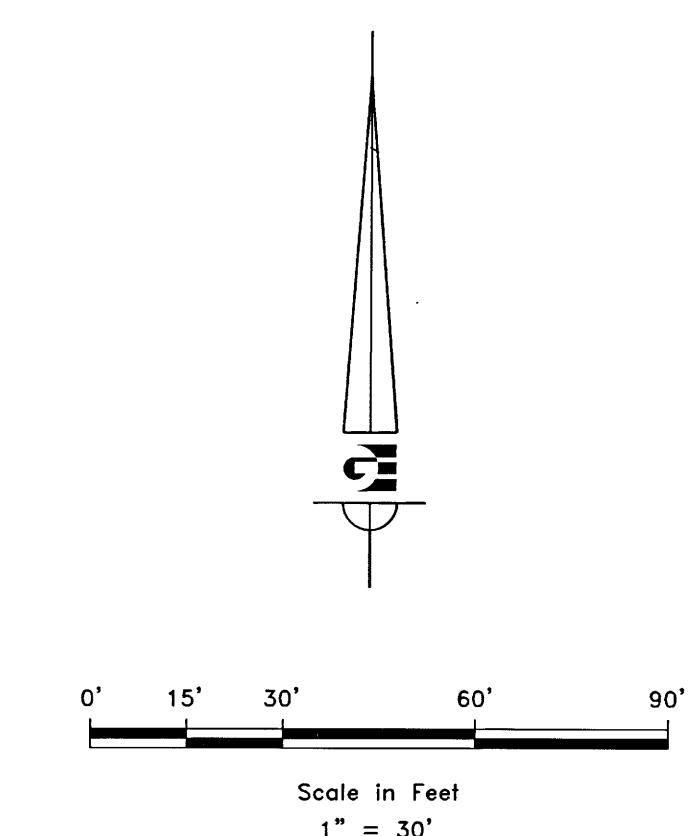
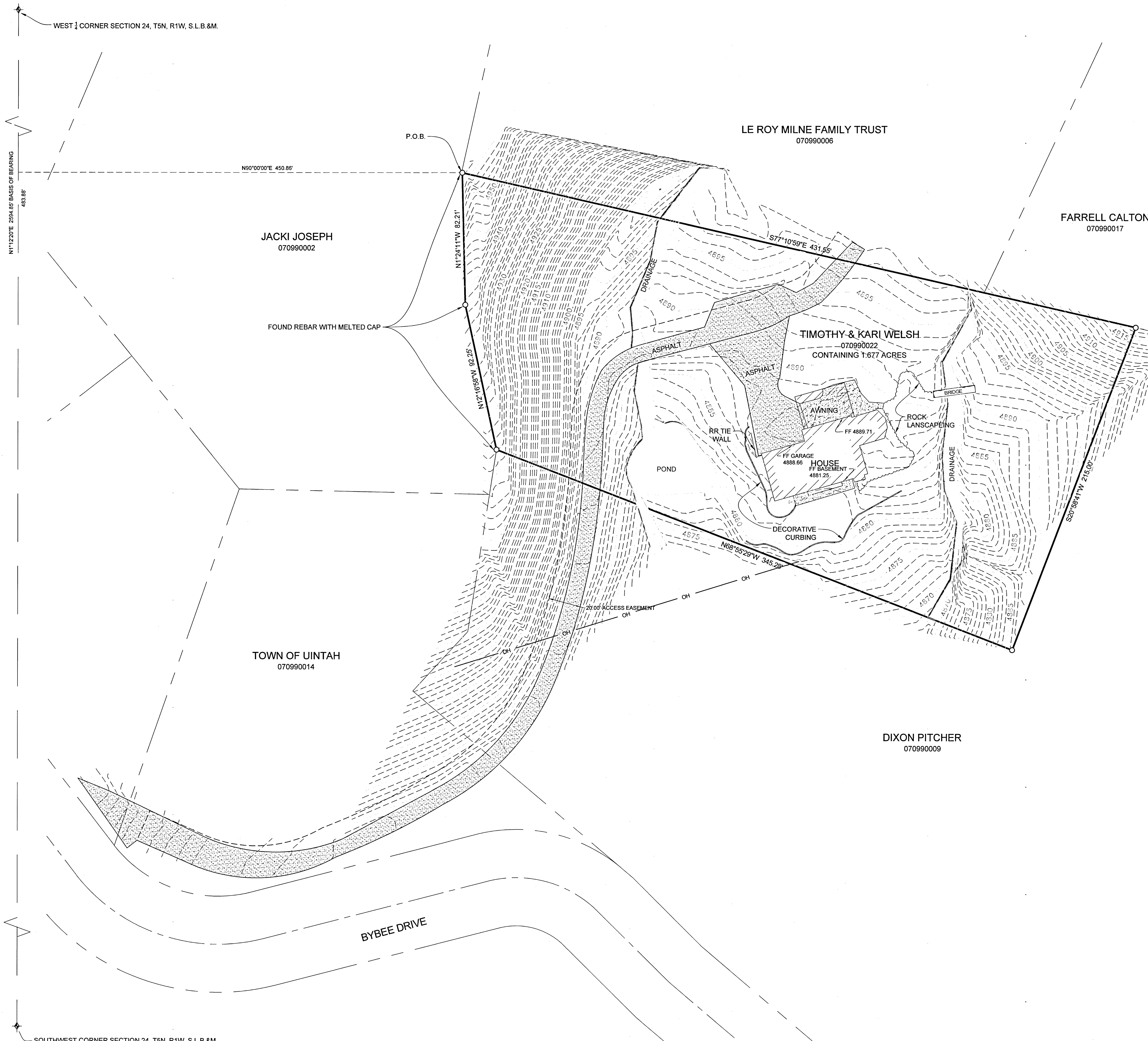
SCALE: 1:30 XREF	DATE: 1/19/18	DESIGN: KHW	DRAWN: KHW	CHECKED: KHW
REVISIONS	DATE	DESCRIPTION		

