



Scale: 1" = 60'

Legend

| | |
|----------------------------------|---|
| ▲ Set Nail & Washer | ▨ Existing Asphalt |
| ● Set Rebar & Cap w/ Fencenail | ▩ Existing Concrete |
| ⊙ Set Hub & Tack | ▭ Existing Building |
| ⊕ Monument to be set | ▧ Existing Gravel |
| ⊖ Monument set by others | ▬ Easement |
| ⬠ W.C.S. Weber County Survey | ▬ Centerline |
| ⬡ Found Section Corner | ▬ Property Boundary |
| ⬢ P.U.E. Public Utility Easement | ▬ Fence Line |
| ⬣ Calculated Monument | ⊕ Set 5/8" x 24" Long Rebar & Cap w/ Lath |
| (Rec.) Record Information | |

RECORD DESCRIPTION

Existing Parcel D (Tax ID No. 22-045-0039):
Part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake base and Meridian, being more full described as follows: Beginning at a point which is West 869.4 feet and South 994.8 feet from the Northeast corner of said Northeast Quarter; thence West 148 feet to the East line of a right of way; thence South along said East line 540 feet, more or less; thence South 12' West along said East line 245 feet, more or less; to the North line of a State Highway; thence South 34'40" East along said North line to the West line of Tax Parcel 22-045-0003. Thence North along said West line 230 feet, more or less, thence East along the North line of said Tax Parcel 150 feet; thence North 742.2 feet to the point of beginning. Contains 2.58 acres.

PROPOSED DESCRIPTION

Proposed Parcel D Description (Field Parcel)
A part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian
Beginning at a point on the West Boundary line of Eden Acres Subdivision said point is 1,616.62 feet South 00°19'26" West along the Section line and 868.75 feet North 89°40'34" West from the Northeast corner of said Section 34, and running thence South 43°05'22" West 290.63 feet to the Northerly right of way line of State Highway 166; thence North 34°19'55" West 74.92 feet along said Northerly right of way line; thence North 21°19'29" East 254.73 feet; thence North 00°19'26" East 532.50 feet; thence South 89°59'59" East 148.19 feet to said West Boundary line; thence South 00°16'38" West 682.81 feet along said West Boundary line to the POINT OF BEGINNING.
Containing 117,851 square feet or 2.705 acres, more or less.

EXISTING PARCEL E (Tax ID No. 22-045-0003):
Part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Meridian, U.S. Survey; Beginning at a point 869.5 feet West and 1737.0 feet South of the Northeast Corner of said Quarter Section; running thence West 150 feet; thence South 230 feet, more or less, to the road; thence South 34°50' East along road to a point South of beginning; thence North 43 feet, more or less, to beginning.

Proposed Parcel E Description (House Parcel)
A part of the Northeast Quarter of Section 34, Township 7 North, Range 1 East, Salt Lake Base and Meridian
Beginning at a point on the West Boundary line of Eden Acres Subdivision said point is 1,616.62 feet South 00°19'26" West along the Section line and 868.75 feet North 89°40'34" West from the Northeast corner of said Section 34, and running thence South 00°16'38" West 499.41 feet along said West Boundary line to the Northerly right of way line of State Highway 166; thence North 34°19'55" West 347.75 feet along said Northerly right of way line; thence North 43°05'22" East 290.63 feet to the POINT OF BEGINNING.
Containing 49,320 square feet or 1.13 acres, more or less.

RECEIVED
MAY 30 2023
FILE # 7556

NARRATIVE

This property survey was requested by Mr Troy Brunker, for the purpose of reconfiguring the common boundary between his Existing Parcels D & E shown on Record of Survey Prepared by Reeve & Associates, Inc for Lorin Robinson, Dated January 2007, (Weber County Surveyor Filing Number 3772). Section corners were Located at the East Quarter corner, North Quarter Corner and the Northeast corner of Section 34, T7N, R1E, SLB&M
A Line Bearing South 00°19'26" West between the Northeast Quarter corner and the East Quarter corner was used as the Basis of Bearings for this Plat.
A number of Rebar with Onesco Caps were found along the East Boundary of Parcels D & E, as shown there locations were Honored and Used to locate the West Boundary line of Eden Acres Subdivision.
A few Rebar with Reeve Caps were found as Shown their locations were checked and found to monument parcel corners and the East Boundary of these parcels.
Right-of-Way monuments were found along the State Highway 166 and were found to fit the improvements of the road following how prior surveyors established the highway, they were honored and fit the Parcel boundaries well.
Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

05/26/2023
No. 6242920
ANDY HUBBARD
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

Andy Hubbard

| <p style="font-size: small;">5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p> | <p style="font-size: small;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 45%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | BY | | | | |
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| NO. | DESCRIPTION | DATE | BY | | | | | | |
| | | | | | | | | | |
| <p style="font-size: small;">Lot Line Adjustment</p> <p style="font-size: small;">Brunker Survey</p> <p style="font-size: x-small;">Approx. 2400 East 2500 West Eden City, Weber County, Utah A part of Section 34, T7N, R1W, SLB&M, U.S. Survey</p> | <p style="font-size: small;">26 May 2023</p> <p style="font-size: x-small;">SHEET NO.</p> <p style="font-size: large; font-weight: bold;">LLA</p> <p style="font-size: x-small;">22N726</p> | | | | | | | | |