

BOUNDARY DESCRIPTION

ALL OF LOT 1R, HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1, WEBER COUNTY, UTAH

SCALE:	1" = 40'
DATE:	7/1/20
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

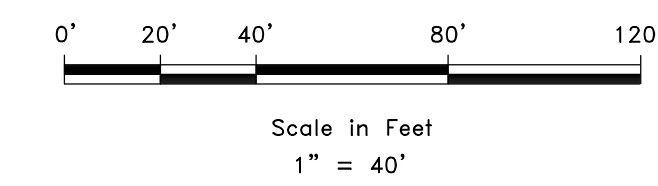
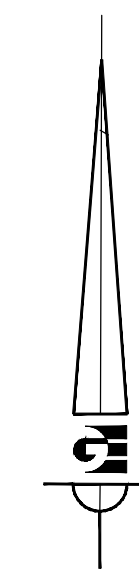
DWG.: R2001 - MISC SURVEY 02118 - ED JACOBS SURVEYING & ENGINEERING, INC.

PROPERTY SURVEY FOR ED JACOBS
7545 E HORIZON RUN ROAD
LOCATED IN THE SE & SW QUARTER OF SECT. 28,
TOWNSHIP 7 NORTH, RANGE 2 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

S1
1



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
- ▨ EXISTING ASPHALT
- - - EXISTING WATER LINE
- - - EXISTING IRRIGATION LINE
- - - EXISTING STORM DRAIN
- - - EXISTING SANITARY SEWER
- - - EXISTING OVERHEAD POWER
- - - EXISTING GAS LINE
- ⊕ EXISTING WATER METER
- ⊙ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

NOTES:

1. ZONE: DDR-1 BUILDING SETBACKS: FRONT: NONE; SIDE 5 FEET; REAR 10 FEET. DEVELOPER/ARCHITECT ARE TO VERIFY SETBACK PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.

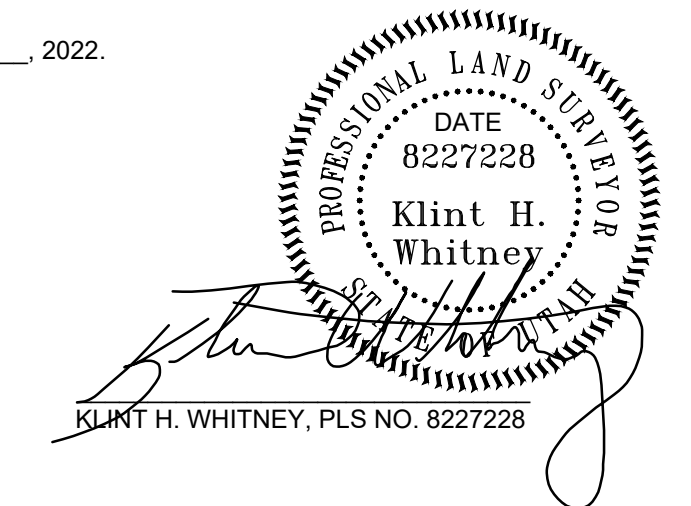
NARRATIVE

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 ED JACOBS. THE BASIS OF BEARING IS THE THE LINE FROM STREET CENTERLINE MONUMENTS AT A POINT OF CURVATURE ON HORIZON ROAD, WHICH BEARS SOUTH 71°36'56" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3216339, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF HORIZON RUN RANCHES AT POWDER MOUNTAIN PHASE 1 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 14TH DAY OF JUNE, 2022.



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JUN 17 2022
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