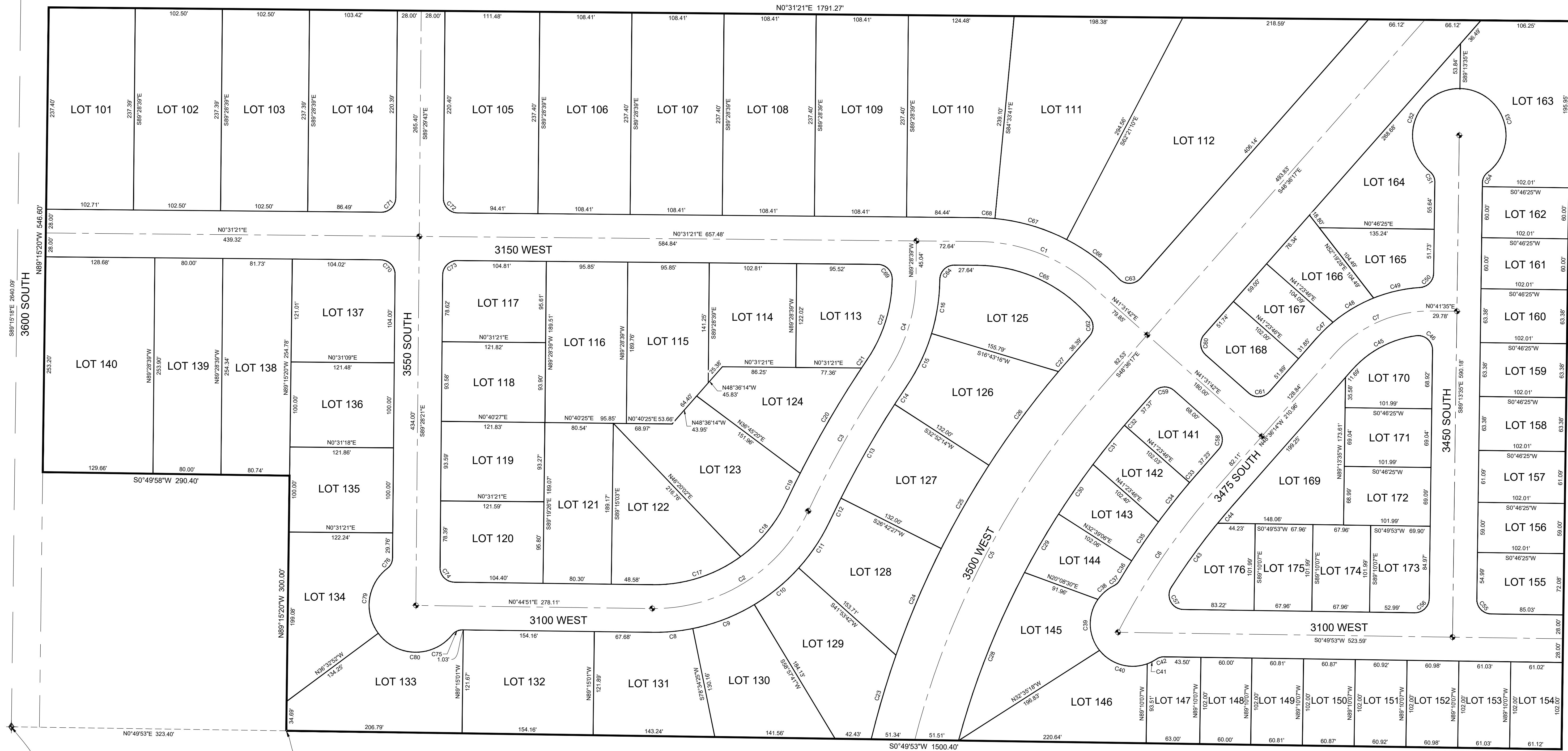


SOUTHWEST CORNER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT)



SOUTHEAST CORNER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT)

