

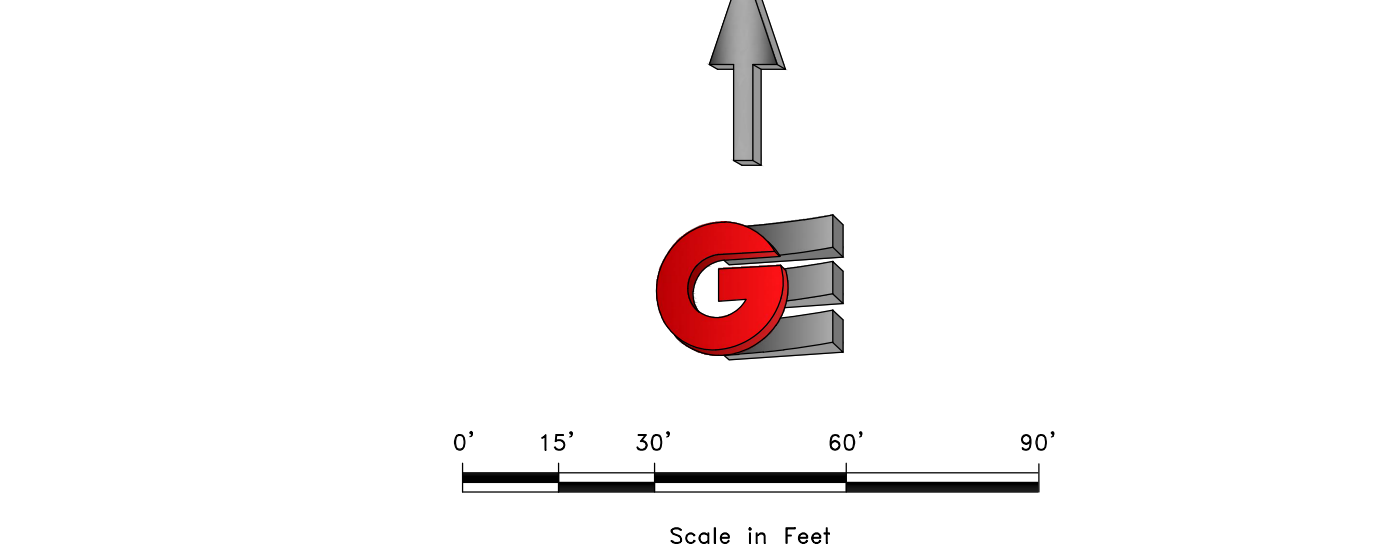
RECORD BOUNDARY DESCRIPTION 221540001
 ALL OF LOT 1, LITTLE BEAR SUBDIVISION, WEBER COUNTY, UTAH. SUBJECT TO AN ACCESS EASEMENT AS PER DEDICATION PLAT.

RECORD BOUNDARY DESCRIPTION 220460036
 PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 658.02 FEET SOUTH AND NORTH 88° WEST 339.5 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 88° WEST 133.5 FEET TO THE TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 2° WEST 275.7 FEET TO THE NORTH LINE OF ROAD, THENCE TO THE RIGHT ALONG THE ARC OF A 1757.73 FOOT RADIUS CURVE 260.76 FEET, THE LONG CHORD OF WHICH BEARS NORTH 48°07' WEST 260.61 FEET, THENCE NORTH 43°52' WEST 156 FEET TO A POINT 88° WEST OF THE POINT OF BEGINNING, THENCE SOUTH 88° EAST 311.9 FEET TO THE POINT OF BEGINNING.

PARCEL "A"
 A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1 OF LITTLE BEAR SUBDIVISION BEING LOCATED SOUTH 89°35'03" EAST 1880.16 FEET AND SOUTH 0°00'00" EAST 648.27 AND SOUTH 89°03'06" EAST 196.32 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 0°18'10" EAST 171.86 FEET; THENCE SOUTH 89°42'34" EAST 40.00 FEET; THENCE SOUTH 37°05'58" EAST 85.04 FEET; THENCE SOUTH 4°12'22" EAST 105.77 FEET TO SAID SOUTH LOT LINE; THENCE ALONG SAID SOUTH LOT LINE NORTH 89°03'06" WEST 99.98 FEET TO THE POINT OF BEGINNING. CONTAINING 14,490 SQUARE FEET MORE OR LESS.

COMBINED PARCEL BOUNDARY DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 162 BEING LOCATED SOUTH 89°35'03" EAST 1880.16 FEET AND SOUTH 0°00'00" EAST 648.27 FEET FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°03'06" EAST 196.32; THENCE NORTH 0°18'10" EAST 171.86 FEET; THENCE SOUTH 89°42'34" EAST 40.00 FEET; THENCE SOUTH 37°05'58" EAST 85.04 FEET; THENCE SOUTH 4°12'22" EAST 105.77 FEET; THENCE SOUTH 89°03'06" EAST 15.65 FEET; THENCE SOUTH 1°56'04" WEST 272.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 162; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 1757.73 FOOT RADIUS CURVE TO THE RIGHT 255.36 FEET, HAVING A CENTRAL ANGLE OF 8°19'25" WITH A CHORD BEARING NORTH 48°59'50" WEST 255.13 FEET; (2) NORTH 44°55'03" WEST 156.00 FEET TO THE POINT OF BEGINNING. CONTAINING 59,245 SQUARE FEET MORE OR LESS.

COMBINED PARCEL OF PARCEL "A" AND PARCEL NUMBER 220460036 CONTAINS 59,245 SQ. FT.



- RECEIVED**
 MAY 12 2022
 FILE # 7232
- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - 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 RICHARD SCHNEIDER. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, WHICH BEARS SOUTH 89°35'03" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 1415094 AND 2102851, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2604, AND THE DEDICATED PLATS OF BAD BEAR SUBDIVISION WAS 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 _____, 2022.

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

SCALE: 1:30_XREF	DATE: 5/2/2022	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION	DATE		

DWG.: PL2001 - MISC SURVEY 0275 - RICHARD SCHNEIDER SURVEY FOR RICHARD SCHNEIDER.DWG

PROPERTY SURVEY FOR RICHARD SCHNEIDER
 2580 NORTH HIGHWAY 162, EDEN, UTAH
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
 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

GARDNER ENGINEERING

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1