

PARCEL 090740003 SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF THE ALAND OF HONEY SUBDIVISION BEING LOCATED SOUTH 89°43'38" EAST 1646.68 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 70.13 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16; RUNNING THENCE ALONG SAID NORTH LINE NORTH 89°30'05" WEST 68.39 FEET TO THE EAST LINE OF THE HEATHERWOOD SUBDIVISION NO. 6; THENCE ALONG SAID EAST LINE NORTH 00°47'22" EAST 493.81 FEET; THENCE NORTH 90°00'00" EAST 52.58 FEET; THENCE NORTH 00°21'22" EAST 50.51 FEET; THENCE SOUTH 88°30'00" EAST 9.00 FEET; THENCE SOUTH 00°01'58" WEST 544.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.749 ACRES.

PARCEL 090740004 SURVEYED BOUNDARY DESCRIPTION

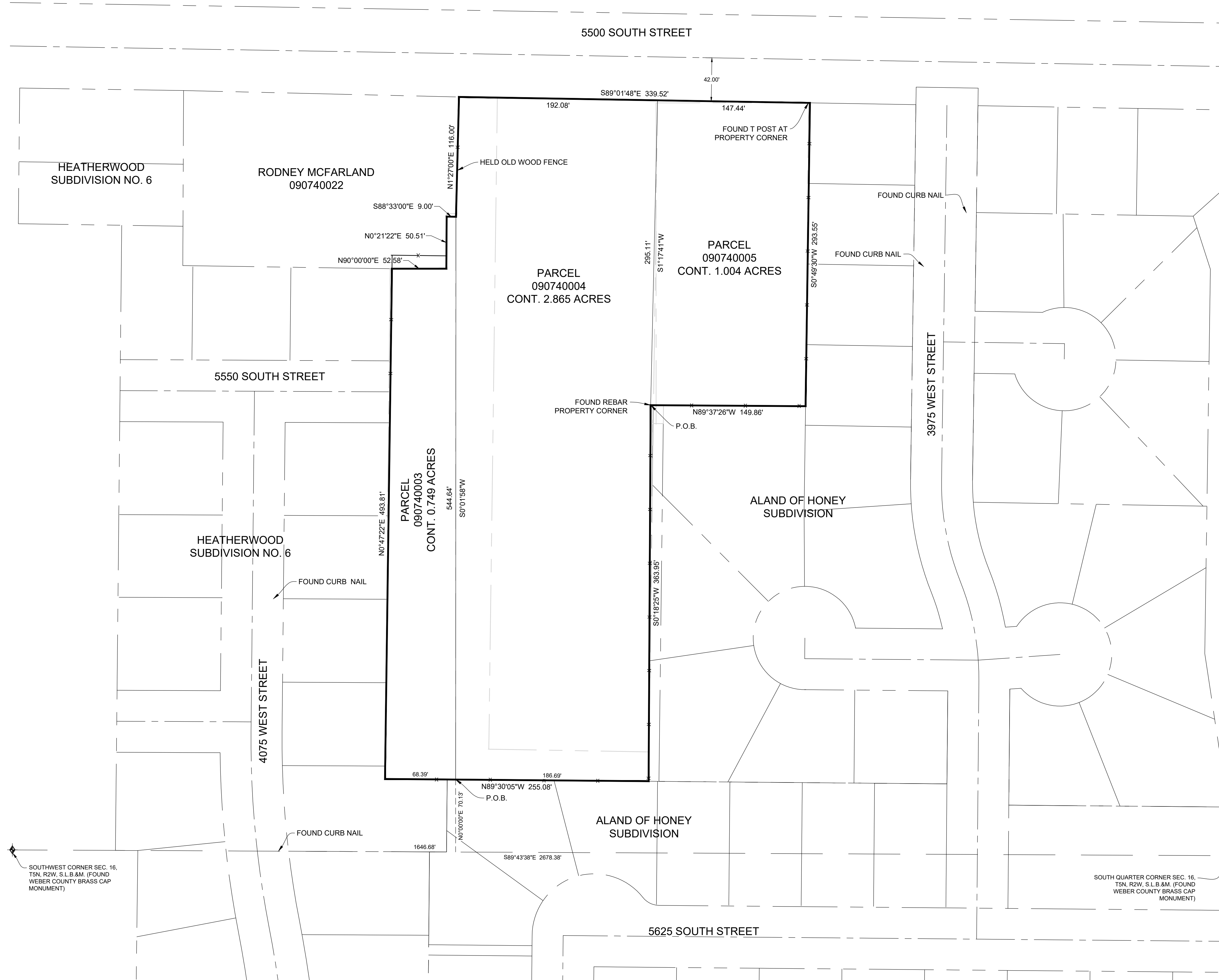
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF THE ALAND OF HONEY SUBDIVISION BEING LOCATED SOUTH 89°43'38" EAST 1646.68 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 70.13 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16; RUNNING THENCE NORTH 00°01'58" EAST 544.64 FEET TO THE REMNANTS OF AN OLD WOOD FENCE; THENCE ALONG SAID OLD WOOD FENCE NORTH 01°27'00" EAST 116.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5500 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°01'48" EAST 192.08 FEET; THENCE SOUTH 01°17'41" WEST 295.11 FEET; THENCE SOUTH 00°18'25" WEST 363.95 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE NORTH 89°30'05" WEST 186.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.865 ACRES.

