

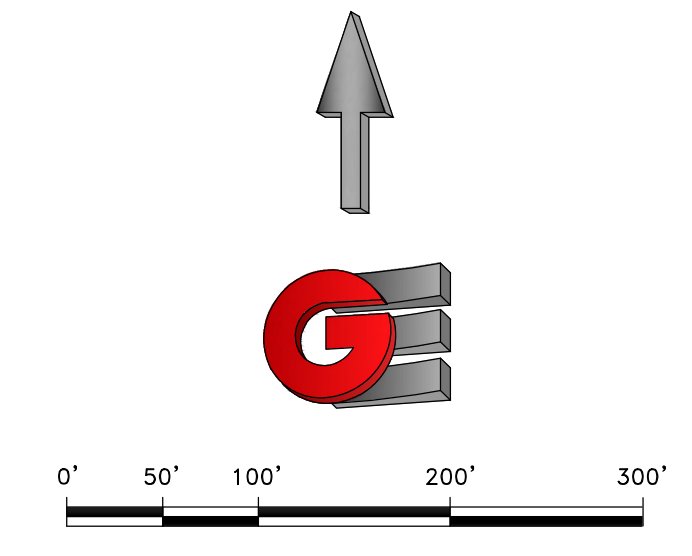
BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 2628.99 FEET SOUTH ALONG THE SECTION LINE AND 1274.66 FEET SOUTH 88°28'06" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 88°28'06" WEST 922.26 FEET; THENCE NORTH 37°21'35" EAST 414.03 FEET; THENCE NORTH 67°53' EAST 1339.23 FEET; THENCE SOUTH 6°37' WEST 197.59 FEET; THENCE SOUTH 41°47'04" WEST 821.25 FEET TO THE POINT OF BEGINNING. ALSO A 50 FT. R.O.W. ACROSS A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY; SAID R.O.W. BEING 25 FEET ON EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED ROAD CENTER LINE; BEGINNING AT A POINT WHICH IS SOUTH 2628.99 FT. ALONG THE EAST SECTION LINE, SOUTH 88°28'06" WEST 36.40 FT. ALONG THE SOUTH SECTION LINE AND NORTH 40°43'54" WEST 1023.46 FT. FROM THE EAST QUARTER CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 6°37' EAST 185.00 FT., THENCE NORTH 20°04'15" WEST 186.50 FT., THENCE NORTH 13°59'45" WEST 93.75 FT., THENCE NORTH 60°55'45" WEST 223.46 FEET, THENCE SOUTH 80°10'30" WEST 77.49 FEET, THENCE NORTH 48°59'30" WEST 114.59 FEET, THENCE NORTH 11°46'15" EAST 211.33 FEET, THENCE NORTH 41°30'42" EAST 58.98 FEET TO THE SOUTH LINE OF THE SNOW BASIN ROAD.

SCALE: 1" = 100'

DATE	8/3/2022
DESIGN	KHW
DRAWN	KHW
CHECKED	KHW

DWG. NO.: 162001 - MISC SURVEY 02147 - LES VIERA SURVEY/OWGLES VIERA, ROS/DWG



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SET POINT ON LINE
- ◆ FOUND REEVES CAP AND REBAR
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - 1' FOOT CONTOURS
- - - 5' FOOT CONTOURS

NOTES

1. ZONE FV-3 CURRENT YARD SETBACKS: FRONT 30', SIDE 20', REAR 30' (ARCHITECT OR DEVELOPER SHALL VERIFY SETBACKS PRIOR TO CONSTRUCTION)
2. VERTICAL DATUM IS NAVD 88
3. SITE BENCHMARK IS FOUND ON THE NORTHWEST CORNER OF THE LOT MARKED WITH A GARDNER ENGINEERING CAP AND REBAR WITH AN ELEVATION OF 5500.88'

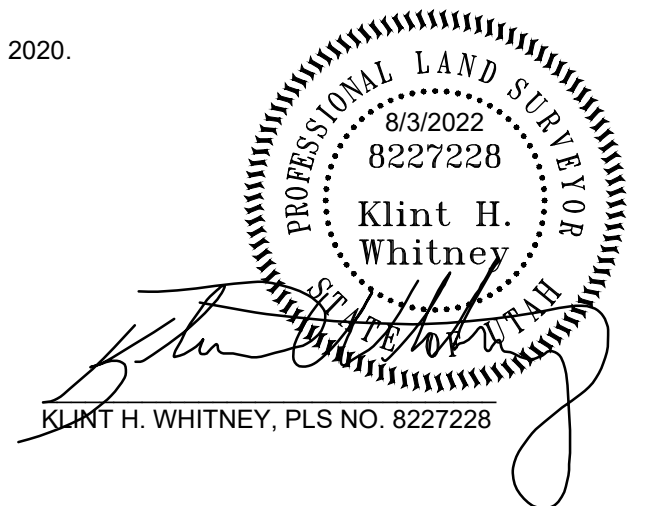
NARRATIVE

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 LES VIERA. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, WHICH BEARS NORTH 89°38'51" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2741811, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2388 ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

