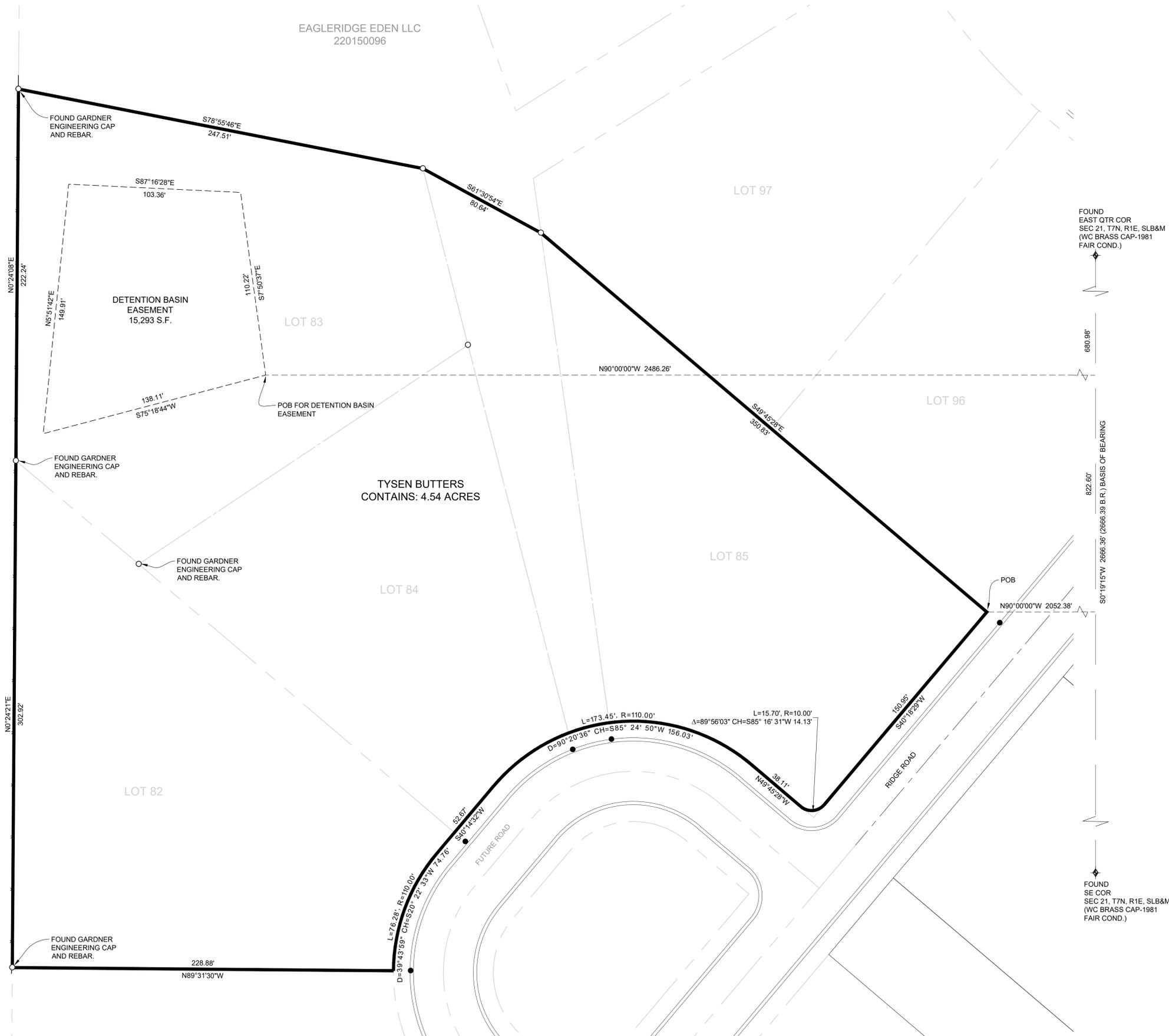


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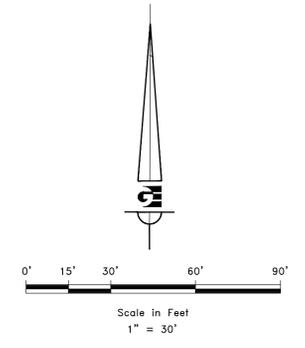
BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF RIDGE ROAD, BEING LOCATED SOUTH 0°19'15" WEST 822.60 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND NORTH 90°00'00" WEST 2052.38 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 40°18'29" WEST 150.95 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF A FUTURE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A FUTURE ROAD FOLLOWING FIVE (5) COURSES: (1) ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.70 FEET, HAVING A CENTRAL ANGLE OF 89°58'03" WITH A CHORD BEARING SOUTH 85°18'31" WEST 14.13 FEET; (2) NORTH 49°45'28" WEST 38.11 FEET; (3) ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT 173.45 FEET, HAVING A CENTRAL ANGLE OF 90°20'36" WITH A CHORD BEARING SOUTH 85°24'50" WEST 156.03 FEET; (4) SOUTH 40°14'32" WEST 52.67 FEET; (5) ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE LEFT 76.28 FEET, HAVING A CENTRAL ANGLE OF 39°43'59" WITH A CHORD BEARING SOUTH 20°22'33" WEST 74.76 FEET; THENCE NORTH 89°31'30" WEST 228.88 FEET; THENCE NORTH 0°24'21" EAST 302.92 FEET; THENCE NORTH 0°24'08" EAST 222.24 FEET; THENCE SOUTH 78°55'46" EAST 247.51 FEET; THENCE SOUTH 61°30'54" EAST 80.64 FEET; THENCE SOUTH 49°45'28" EAST 350.83 FEET TO THE POINT OF BEGINNING. CONTAINING 4.54 ACRES MORE OR LESS.

DETENTION BASIN EASEMENT DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING LOCATED SOUTH 0°19'15" WEST 880.98 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND NORTH 90°00'00" WEST 2486.26 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 75°18'44" WEST 138.11 FEET; THENCE NORTH 5°11'42" EAST 149.91 FEET; THENCE SOUTH 87°16'28" EAST 103.36 FEET; THENCE SOUTH 7°50'37" EAST 110.22 FEET TO THE POINT OF BEGINNING. CONTAINING 15,293 SQUARE FEET MORE OR LESS.

RECEIVED
OCT 22 2021
FILE # 7032



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING, UNLESS NOTED OTHERWISE
- FOUND CURB NAIL
- SUBJECT PROPERTY BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

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 TYSEN BUTTERS. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, WHICH BEARS SOUTH 0°19'15" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3153428, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF EAGLE RIDGE CLUSTER SUBDIVISION PHASE 5 AND PHASE 1 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION 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 _____ DAY OF _____, 2021.

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
Klint H. Whitney, PLS NO. 8227228

SCALE: 1:30_XREF	DATE: 7/1/20	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

PROPERTY SURVEY FOR TYSEN BUTTERS
EDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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