

BOUNDARY DESCRIPTION
ALL OF LOT 1, GRANITE ACRES SUBDIVISION PHASE 2, AMENDED.

SCALE:	1" = 20'
DATE:	5/3/18
DESIGN:	
DRAWN:	MJL
CHECKED:	KHW

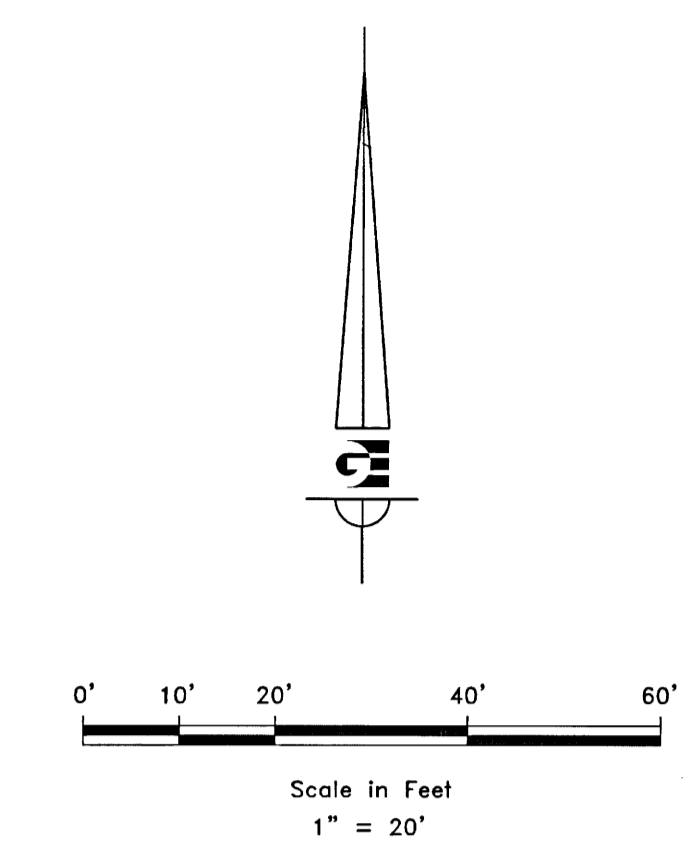
REVISIONS	DATE	DESCRIPTION

RECEIVED
JUN 28 2018
BY: 6048

PROPERTY SURVEY AND TOPOGRAPHIC MAPPING
FOR JENSEN PROPERTY GROUP - LOT 1, GRANITE ACRES PH2, AMD
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1510 SOUTH 575 EAST GARDEN, UT
OFFICE: 801-426-0202 FAX: 801-426-0056

S1
1



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - PROPERTY BOUNDARY
 - - - ADJACENT PARCEL
 - SECTION LINE
 - - - EASEMENT
 - x - EXISTING FENCE LINE
 - STREET CENTERLINE
 - - - EXISTING SANITARY SEWER LINE
 - - - EXISTING STORM DRAIN LINE
 - - - EXISTING WATER LINE
 - - - EXISTING OVERHEAD POWER LINE
 - EXISTING ELECTRICAL BOX
 - EXISTING TELPEL
 - EXISTING POWER POLE
 - EXISTING SEWER MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING CURB & GUTTER

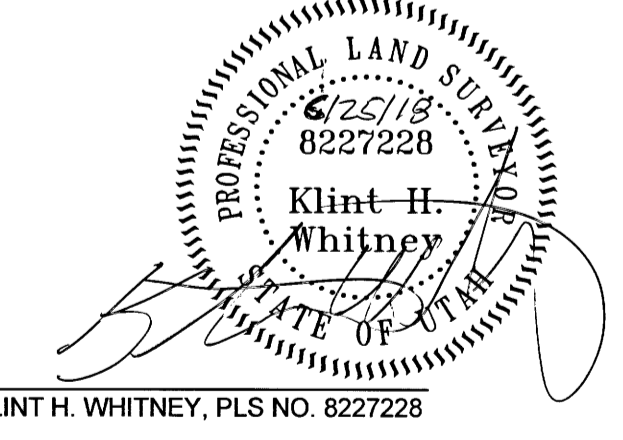
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SHOW THE TOPOGRAPHY AND BOUNDARY OF THE AMENDED LOT 1 FOR PHASE 2 OF GRANITE ACRES SUBDIVISION. THE SURVEY WAS ORDERED BY JENSEN PROPERTY GROUP. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°25'22" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. USED DEDICATED PLAT GRANITE ACRES SUBDIVISION PHASE 2 AMENDED, RECORDED IN BOOK 54, PAGE 89, TO DETERMINE RIGHT OF WAY FOR 1800 SOUTH STREET.

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.



NOTES

- ZONE M-2 CURRENT YARD SETBACKS: FRONT-30' // SIDE FACING STREET-20' - SIDE NONE EXCEPT ADJACENT TO A RESIDENTIAL ZONE-20' // REAR NONE EXCEPT ADJACENT TO A RESIDENTIAL ZONE -20'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0407E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

