

NORTHWEST CORNER SEC. 34,  
T7N, R1E, S.L.B.&M. (FOUND WEBER  
COUNTY BRASS CAP MONUMENT)

2127.92'

N0°22'12"E 6295.29'

FOUND REEVES REBAR CAP

OSPREY RANCH LLC  
220480004

SOUTHWEST CORNER SEC. 34,  
T7N, R1E, S.L.B.&M. (FOUND WEBER  
COUNTY BRASS CAP MONUMENT)

JUSTIN & TESHA PACK  
220480018

HIDDEN MEADOW RANCH LLC  
220480026

OSPREY RANCH LLC  
220480024

OSPREY RANCH LLC  
220480003

CORD & LISA PACK  
222530001

JUSTIN & TESHA PACK  
222530004

JUSTIN & TESHA PACK  
220480029

WAYNE L PACK & JEANNE  
PACK FAMILY TRUST  
220480030

OSPREY RANCH LLC  
220480012

RECORD PARCEL 220480030 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS 634.15 FEET SOUTH OF THE NORTH-WEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SECTION; SAID POINT IS THE MOST SOUTHWEST CORNER OF LOT 2, PACK BROTHERS SUBDIVISION, THENCE SOUTH 80D1742" EAST 520.45 FEET, THENCE NORTH 252 FEET, THENCE NORTH 85D0646" EAST 717.75 FEET TO THE WEST LINE OF THE STATE HIGHWAY 158, THENCE SOUTHERLY ALONG SAID STATE ROAD TO THE INTERSECTION WITH THE NORTH LINE OF STATE HIGHWAY THENCE SOUTHWESTERLY ALONG SAID STATE HIGHWAY 931.29 FEET, MORE OR LESS, THENCE NORTH 36D3309" WEST 248.00 FEET, THENCE NORTH 43D5035" WEST 375.81 FEET, THENCE WESTERLY 20 FEET, MORE OR LESS, THENCE NORTH 703 FEET, MORE OR LESS, TO BEGINNING; LESS AND EXCEPTING: PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF PACK BROTHERS SUBDIVISION, A SUBDIVISION IN WEBER COUNTY UTAH, WHICH POINT IS 634.15 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SECTION, AND RUNNING THENCE SOUTH 686.52 FEET MORE OR LESS TO THE SOUTH LINE OF GRANTORS LAND, THENCE EAST 70.00 FEET, THENCE NORTH 674.55 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE ALONG SAID SOUTH LINE NORTH 80D1742" WEST 71.02 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINS 47,638 SQUARE FEET OR 1.09 ACRES. (E# 3034976) LESS AND EXCEPTING: A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF PACK BROTHERS SUBDIVISION, A SUBDIVISION IN WEBER COUNTY UTAH, WHICH POINT IS 634.15 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SECTION, AND RUNNING THENCE SOUTH 10.43 FEET MORE OR LESS TO AN EXISTING FENCE LINE, THENCE SOUTH 84D2423" WEST ALONG SAID FENCE LINE 135.54 FEET, THENCE NORTH 84D2900" WEST 309.54 FEET TO THE PARCEL CREATED IN QUIT CLAIM DEED E# 3034967 OF WEBER COUNTY RECORDS, THENCE NORTH ALONG SAID LINE 69.65 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE ALONG SAID SOUTH LINE SOUTH 80D1742" EAST 449.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINS 21,780 SQUARE FEET OR 0.50 ACRES.

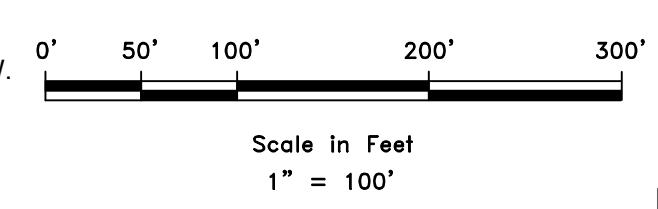
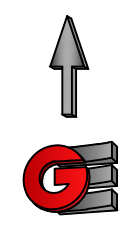
RECORD PARCEL 220480027 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 OF PACK BROTHERS SUBDIVISION, A SUBDIVISION IN WEBER COUNTY UTAH, WHICH POINT IS 634.15 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER SECTION, AND RUNNING THENCE SOUTH 686.52 FEET MORE OR LESS TO THE SOUTH LINE OF GRANTORS LAND, THENCE EAST 70.00 FEET, THENCE NORTH 674.55 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE ALONG SAID SOUTH LINE NORTH 80D1742" WEST 71.02 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINS 47,638 MORE OR LESS SQUARE FEET OR 1.09 MORE OR LESS ACRES.

