

RECORD BOUNDARY DESCRIPTION

TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 1084.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°30'00" EAST 936.00 FEET, THENCE NORTH 11°10'00" EAST 82.50 FEET, THENCE NORTH 89°33'00" EAST 205.89 FEET TO THE WEST RIGHT OF WAY LINE OF 900 WEST STREET, THENCE NORTH 11°10'04" EAST ALONG SAID WEST RIGHT OF WAY LINE 156.15 FEET TO AN EXISTING FENCE LINE, THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES: NORTH 63°49'43" WEST 7.82 FEET, THENCE NORTH 84°54'37" WEST ALONG SAID EXISTING FENCE LINE 403.68 FEET TO AN EXISTING FENCEPOST, THENCE NORTH 00°17'07" EAST ALONG SAID EXISTING FENCE LINE 177.26 FEET TO AN EXISTING FENCE POST, THENCE NORTH 88°36'59" EAST ALONG SAID EXISTING FENCE LINE 349.46 FEET, THENCE SOUTH 64°03'42" EAST ALONG SAID EXISTING FENCE LINE 31.28 FEET, THENCE SOUTH 77°11'37" EAST ALONG SAID EXISTING FENCE LINE 71.09 TO SAID WEST RIGHT OF WAY LINE OF 900 WEST STREET, THENCE NORTH 11°10'04" EAST 154.98 FEET TO A POINT ON A 1158.50 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 203.88 FEET THROUGH A CENTRAL ANGLE OF 10°05'00" (LONG CHORD BEARS NORTH 05°51'30" EAST 203.62 FEET) THENCE NORTH 00°49'00" EAST 9.81 FEET, THENCE SOUTH 89°30'00" WEST 1277.64 FEET, THENCE SOUTH 792.70 FEET TO THE POINT OF BEGINNING. CONTAINS 864,022.47 SQUARE FEET OR 19.83 ACRES.

RESIDENTIAL PARCEL 160120093 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN A RECORD OF SURVEY RECORDED AS ENTRY NUMBER 871 AS WELL AS ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED SOUTH 89°44'16" EAST 777.50 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" EAST 1084.78 FEET; RUNNING THENCE ALONG SAID FENCE LINE NORTH 00°17'48" EAST 287.02 FEET; THENCE SOUTH 84°45'07" EAST 403.65 FEET; THENCE SOUTH 68°29'31" EAST 7.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST AS DESCRIBED IN A RIGHT-OF-WAY SURVEY RECORDED AS ENTRY NUMBER 4025; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 11°12'10" WEST 161.79 FEET; THENCE SOUTH 89°50'37" WEST 199.25 FEET; THENCE SOUTH 11°18'01" WEST 90.79 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN SAID RECORD OF SURVEY 871; RUNNING THENCE ALONG SAID NORTH PARCEL LINE NORTH 89°39'08" WEST 162.10 FEET TO THE POINT OF BEGINNING. CONTAINING 1.982 ACRES.

AGRICULTURAL PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN A RECORD OF SURVEY RECORDED AS ENTRY NUMBER 871, SAID POINT BEING LOCATED NORTH 00°27'57" EAST 1084.86 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 0.52 FEET; RUNNING THENCE NORTH 00°47'52" EAST 792.41 FEET; THENCE SOUTH 89°43'56" EAST 1256.57 FEET; THENCE SOUTH 02°04'59" EAST 23.35 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 900 WEST STREET AS DESCRIBED IN RIGHT-OF-WAY SURVEY RECORDED AS ENTRY NUMBER 4025; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES: (1) SOUTH 06°41'31" WEST 173.02 FEET (2) SOUTH 11°10'04" WEST 155.62 FEET TO A FOUND UTAH LAND SURVEY MARKER; THENCE NORTH 77°02'19" WEST 70.42 FEET; THENCE NORTH 63°49'43" WEST 31.28 FEET; THENCE SOUTH 88°46'17" WEST 349.46 FEET TO A POINT ON SAID EXISTING FENCE LINE; RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING (2) COURSES: (1) SOUTH 00°26'21" WEST 177.25 FEET (2) SOUTH 00°17'48" WEST 287.02 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN A RECORD OF SURVEY 871; THENCE ALONG SAID PARCEL LINE NORTH 89°43'55" WEST 769.20 FEET THE POINT OF BEGINNING. CONTAINING 17.506 ACRES.

DON JONES TRUST  
160120024

4300 NORTH RANCH CO.  
160120026

AGRICULTURAL PARCEL  
CONTAINING 762,580 SQ. FT.  
OR 17.506 ACRES

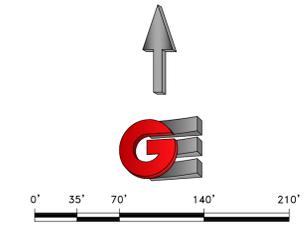
BRUCE & MARIE KOTTER  
160120092

RESIDENTIAL PARCEL  
160120093  
CONTAINING 86,365 SQ. FT.  
OR 1.982 ACRES

MARK & ALECIA HORTON  
160120021

LITTLE HOUSE IN  
PLEASANT VIEW LLC  
160120014

RECEIVED  
DEC 27 2022  
FILE # 7436



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

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 GARY KOHLER. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, WHICH BEARS SOUTH 89°44'16" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 2492056 AND 2489529, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 871 AND 4025 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 12TH DAY OF DECEMBER, 2022.

PROFESSIONAL LAND SURVEYOR  
12-12-22  
8227228  
Klint H. Whitney  
Klint H. Whitney, PLS NO. 8227228

REVISIONS	DESCRIPTION
DATE	

SCALE: 1" = 70'  
DATE: 12/12/22  
DESIGN: \_\_\_\_\_  
DRAWN: JTN  
CHECKED: KHW  
DWG.: R2001 - MISC SURVEY 02228 - GARY KOHLER SURVEY 02228

PROPERTY SURVEY FOR GARY KOHLER  
4501 NORTH 900 WEST  
PLEASANT VIEW CITY, WEBER COUNTY, UTAH  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL-LAND PLANNING  
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

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