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 00°49'53" EAST 323.40 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE NORTH 89°15'20" WEST 300.00 FEET; THENCE SOUTH 00°49'58" WEST 290.40 FEET; THENCE NORTH 89°15'20" WEST 546.60 FEET; THENCE NORTH 00°31'21" EAST 1791.27 FEET; THENCE SOUTH 89°13'35" EAST 856.26 FEET; THENCE SOUTH 00°49'53" WEST 1500.40 FEET TO THE POINT OF BEGINNING, CONTAINING 33.01 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO BETTER DEFINE THE LOTS WITHIN THE WESTWOOD ESTATES SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY REGENCY DEVELOPMENT. GARDNER ENGINEERING WAS HIRED BY REGENCY TO PROVIDE CONSTRUCTION SURVEYING SERVICES FOR THIS DEVELOPMENT. MULTIPLE ERRORS OMISSIONS AND DISCREPANCIES WERE FOUND ON THE RECORDED DEDICATED PLAT. THIS SURVEY IS INTENDED TO CLARIFY THOSE ERRORS AND OMISSIONS AND REPRESENTS HOW THE LOTS WERE LAID OUT DURING THE CONSTRUCTION PROCESS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST WHICH BEARS SOUTH 89°15'18" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY THE DEDICATED PLAT OF WESTWOOD ESTATES SUBDIVISION PHASE 1.

LEGEND

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

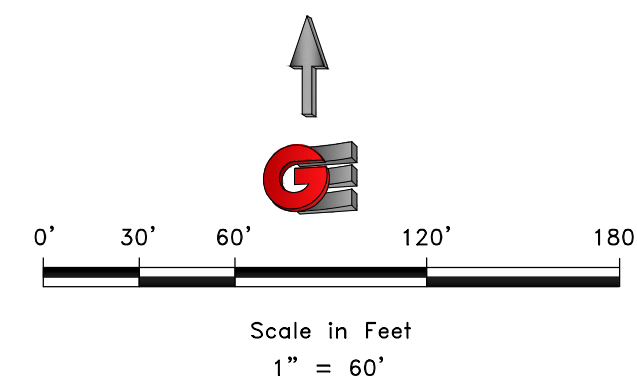
SURVEYOR'S CERTIFICATE

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 DECEMBER, 2024.

RECEIVED
JAN 21 2025
FILE # 7969

PROFESSIONAL LAND SURVEYOR
12/8/24
8227228
Klint H. Whitney
STATE OF UTAH
KLINT H. WHITNEY, PLS NO. 8227228



REVISIONS	DATE	DESCRIPTION

DATE	
DESIGN	
DRAWN	KHW
CHECKED	KHW

PROPERTY SURVEY FOR REGENCY CONSTRUCTION
3150 WEST 3600 SOUTH, WEST HAVEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, 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

S1
2

SCALE: 1" = 60'
DATE: 2/8/24
DESIGN:
DRAWN: KHW
CHECKED: KHW
DWG.: R1105-REGENCY DEVELOPMENT 2024 - WESTWOOD SURVEY RECORD OF SURVEY DWG.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C69	26.70	17.00	89.98	S45° 30' 45"W	24.04
C73	26.70	17.00	90.00	S44° 28' 30"E	24.04
C74	26.64	17.00	89.78	N45° 38' 15"E	24.00
C63	28.20	17.00	95.06	N1° 04' 37"W	25.08
C72	26.70	17.00	89.98	N45° 30' 49"E	24.04
C58	26.66	17.00	89.87	N86° 27' 44"E	24.01
C59	26.74	17.00	90.13	N3° 32' 18"W	24.07
C55	26.69	17.00	89.94	N45° 48' 09"E	24.03
C60	26.66	17.00	89.87	N86° 27' 42"E	24.01
C61	26.74	17.00	90.13	N3° 32' 16"W	24.07
C62	24.35	17.00	82.05	S89° 37' 55"E	22.32
C64	26.71	17.00	90.01	N44° 29' 02"W	24.04
C65	149.35	175.28	48.82	N24° 55' 54"E	144.87
C70	26.71	17.00	90.00	N45° 31' 30"E	24.04
C75	13.64	15.00	52.10	N25° 18' 09"W	13.17
C76	13.64	15.00	52.10	S63° 25' 21"E	13.17
C56	26.72	17.00	90.06	S44° 11' 51"E	24.05
C57	36.13	17.00	121.77	S61° 42' 58"W	29.70

