



**C ANNE DODGSON  
LIVING TRUST**  
163570011  
98,647 SQ. FT.  
2.26 AC.

**AARON OLSON**  
163870003

**WESTON & JONI HARDY**  
163870004

**JOHN & JENNIFER FERRY**  
163870005

**DAVE & KATHY GREEN**  
163870002

**MITCHELL & MANDY WARNER**  
163740001

**RECEIVED**  
MAY 24 2024  
**FILE # 7832**

**RECORD BOUNDARY DESCRIPTION**

ALL OF LOT 6, HEART OF POLE PATCH SUBDIVISION PHASE 1, 1ST AMENDMENT, PLEASANT VIEW, WEBER COUNTY, UTAH, LESS AND EXCEPTING: PART OF LOT 5 AND LOT 6, HEART OF POLE PATCH SUBDIVISION PHASE 1 FIRST AMENDMENT RECORDED AS ENTRY NO. 2955283 IN THE FILES OF THE WEBER COUNTY RECORDER BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF PARCEL "A" OF SAID HEART OF POLE PATCH SUBDIVISION PHASE 1 FIRST AMENDMENT LOCATED 822.76 FEET NORTH 00D29'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1233.74 FEET NORTH 90D00'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 17; RUNNING THENCE ALONG THE BOUNDARY LINE OF PARCEL "A" AND THEN LOT 3 AND LOT 4 OF SAID HEARTH OF POLE PATCH SUBDIVISION PHASE 1 FIRST AMENDMENT THE FOLLOWING THREE (3) COURSES: (1) NORTH 33D36'45" EAST 91.14 FEET; (2) SOUTH 56D23'11" EAST 34.35 FEET; AND (3) NORTH 25D56'34" EAST 185.78 FEET; THENCE NORTH 2D22'15" EAST 269.13 FEET; THENCE SOUTH 58D02'51" EAST 182.87 FEET; THENCE SOUTH 58D08'41" EAST 60.04 FEET; THENCE SOUTH 56D17'18" EAST 175.01 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF QUAIL CREEK SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID QUAIL CREEK SUBDIVISION AND THEN THE WESTERLY BOUNDARY LINE OF MAJESTIC HEIGHTS SUBDIVISION NO. 45000 36D48'51" WEST (SOUTH 36'30" WEST BY RECORD) 608.19 FEET TO THE NORTHEASTERLY CORNER OF LOT 97 OF SAID MAJESTIC HEIGHTS SUBDIVISION NO. 4; THENCE ALONG THE BOUNDARY OF SAID MAJESTIC HEIGHTS SUBDIVISION NO. 4 THE FOLLOWING THREE (3) COURSES: (1) NORTH 53D11'09" WEST (NORTH 53D30" WEST BY RECORD) 204.20 FEET; (2) NORTH 36D48'51" EAST (NORTH 36D30" EAST BY RECORD) 306.06 FEET; AND (3) NORTH 53D11'09" WEST (NORTH 53D30" WEST BY RECORD) 165.74 FEET TO THE POINT OF BEGINNING, CONTAINING 4.988 ACRES, LESS AND EXCEPTING: A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE MOST EASTERLY CORNER OF LOT 7, HEART OF POLE PATCH SUBDIVISION PHASE 2 RECORDED AS ENTRY NO. 3061862 IN THE FILES OF THE WEBER COUNTY RECORDER LOCATED 1274.05 FEET NORTH 00D29'56" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1534.20 FEET NORTH 90D00'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 17, AND RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID LOT 7 NORTH 12D33'43" WEST 182.36 FEET; THENCE NORTH 08D59'55" EAST 147.12 FEET; THENCE NORTH 60D44'41" EAST 304.59 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COTTONWOOD DRIVE (125 WEST STREET); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 32D41'09" EAST 512.81 FEET TO THE NORTHWEST CORNER OF QUAIL CREEK SUBDIVISION; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID QUAIL CREEK SUBDIVISION SOUTH 36D48'51" WEST (SOUTH 36D30'00" WEST BY RECORD) 319.29 FEET TO THE NORTHERLY LINE OF HEART OF POLE PATCH SUBDIVISION PHASE 2; THENCE ALONG THE BOUNDARY LINE OF SAID HEART OF POLE PATCH SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 66D17'18" WEST 175.01 FEET; (2) NORTH 58D08'41" WEST 60.04 FEET; AND (3) NORTH 58D02'51" WEST 162.67 FEET TO THE POINT OF BEGINNING, BEING PART OF LOTS 5 AND 6, HEART OF POLE PATCH SUBDIVISION PHASE 1, 1ST AMENDMENT RECORDED DECEMBER 4, 2018 AS ENTRY NO. 2955283. E#3166751.

**AS SURVEYED BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 350 WEST, SAID POINT BEING LOCATED SOUTH 00°11'07" WEST 1073.72 FEET ALONG THE WEST SECTION LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 17 AND NORTH 90°00'00" EAST 1352.06 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°58'33" EAST 88.95 FEET; (2) ALONG THE ARC OF A 697.13 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 205.94 FEET WITH AN INTERNAL ANGLE OF 16°55'33" (CHORD BEARS NORTH 07°30'47" EAST 205.19 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF 4600 NORTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°41'09" EAST 351.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF COTTONWOOD DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE ARC OF A 215.66 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 124.21 FEET WITH AN INTERNAL ANGLE OF 32°59'57" (CHORD BEARING SOUTH 16°10'54" EAST 122.50 FEET) TO THE NORTH LINE OF THE HEART OF POLE PATCH SUBDIVISION PHASE 3; THENCE ALONG SAID NORTH SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 60°44'41" WEST 304.59 FEET; (2) SOUTH 08°59'55" WEST 147.12 FEET TO THE NORTH LINE OF THE HEART OF POLE PATCH SUBDIVISION PHASE 2; THENCE ALONG SAID NORTH SUBDIVISION LINE NORTH 49°57'44" WEST 193.99 FEET TO THE POINT OF BEGINNING, CONTAINING 98,647 SQUARE FEET OR 2.26 ACRES.

**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - FOUND HANSEN CAP UNLESS NOTED OTHERWISE
  - SUBJECT PROPERTY BOUNDARY
  - LOT LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - EASEMENT
  - × EXISTING FENCE LINE
- Scale in Feet  
1" = 30'

**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 MITCH WARNER. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, WHICH BEARS SOUTH 00°11'07" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2525102, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF THE HEART OF POLE PATCH SUBDIVISION PHASES 1, PHASE 1 1ST AMENDMENT, 2, AND 3 WERE 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 17TH DAY OF MAY, 2024.



SCALE: 1:30, XREF DATE: 5/17/24 DESIGN: JTN DRAWN: JTN CHECKED: KHV DWG.: E:\2001 - MISC SURVEYS - MITCH WARNER\PROJECTS\SECTION 17\WB7832.DWG	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>DATE</td> <td></td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION	DATE		<p><b>PROPERTY SURVEY FOR MITCH WARNER</b></p> <p><b>+/- 4575 NORTH 350 WEST, PLEASANT VIEW, UTAH</b></p> <p><b>LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,</b></p> <p><b>TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.</b></p>
REVISIONS	DESCRIPTION					
DATE						
<p><b>GARDNER ENGINEERING</b></p> <p>CIVIL &amp; LAND PLANNING MUNICIPAL &amp; LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066</p>						
<p><b>S1</b></p> <p style="font-size: 2em;"><b>1</b></p>						