

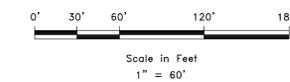
PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT 24.15 CHAINS SOUTH FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 754 FEET, THENCE SOUTH 243 FEET, THENCE WEST 191 FEET, THENCE SOUTH 14 FEET, THENCE WEST 191 FEET, THENCE NORTH 14 FEET, THENCE WEST 253.87 FEET, MORE OR LESS, TO A FENCE THENCE SOUTH 00°07'52" WEST ALONG SAID FENCE 493.9 FEET, MORE OR LESS, THENCE SOUTH 89°14'43" EAST 1359.87 FEET TO THE CENTERLINE OF 5500 WEST STREET AND TO A POINT SOUTH OF BEGINNING, THENCE NORTH 736.90 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING: PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U S SURVEY: BEGINNING AT A POINT 24.15 CHAINS SOUTH AND WEST 1413 FEET, FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 243 FEET, THENCE WEST 191 FEET, THENCE NORTH 243 FEET, THENCE EAST 191 FEET TO THE POINT OF BEGINNING.

PARCEL "A" BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF PARCEL 080470081 DESCRIBED IN RECORD OF SURVEY NUMBER 4779 SAID POINT BEING LOCATED SOUTH 00°14'28" WEST 1591.27 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, AND NORTH 90°00'00" WEST 624.71 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID RECORD OF SURVEY SOUTH 00°10'15" WEST 250.85 FEET; THENCE NORTH 89°19'17" WEST 141.87 FEET; THENCE NORTH 00°38'19" EAST 249.77 FEET; THENCE SOUTH 89°45'32" EAST 139.82 FEET TO THE POINT OF BEGINNING. CONTAINING 35,227 SQ. FEET OR 0.808 ACRES MORE OR LESS.

PARCEL "B" BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF 5500 WEST STREET, SAID POINT BEING LOCATED SOUTH 00°14'28" WEST 1593.85 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, AND NORTH 90°00'00" WEST 11.21 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID CENTERLINE SOUTH 00°38'48" WEST 716.89 FEET TO A POINT ON THE NORTH LINE OF THE HOOPER ESTATES SUBDIVISION PHASE 4 AS WELL AS A POINT ON THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 1326819; THENCE ALONG SAID NORTH LINE AND BOUNDARY LINE AGREEMENT NORTH 89°14'43" WEST 1359.87 FEET TO A POINT ON THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBERS 1222091 AND 122673; THENCE ALONG SAID BOUNDARY LINE AGREEMENT NORTH 00°07'51" EAST 461.68 FEET; THENCE SOUTH 89°45'32" EAST 226.53 FEET; THENCE SOUTH 00°14'28" WEST 14.00 FEET; THENCE SOUTH 89°45'32" EAST 192.03 FEET; THENCE SOUTH 00°10'22" EAST 21.45 FEET; THENCE SOUTH 87°14'26" EAST 191.52 FEET; THENCE NORTH 00°58'22" EAST 37.10 FEET; THENCE SOUTH 89°19'17" EAST 141.87 FEET TO AS POINT ON THE SOUTH LINE OF PARCEL 080470081 DESCRIBED IN RECORD OF SURVEY NUMBER 4779; RUNNING THENCE ALONG SAID SOUTH 89°19'53" EAST 191.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL; THENCE ALONG SAID EAST PARCEL LINE NORTH 00°10'15" EAST 252.27 FEET; THENCE SOUTH 89°45'32" EAST 422.50 FEET TO THE POINT OF BEGINNING. CONTAINING 702,860 SQUARE FEET OR 16.678 ACRES MORE OR LESS.



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
- ORIGINAL PARCEL LINE

NARRATIVE

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 LINDSAY STODDARD. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7, WHICH BEARS SOUTH 00°14'28" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 1103209, AND DEEDS OF ADJOINING PROPERTY OWNERS. BOUNDARY LINE AGREEMENTS RECORDED AS ENTRY NUMBERS 1326819, 122673, AND 1222091 ALONG WITH RECORD OF SURVEY NUMBER 4779, AND THE DEDICATED PLAT OF GARNER SUBDIVISION, ROWE SUBDIVISION AND HOOPER ESTATES PHASE 4 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 10TH DAY OF NOVEMBER, 2022.

RECEIVED  
NOV 18 2022  
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SCALE:	1" = 60'
DATE:	11/10/22
DESIGN:	JTN
DRAWN:	JTN
CHECKED:	KHW

REVISIONS	DESCRIPTION

PROPERTY SURVEY FOR LINDSAY STODDARD  
5589 WEST 4200 SOUTH, HOOPER, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
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