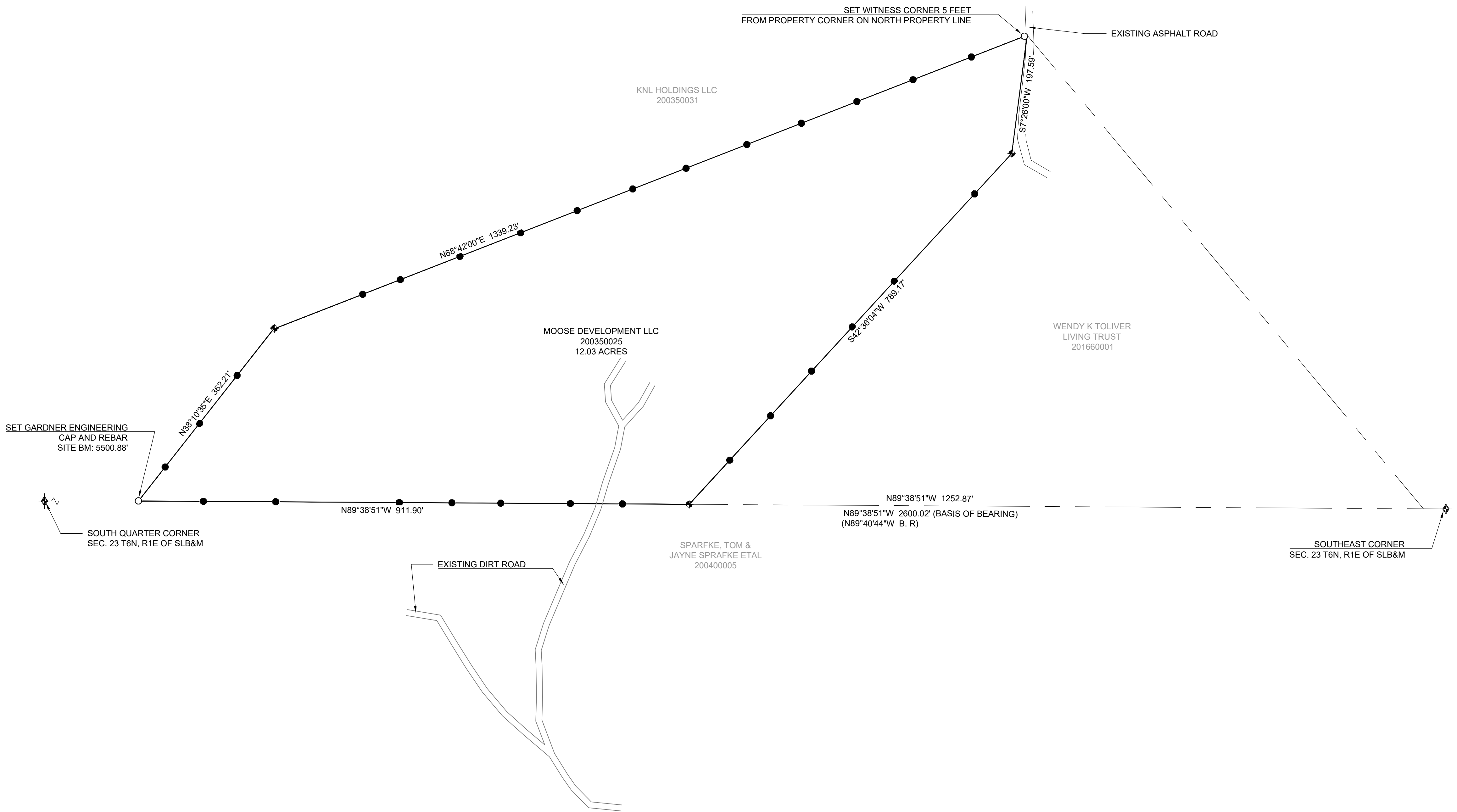
SURVEYOR'S CERTIFICATE

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 3RD DAY OF AUGUST, 2020.



RECEIVED
Aug 18 2022
FILE # 7332



PROPERTY SURVEY FOR LES VIERA
HUNTSVILLE, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 6 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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