

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, AND A PART OF THE NORTHEAST QUARTER SECTION OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE NORTHWEST CORNER OF LOT 15, NORDIC VALLEY ESTATES NO. 1 BEING LOCATED SOUTH 87°58'09" EAST 1587.85 FEET ALONG THE NORTH LINE OF SAID SECTION 32 AND NORTH 0°00'00" WEST 195.30 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32; RUNNING THENCE SOUTH 42°21'48" WEST 347.95 FEET; THENCE NORTH 89°33'10" WEST 7.29 FEET; THENCE SOUTH 0°26'50" WEST 8.12 FEET; THENCE SOUTH 42°21'48" WEST 158.86 FEET ALONG THE NORTHWEST BOUNDARY OF SAID SUBDIVISION NORDIC VALLEY ESTATES NO. 1; THENCE NORTH 4°17'48" EAST 392.22 FEET; THENCE NORTH 72°21'45" EAST 273.73 FEET TO THE NORTHWESTERLY LINE NORDIC VALLEY DRIVE; THENCE SOUTHERLY ALONG THE ARC OF A 209.94 FOOT RADIUS CURVE TO THE RIGHT 109.93 FEET, A CENTRAL ANGLE OF 30°00'01", AND WHICH CHORD BEARS SOUTH 32°38'12" EAST 108.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1.75 ACRES MORE OR LESS.

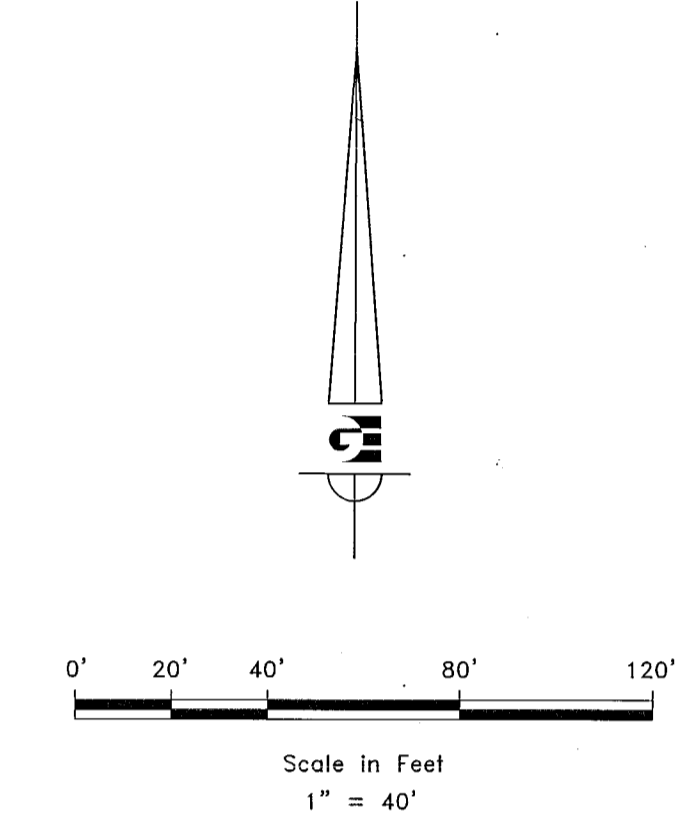
SCALE:	1"=40' XREF
DATE:	9/12/19
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG. NO.:	R20201 - MISC SURVEY 11114 - CMC NORDIC VALLEY ESTATES NORDIC_VAL ESTATES

RECEIVED
 JAN 16 2020
 BY: 6440

PROPERTY SURVEY FOR NORDIC VALLEY ESTATES
 2735 NORDIC VALLEY WAY, EDEN, UTAH
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND NORTH WEST QUARTER OF SECTION 32,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 575 EAST, EDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0056

S1
 1



- LEGEND**
- ⊕ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - - - ADJACENT PARCEL
 - SECTION LINE
 - - - STREET CENTERLINE