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C66	77.39	231.28	19.17	S36° 51' 54"W	77.03
C67	88.43	231.28	21.91	S16° 19' 31"W	87.90
C68	19.57	231.28	4.85	S2° 56' 49"W	19.57
C79	85.61	55.00	89.18	S81° 57' 46"E	77.22
C80	100.60	55.00	104.80	N1° 02' 49"E	87.15
C23	103.11	1050.07	5.63	N73° 32' 37"W	103.07
C24	136.33	1050.07	7.44	N67° 00' 41"W	136.23
C25	112.95	1050.07	6.16	N60° 12' 38"W	112.89
C26	137.31	1050.07	7.49	N53° 22' 59"W	137.21
C27	18.91	1050.07	1.03	N49° 07' 15"W	18.91
C28	212.78	950.07	12.83	N68° 33' 54"W	212.34
C29	79.62	950.07	4.80	N59° 44' 54"W	79.59
C30	71.03	950.07	4.28	N55° 12' 21"W	71.01
C31	59.07	950.07	3.56	N51° 16' 59"W	59.06
C32	14.87	950.07	0.90	N49° 03' 12"W	14.87
C8	48.47	228.01	12.18	N5° 20' 34"W	48.38
C9	78.04	228.01	19.61	N21° 14' 18"W	77.66
C10	67.90	228.01	17.06	N39° 34' 31"W	67.65
C11	66.24	228.01	16.64	N56° 25' 44"W	66.00
C12	30.15	1182.63	1.46	N64° 01' 15"W	30.15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	127.15	1182.63	6.16	N60° 12' 38"W	127.08
C14	25.29	1182.63	1.23	N56° 31' 05"W	25.29
C15	69.15	228.03	17.38	N64° 35' 36"W	68.89
C16	64.51	228.03	16.21	N81° 23' 09"W	64.29
C17	110.59	172.01	36.84	N17° 40' 14"W	108.69
C18	86.05	172.01	28.66	N50° 25' 11"W	85.16
C19	36.07	1238.63	1.67	N63° 55' 01"W	36.06
C20	143.39	1238.63	6.63	N59° 45' 59"W	143.31
C21	11.77	1238.63	0.54	N56° 10' 40"W	11.77
C22	100.86	172.03	33.59	N72° 42' 06"W	99.42
C33	14.86	855.75	0.99	S49° 10' 03"E	14.86
C34	59.09	855.75	3.96	S51° 38' 35"E	59.08
C35	55.43	855.75	3.71	S55° 28' 37"E	55.42
C36	27.49	855.75	1.84	S58° 15' 11"E	27.49
C37	8.66	15.00	33.07	S42° 38' 21"E	8.54
C38	25.19	50.00	28.86	S40° 32' 11"E	24.92
C39	64.35	50.00	73.74	N88° 09' 46"E	60.00
C40	62.23	50.00	71.31	N15° 38' 21"E	58.29
C41	12.36	50.00	14.16	N27° 05' 47"W	12.33
C42	9.17	15.00	35.01	N16° 40' 25"W	9.02

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C43	92.99	799.75	6.66	N54° 04' 04"W	92.94
C44	28.82	799.75	2.06	N49° 42' 17"W	28.82
C45	87.39	122.00	41.04	N28° 04' 57"W	85.54
C46	29.18	17.00	98.33	N41° 36' 23"E	25.73
C47	27.26	178.00	8.77	N44° 13' 00"W	27.23
C48	55.85	178.00	17.98	N30° 50' 29"W	55.62
C49	56.39	178.00	18.15	N12° 46' 41"W	56.15
C50	25.38	17.00	85.52	N46° 27' 52"W	23.08
C51	13.64	15.00	52.10	S64° 43' 26"W	13.17
C52	136.41	55.00	142.10	N70° 16' 31"W	104.04
C53	136.40	55.00	142.10	N71° 49' 29"E	104.04
C54	13.64	15.00	52.10	S63° 10' 35"E	13.17
C5	473.01	1000.07	27.10	S62° 09' 16"E	468.61
C2	228.65	200.01	65.50	N32° 00' 07"W	216.40
C3	186.90	1210.63	8.85	N60° 19' 42"W	186.72
C4	117.20	200.03	33.57	N72° 41' 25"W	115.53
C1	154.04	203.28	43.42	N22° 13' 52"E	150.38
C6	204.69	827.75	14.17	N55° 45' 20"W	204.17
C7	129.27	150.00	49.38	N23° 54' 54"W	125.31
C71	26.71	17.00	90.02	S44° 29' 11"E	24.05

REVISIONS	
DATE	DESCRIPTION

SCALE: 0.010286
DATE: 2/8/24
DESIGN: _____
DRAWN: KHW
CHECKED: KHW
DWG. #: R11005-REGENCY DEVELOPMENT 2002 - WESTWOOD SURVEYING RECORD OF SURVEY.DWG

PROPERTY SURVEY FOR REGENCY CONSTRUCTION
3150 WEST 3600 SOUTH, WEST HAVEN, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

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