RECORD PARCEL 220480012 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 330 FEET NORTH AND 143.00 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, AND RUNNING THENCE EAST 40.7 FEET, MORE OR LESS, TO HIGHWAY RIGHT-OF-WAY; THENCE NORTH 16D32" EAST 405.42 FEET AND NORTH 27D45" EAST 160.20 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 27D45" EAST 39.9 FEET TO THE SOUTHWESTERLY BANK OF THE NORTH FORK OF OGDEN RIVER, THENCE NORTH 36D3306" WEST 248.0 FEET ALONG SAID RIVER, THENCE NORTHWESTERLY ALONG SAID RIVER 320 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, THENCE WEST ALONG THE SAID NORTH LINE 480 FEET, MORE OR LESS, TO A POINT 440 FEET WEST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTHEASTERLY 1155 FEET, MORE OR LESS TO BEGINNING, CONTAINING 9.21 ACRES, MORE OR LESS, SUBJECT TO RIGHT-OF-WAY CONVEYED IN BOOK 1046, PAGE 488, TO W. JAMES GARDNER AND BETTY S GARDNER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT EAST 1555.3 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY U-162 AND ALONG SAID RIGHT-OF-WAY LINE NORTH 95D2" WEST 299.7 FEET; NORTH 16D32" EAST 443.3 FEET AND NORTH 27D45" EAST 43.5 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 40D1530" WEST 820.20 FEET TO AN EXISTING FENCE; THENCE EAST 78.63 FEET; THENCE SOUTH 40D1530" EAST 745.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE SOUTH 27D45" WEST 64.71 FEET TO THE POINT OF BEGINNING. CONTAINS 1.08 ACRES.

RECEIVED  
MAY 24 2024  
FILE # 7831



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

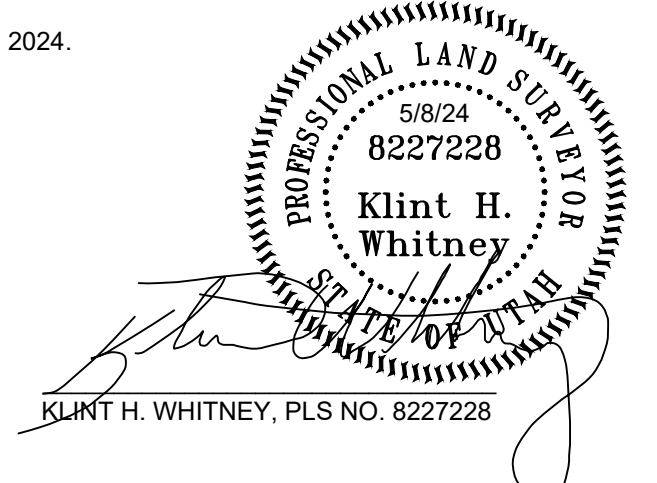
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS ON THE COMMON PARCEL LINE OF 220480030, 220480012, AND 220480027 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LISA PACK. THE BASIS OF BEARING IS THE WEST LINE OF SECTION 34, AS SHOWN HEREON WHICH BEARS NORTH 00°22'52" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 1711189, 3034976, 3145290 AND DEEDS OF ADJOINING PROPERTY OWNERS. U.D.O.T. RIGHT-OF-WAY DRAWINGS, AND THE DEDICATED PLATS OF PACK BROTHERS SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. THE PACK FAMILY TRUST DEED CONTAINS MANY OMISSIONS AND CAN NOT BE MATHEMATICALLY CLOSED AND THE LINE SURVEYED WAS BASED ON WORKING BACKWARDS FROM THE POINT OF BEGINNING TO THE HIGHWAY RIGHT-OF-WAY. THE OSPREY RANCH DEED CALLS TO THE BANK OF THE RIVER. IT IS MY OPINION DUE TO THE LACK OF INFORMATION IN THE PACK DEED THE BANK OR THE RIVER SHOULD BE HELD AS PROPERTY LINE.

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 8TH DAY OF MAY, 2024.



SCALE: 1" = 100'	DATE: 5/8/24	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

DWG.: E:\2001 - MISC SURVEYS\2024 - LISA PACK SURVEY\DWG\LISA PACK.DWG

PROPERTY SURVEY FOR LISA PACK  
5260 EAST 2200 NORTH, EDEN, UTAH  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
1580 W 2100S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066



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