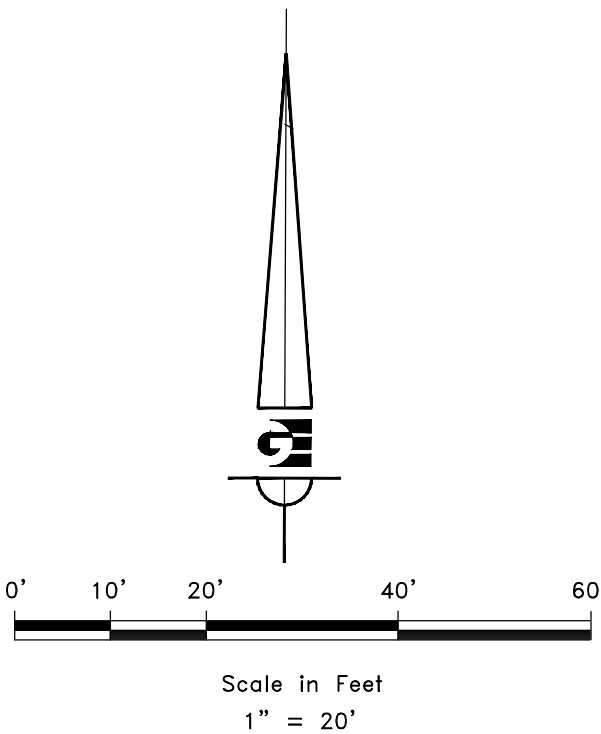


BOUNDARY DESCRIPTION

ALL OF LOT 52, DURFEE CREEK ESTATES NO. 2B, WEBER COUNTY, UTAH. ACCORDING TO THE OFFICIAL PLAT THEREOF.



LEGEND

- STREET CENTERLINE MONUMENT AS NOTED
- SET 24" REBAR AND CAP
MARKED GRADE ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT
- X ————— EXISTING FENCE LINE
- FOUND PROPERTY CORNER
- - - - - 10' ————— EXISTING WATER LINE
- - - - - 100' ————— EXISTING IRRIGATION LINE
- - - - - 50' ————— EXISTING STORM DRAIN
- - - - - 36" ————— EXISTING SANITARY SEWER
- OH ————— EXISTING OVERHEAD POWER
- - - - - G ————— EXISTING GAS LINE
- EXISTING WATER METER
- (W) EXISTING WATER MANHOLE
- ⦿ EXISTING FIRE HYDRANT
- ⋈ EXISTING WATER VALVE
- ⦶ EXISTING STORM MANHOLE
- ▨ EXISTING CATCH BASIN
- ⦿ EXISTING SEWER MANHOLE

NOTES

- SITE BENCHMARK IS THE CAP AND REBAR MARKED BY GARDNER ENGINEERING AT THE SOUTH WEST PROPERTY CORNER WITH AN ELEVATION OF 5779.72'.
VERTICAL DATUM:
UTILITIES WERE DETERMINED BY FIELD MEASUREMENTS.
SETBACKS DETERMINED BY VERIFIED MINUTY ORDINANCES, SEC 104-9-4
MINIMUM LOT AREA: WIDTH AND YARD REGULATIONS HIGHLANDS AT WOLF
F-5 ZONE: FRONT: 30 FEET; SIDE: 20 FEET; REAR 30 FEET. ARCHITECT/
DEVELOPER SHALL VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION.
FOR MORE INFORMATION SEE DEDICATED PLAT DURFEE CREEK ESTATES NO. 2B.

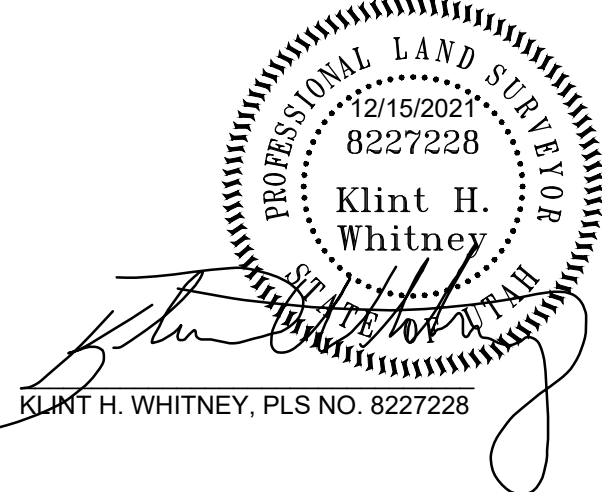
NARRATIVE


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 CARSON YOUNG. THE BASIS OF BEARING IS THE STREET CENTER LINE ON 2275 EAST STREET FROM 6825NORTH STREET TO A STREET MONUMENT ADJACENT TO LOT 60 DUFFEE CREEK ESTATES NO. 2C, WHICH BEARS S 89° 00' 00" NORTH 7° 01' 48" WEST 100.00 FEET TO THE NORTH AND 93.37 FEET PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED, ENTRY NUMBER 3006519. THE LAND DEEDS OF ADJOINING PROPERTY OWNERS, THE DEDICATED PLAT OF DUFFEE CREEK ESTATES NO. 2B WAS ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

K. 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; 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 REESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 15TH DAY OF DECEMBER, 2021.



REVISIONS		SCALE: 1" = 20'
DATE	DESCRIPTION	DATE: 7/1/20
		DESIGN: 
		DRAWN: KHW
		CHECKED: KHW

PROPERTY SURVEY FOR CARSON YOUNG

2234 EAST 6825 NORTH, LIBERTY UTAH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,

TOWNSHIP 8 NORTH, RANGE 1 WEST, S.L.B. AND M.

S1

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**GARDNER
ENGINEERING**

CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING

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