PARCEL 090740005 SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF THE ALAND OF HONEY SUBDIVISION BEING LOCATED SOUTH 89°43'38" EAST 1646.68 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 70.13 FEET AND SOUTH 89°30'05" EAST 186.69 FEET AND NORTH 00°18'25" EAST 363.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 16; RUNNING THENCE NORTH 01°17'41" EAST 295.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 5500 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°01'48" EAST 147.44 FEET TO THE BOUNDARY LINE OF THE ALAND OF HONEY SUBDIVISION NO. 2; THENCE ALONG THE BOUNDARY LINE OF SAID ALAND OF HONEY SUBDIVISION NO. 2 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°49'30" WEST 233.55 FEET; (2) NORTH 89°37'26" WEST 149.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.004 ACRES.

SCALE:	1:50, XREF
DATE:	8/28/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW
DWG.: PL001 - MISC SURVEY 03108 - SUNNY DAY HOMES SURVEY 03108 - SUNNY DAY HOMES.DWG	

REVISIONS	DESCRIPTION
DATE	



RECEIVED
JAN 09 2025
FILE # 7965

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- - - LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x EXISTING FENCE LINE
- DEED LINE

NARRATIVE

Scale in Feet
1" = 50'

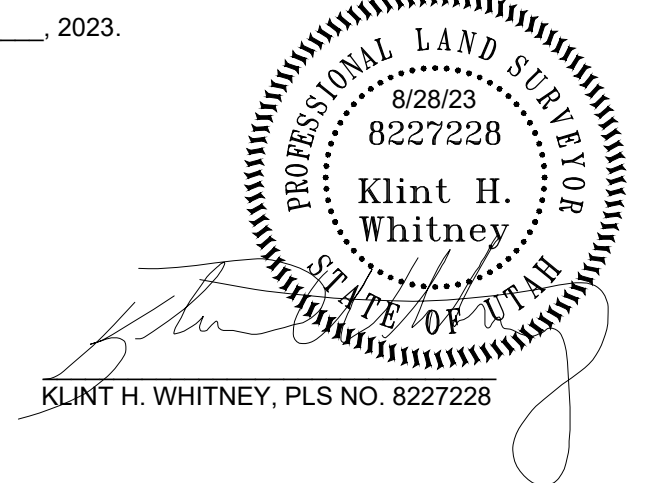
0' 25' 50' 100' 150'

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MARK HOPKINS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°43'38" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 2077670, 2074327, BOOK 1086 PAGE 0742, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF THE ALAND OF HONEY SUBDIVISIONS, HEATHERWOOD SUBDIVISION NO. 6 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 28TH DAY OF AUGUST, 2023.



PROPERTY SURVEY FOR MARK HOPKINS
4007 WEST 5500 SOUTH, ROY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
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