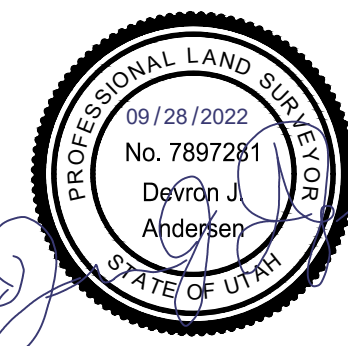


**RECORD OF SURVEY OF PARCEL 17-431-0002
WITH IMPROVEMENTS RELATIVE TO BACK PROPERTY LINE OF
LOT 21, PHEASANT LANDING SUBDIVISION 1ST AMENDMENT**

**LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SEPTEMBER 2022**

SURVEYOR'S CERTIFICATE

I, DEVRON J. ANDERSEN, HOLDING LICENSE NUMBER 7897281 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 17 AND HAVE VERIFIED ALL MEASUREMENTS AND MONUMENTS AS REPRESENTED ON THE PLAT.



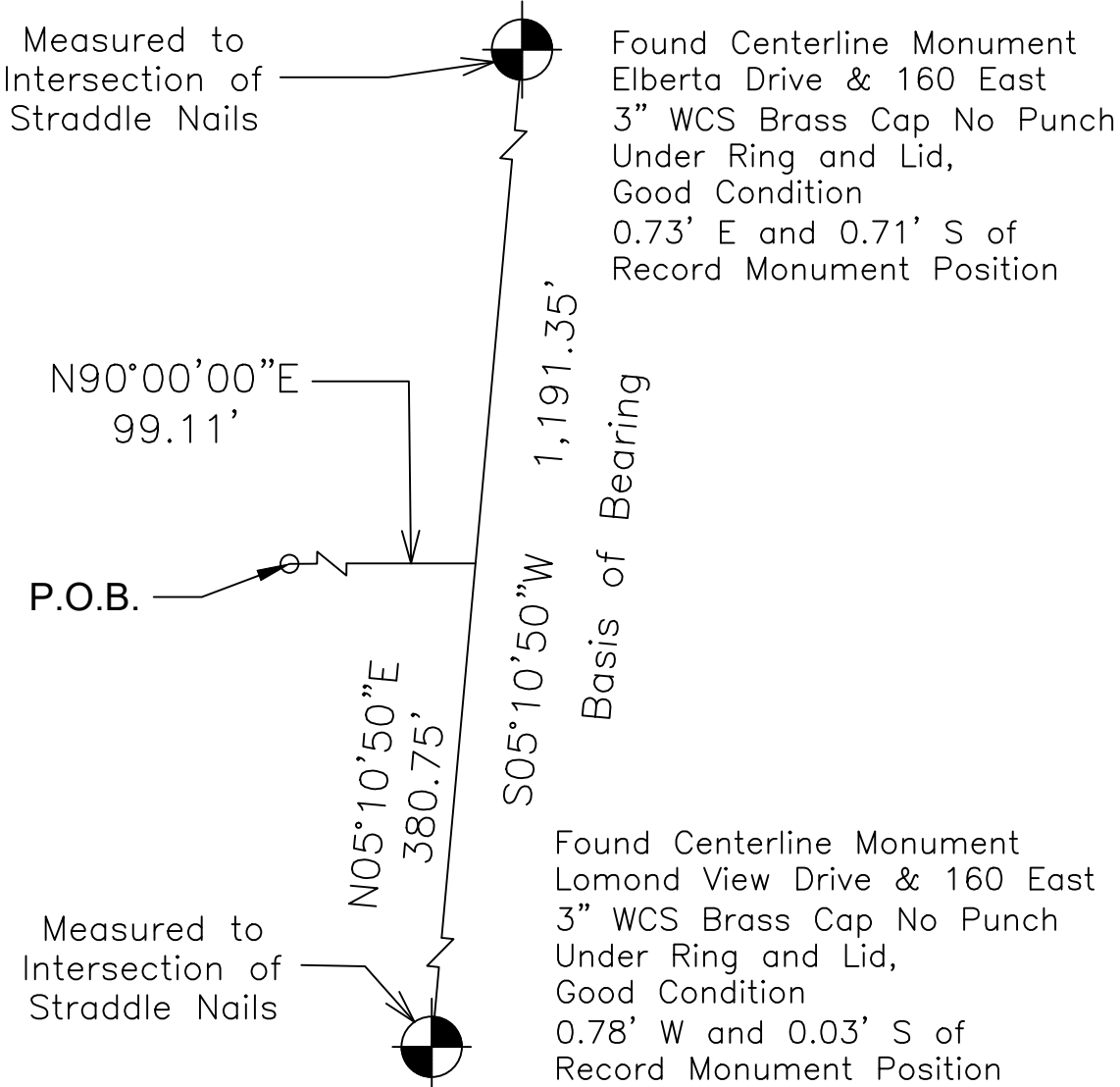
SEALED AND SIGNED THIS 28TH DAY OF SEPTEMBER 2022.

