

BOUNDARY DESCRIPTION

ALL OF LOT 10, DOMINION COVE, WEBER COUNTY, UTAH.

SCALE:	1:20 XREF
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

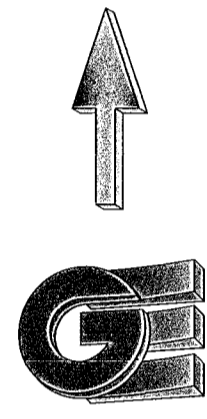
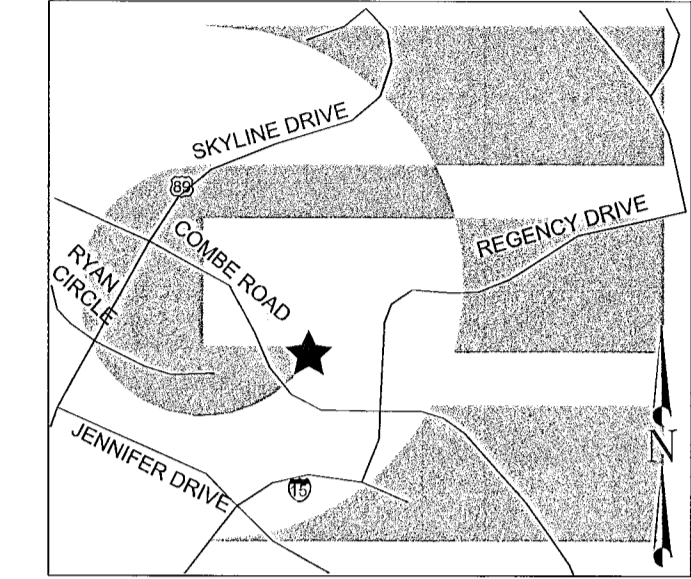
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 FEB 16 2021
 BY: b.z.84

TOPOGRAPHIC/PROPERTY SURVEY FOR LAURENCE PALMER
 5701 REGENCY DRIVE, OGDEN, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 875 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

S1
 1

VICINITY MAP
 NOT TO SCALE



Scale in Feet
 1" = 20'

- LEGEND**
- ◆ STREET CENTERLINE MONUMENT
 - FOUND 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - CURB NAIL
 - LOT LINE
 - - - ADJACENT PARCEL
 - - - SETBACK LINE
 - - - EASEMENT
 - - - 5' CONTOURS
 - - - 1' CONTOURS
 - ▭ EXISTING ASPHALT
 - ▨ EXISTING CONCRETE
 - ▩ EXISTING LANDSCAPE
 - ⊙ EXISTING TREE
 - ⊕ EXISTING IRRIGATION VALVE

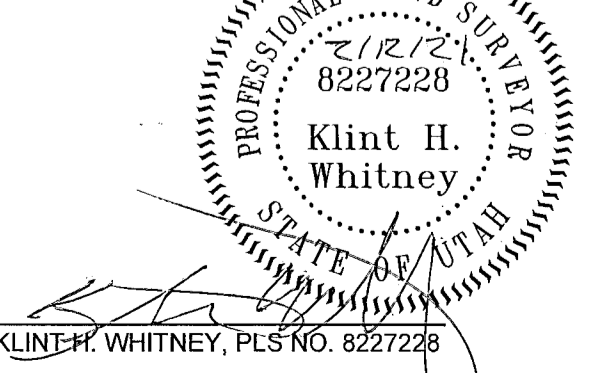
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LAURENCE PALMER. THE BASIS OF BEARING IS A LINE FROM A STREET CENTERLINE MONUMENT BETWEEN COMBE ROAD AND DOMINION COURT AND THE STREET MONUMENT AT THE INTERSECTION OF REGENCY DRIVE AND DOMINION COURT WHICH BEARS SOUTH 40°45'32" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2864331, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF DOMINION COVE WAS ALSO USED TO DETERMINE THE BOUNDARY ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 17TH DAY OF FEBRUARY, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