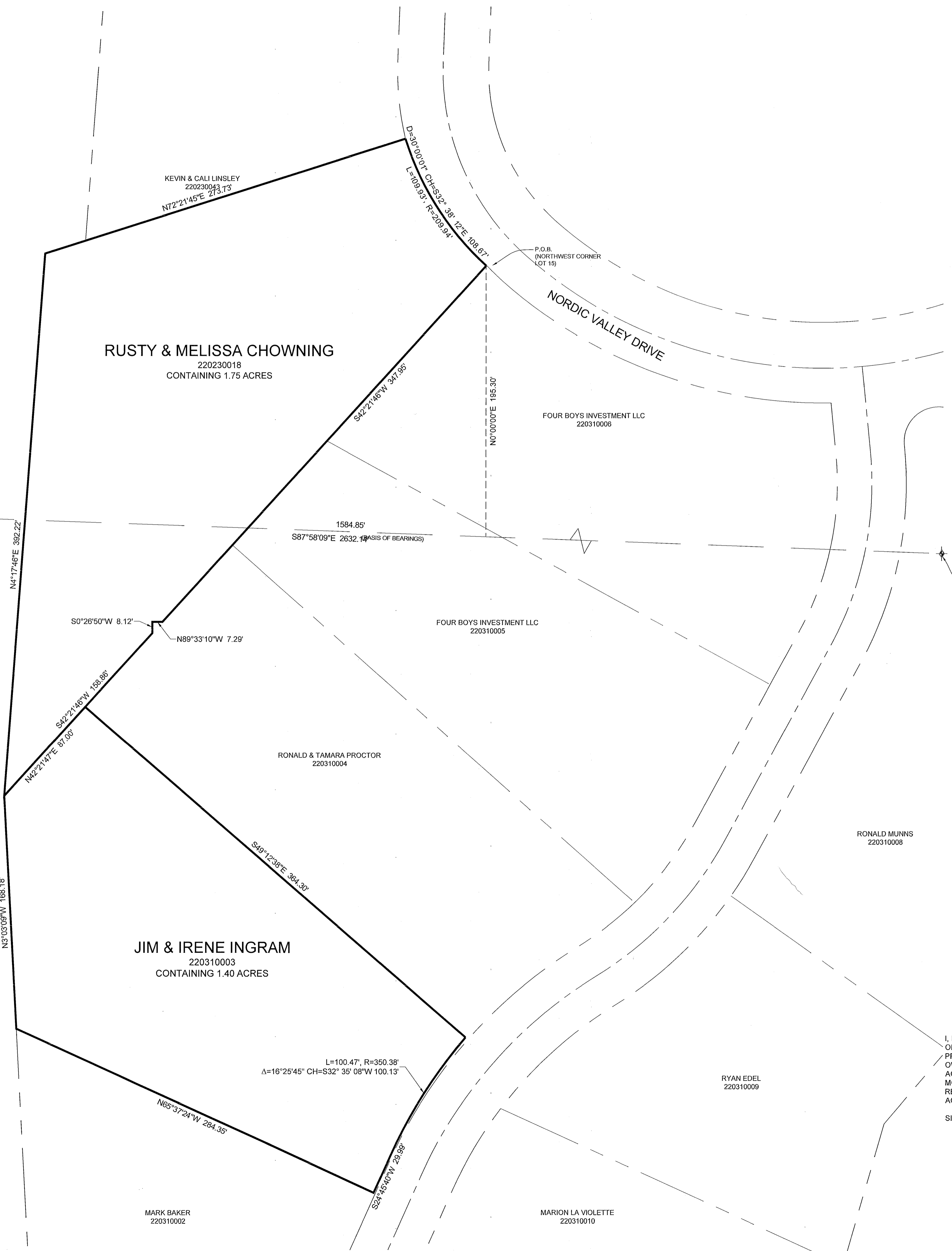
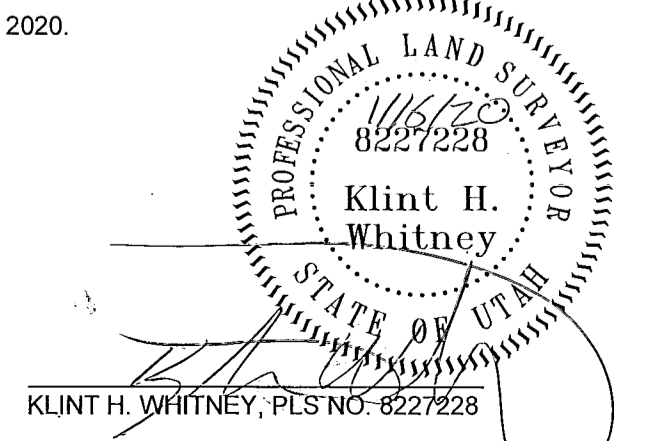
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CORY MALAN CONSTRUCTION. THE CONTROL USED TO ESTABLISH THE PROPERTY BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AND FOUND PROPERTY CORNERS OF ADJOINING PARCELS AS SHOWN AND NOTED HEREON. WARRANTY DEED RECORDED AS ENTRY NUMBER 2996025, RECORD OF SURVEY NUMBERS 465, 1809, 5902, THE DEDICATED PLAT OF NORDIC VALLEY ESTATES NO. 1, ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE THE BOUNDARY. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 87°58'09" 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 16TH DAY OF JANUARY, 2020.



RUSTY & MELISSA CHOWNING
 220230018
 CONTAINING 1.75 ACRES

JIM & IRENE INGRAM
 220310003
 CONTAINING 1.40 ACRES

NORDIC VALLEY LAND ASSOCIATES LLC
 220230059

NORDIC VALLEY LAND ASSOCIATES LLC
 220290004

FOUR BOYS INVESTMENT LLC
 220310005

RONALD & TAMARA PROCTOR
 220310004

RONALD MUNNS
 220310008

RYAN EDELL
 220310009

MARK BAKER
 220310002

MARION LA VIOLETTE
 220310010

NORTH QUARTER CORNER SEC 32 T7N,
 R1E, S.L.B.&M (FOUND WEBER COUNTY
 BRASS CAP MONUMENT GOOD
 COND. 1980)

NORTHEAST CORNER SEC 32 T7N,
 R1E, S.L.B.&M (FOUND WEBER COUNTY
 BRASS CAP MONUMENT GOOD
 COND. 1987)

$L=100.47', R=350.38'$
 $\Delta=16°25'45'' CH=S32°35'08''W 100.13'$