SURVEYED BOUNDARY DESCRIPTION

THE WEST LINE OF LOT 21, PHEASANT LANDING SUBDIVISION 1ST AMENDMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING NORTH 05°10'50" EAST 380.75 FEET ALONG THE BASIS OF BEARING, AND SOUTH 90°00'00" WEST 99.11 FEET FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF LOMOND VIEW DRIVE AND 160 EAST STREET (BASIS OF BEARING BEING SOUTH 00°10'50" WEST 1,191.35 FEET BETWEEN A MONUMENT AT THE INTERSECTION OF ELBERTA DRIVE AND 160 EAST STREET AND A MONUMENT AT THE INTERSECTION OF LOMOND VIEW DRIVE AND 160 EAST STREET); RUNNING THENCE SOUTH 09°36'20" EAST 337.93 FEET TO THE SOUTH CORNER OF SAID LOT 1 AND THE POINT OF TERMINATION.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY TUCKER AND DAYNA JARDINE, THE OWNERS OF LOT 21 PHEASANT LANDING SUBDIVISION 1ST AMENDMENT (ENTRY NUMBER 3108204), FOR THE PURPOSE OF DETERMINING THE GROUND LOCATION OF THE WEST PROPERTY LINE OF LOT 21, AND CERTIFYING THE RELATIVE LOCATION OF THE DRIVEWAY ENCROACHMENTS AND EXISTING GARAGE IN RELATION TO THE WEST PROPERTY LINE. A GREAT BASIN ENGINEERING CAP WAS FOUND AND HELD AT THE NORTHWEST CORNER OF LOT 21. THE SOUTH PROPERTY CORNER FOR LOT 21 WAS NOT LOCATED (AND NOT PURPORTED TO HAVE BEEN SET ON THE SUBDIVISION PLAT) BUT A CURB PIN WAS FOUND AND HELD AT THE SOUTH EXTENSION OF THE WEST PROPERTY LINE WHERE IT CROSSES THE TOP BACK OF THE CURB. WHEN HOLDING THE FOUND CAP AND CURB PIN OTHER FOUND CURB PINS AND CAPS THROUGHOUT THE SUBDIVISION REASONABLY CHECKED TO THE DIMENSIONS GIVEN ON THE PLAT OF PHEASANT LANDING (ENTRY NUMBER 3075378) AND PHEASANT LANDING SUBDIVISION 1ST AMENDMENT BY 0.40 FEET OR LESS. THE TWO CENTERLINE MONUMENTS AS SHOWN AND DIMENSIONED ON THE ORIGINAL PLAT OF PHEASANT LANDING WERE LOCATED BUT WERE EACH MISSING A CENTER PUNCH. THE STRADDLE NAILS FOR EACH MONUMENT WERE LOCATED AND MEASURED. THE INTERSECTION OF THE STRADDLE NAILS FOR EACH MONUMENT DID NOT MATCH THE RECORD DIMENSIONS OF THE CENTERLINE AS DEFINED COMPARED TO THE FOUND CAPS AND CURB PINS THROUGHOUT THE SUBDIVISION. THE INTERSECTION OF STRADDLE LOCATIONS ARE: LOMOND VIEW DRIVE AND 160 EAST, 0.78' WEST AND 0.03' SOUTH OF THE RECORD MONUMENT LOCATION. ELBERTA DRIVE AND 160 EAST, 0.73' EAST AND 0.71' SOUTH OF THE RECORD MONUMENT LOCATION. THE LOCATION OF IMPROVEMENTS RELATIVE TO THE WEST LINE OF LOT 21 ARE AS SHOWN HEREON.



BOUNDARY LINE SURVEYING

P.O. BOX 237
MENDON, UTAH, 84325
435-760-7642

PREPARED FOR:	PROPERTY:	1 1
TUCKER AND DAYNA JARDINE 631 EAST 3300 NORTH NORTH OGDEN, UTAH, 84414	PARCEL 17-431-0002 2855 NORTH 160 EAST NORTH OGDEN, UTAH, 84050	