DESIGNED BY: 6046
 DATE: JUN 28 2018

PROPERTY/TOPOGRAPHIC SURVEY FOR CARBON ARCHITECTS
 2870 EAST 6385 SOUTH OGDEN, UTAH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 575 EAST OGDEN, UT
 OFFICE: 462-0207 FAX: 462-4700

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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
 - - - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A TOPOGRAPHIC AND BOUNDARY SURVEY OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CARBON ARCHITECTS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUND SECTION THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. ALSO USED WERE EXISTING FOUND REBAR WITH MELTED CAPS DUE TO A RECENT FIRE. THE WARRANTY DEED OF THE SUBJECT PROPERTY RECORDED AS ENTRY # 1692328 WAS FOUND TO BE IN HARMONY WITH DEEDS FROM ADJOINING PROPERTIES. THE BASIS OF BEARING IS THE WEST LINE OF SAID SOUTHWEST QUARTER WHICH BEARS NORTH 01°12'20" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 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 17-23-20 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 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 25TH DAY OF JUNE, 2018.

PROFESSIONAL LAND SURVEYOR
 8/25/18
 8227228
 Klint H. Whitney
 STATE OF UTAH
 KLINT H. WHITNEY, PLS NO. 8227228

WEST 1/4 CORNER SECTION 24, T5N, R1W, S.L.B.&M.
 N90°00'00"E 450.85'
 N1°12'20"E 254.85' BASIS OF BEARING 483.88'
 TOWN OF UINTAH 070990014
 SOUTHWEST CORNER SECTION 24, T5N, R1W, S.L.B.&M.

JACKI JOSEPH 070990002
 P.O.B.
 LE ROY MILNE FAMILY TRUST 070990006
 FARRELL CALTON 070990017
 TIMOTHY & KARI WELSH 070990022
 CONTAINING 1.677 ACRES
 DIXON PITCHER 070990009
 BYBEE DRIVE
 FOUND REBAR WITH MELTED CAP
 RR TIE WALL
 POND
 DECORATIVE CURBING
 FF GARAGE 4888.66
 HOUSE FF BASEMENT 4881.25
 FF 4889.71
 ROCK LANDSCAPING
 BRIDGE
 ASPHALT
 ASPHALT
 DRAINAGE
 DRAINAGE
 20'00' ACCESS EASEMENT
 N1°24'11"W 82.21'
 N12°16'58"W 92.25'
 S77°10'59"E 431.55'
 N68°55'29"W 345.28'
 S20°58'41"W 215.00'
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