

BOUNDARY DESCRIPTION PARCEL 220210143

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING SOUTH 89°38' EAST 1524 FEET AND SOUTH 4°54' WEST 220 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCE SOUTH 89°38' EAST 160.00 FEET, MORE OR LESS, THENCE SOUTH 8°38' WEST 206.27 FEET, THENCE SOUTH 8°44'51" WEST 332.50 FEET TO A POINT ON A 1135.01 FOOT RADIUS CURVE TO THE RIGHT, BEING THE EAST RIGHT OF WAY LINE OF WOLF CREEK DRIVE, THENCE NORTHWESTERLY 415.12 FEET ALONG THE ARC OF SAID CURVE THENCE SOUTH 76°45'38" EAST 72.26 FEET, THENCE NORTH 35°54' EAST 172 FEET TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION PARCEL 220160102

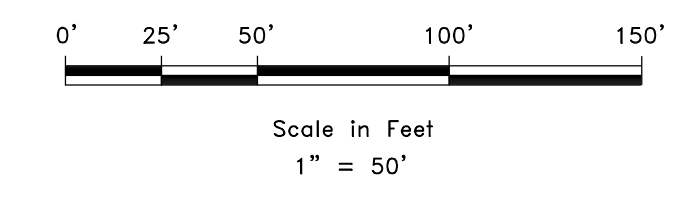
THE PROPERTY THAT IS SUBJECT TO THE FOREGOING QUIT CLAIM DEED IS LOCATED IN WEBER COUNTY, UTAH AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY OF SR-158, AND AN EXISTING WOODEN FENCE, POINT BEING MORE OR LESS, SOUTH 2457.03 FEET AND WEST 1244.58 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 22, THENCE AS FOLLOWS: SOUTH 82°25'13" EAST 89.91 FEET MORE OR LESS ALONG AN EXISTING WOOD FENCE; THENCE SOUTH 00°45'07" EAST 178.63 FEET MORE OR LESS ALONG AN EXISTING WOOD FENCE, NOT FOLLOWING THE FENCE WHERE THE FENCE DEVIATES AROUND AN EXISTING DITCH, TO AN INTERSECTION OF AN EXISTING FENCE, WHICH IS THE PROPERTY BOUNDARY OF SCOTT CONLIN, PARCEL#22-021-003, AND ALONG SAID PARCEL BOUNDARY THE FOLLOWING THREE COURSES: SOUTH 04°14'22" WEST 213.30 FEET MORE OR LESS; THENCE SOUTH 89°38'00" EAST 160.00 FEET MORE OR LESS; THENCE SOUTH 08°41'28" WEST 526.28 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY OF SR-158 (WOLF CREEK DRIVE) AND ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: NORTH 35°51'56" WEST 14.67 FEET MORE OR LESS; NORTHWESTERLY 392.71 FEET MORE OR LESS ALONG A NON-TANGENT CURVE TO THE RIGHT (R=967.53', D=23°15'21", T=199.10', CH=390.02', CHB=N 24°14'15" WEST) TO A COMPOUND CURVE; (NORTHEASTERLY 562.56 FEET MORE OR LESS SAID CURVE (R=1159.60', D=27°47'47", T=286.93', CH=587.06', CHB=N01D17'22" EAST) TO THE POINT OF BEGINNING, AREA 132017.70 SQ. FT. 3.031 ACRES LESS AND EXCEPTING: PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY; BEGINNING SOUTH 89°38' EAST 1524 FEET AND SOUTH 4°54' WEST 220 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION RUNNING THENCE SOUTH 89D38' EAST 160.00 FEET, MORE OR LESS, THENCE SOUTH 8°36' WEST 206.27 FEET, THENCE SOUTH 8°44'51" WEST 332.50 FEET TO A POINT ON A 1135.01 FOOT RADIUS CURVE TO THE RIGHT, BEING THE EAST RIGHT OF WAY LINE OF WOLF CREEK DRIVE, THENCE NORTHWESTERLY 415.12 FEET ALONG THE ARC OF SAID CURVE THENCE SOUTH 76°45'38" EAST 72.26 FEET, THENCE NORTH 35°54' EAST 172 FEET TO THE POINT OF BEGINNING.

NORTHEAST QUARTER CORNER SECTION 27 TOWNSHIP 7 NORTH RANGE 1 EAST 3" BRASS CAP GOOD CONDITION DATE: 1981

NORTH QUARTER SECTION 27 TOWNSHIP 7 NORTH RANGE 1 EAST WEBER COUNTY 3" BRASS CAP GOOD CONDITION DATE: 1981

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE
- △ EXISTING CONCRETE
- ▨ EXISTING ASPHALT
- - - EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE GUY LINE



RECEIVED
MAY 25 2022
FILE # 7254

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY M K J LLC. THE BASIS OF BEARING IS THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST S.L.B.&M. WHICH BEARS SOUTH 88°58'10" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 3012282 AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 1211 ALONG WITH FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON WERE ALSO USED TO ESTABLISH THE BOUNDARY.

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 23RD DAY OF MAY, 2022.

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

REVISIONS	DESCRIPTION
DATE	

SCALE: 1" = 50'
DATE: 4/27/22
DESIGN: _____
DRAWN: KHW
CHECKED: KHW
DWG.: PL001 - MISC SURVEY 2201 - VALERIE WALKER SURVEY FOR VALERIE WALKER.DWG

PROPERTY SURVEY FOR VALERIE WALKER
3428 WOLF CREEK DRIVE, EDEN, UTAH, 84310
LOCATED IN THE SW 1/4 SEC. 22 AND NW 1/4 SEC. OF 27
T7N, R1E, S1.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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