

PARCEL 150780024 RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 144 FEET; THENCE NORTH 363 FEET; THENCE WEST 144 FEET; THENCE SOUTH 363 FEET TO THE PLACE OF BEGINNING.

PARCEL 150780025 RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 144 FEET EAST AND NORTH 33 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 301.5 FEET, THENCE NORTH 544.5 FEET, THENCE WEST 217.29 FEET TO THE EAST LINE OF CALMING WATERS AT PETERSON ESTATES, THENCE SOUTH 00°28'37" WEST 222.26 FEET, THENCE NORTH 89°31'23" WEST 84.2 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING.

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28; RUNNING THENCE NORTH 00°28'44" EAST 363.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE SOUTH LINE OF THE CALMING WATERS OF PETERSON ESTATES SUBDIVISION; THENCE ALONG SAID SOUTH SUBDIVISION LINE SOUTH 89°31'27" EAST 228.31 FEET; THENCE NORTH 00°28'37" EAST 222.26 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2475 SOUTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°59'14" EAST 220.95 FEET; THENCE SOUTH 00°49'57" WEST 552.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 SOUTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°10'15" WEST 150.00 FEET; THENCE NORTH 00°49'45" EAST 273.50 FEET; THENCE NORTH 89°10'36" WEST 126.72 FEET; THENCE SOUTH 00°28'25" WEST 128.36 FEET; THENCE NORTH 89°32'21" WEST 37.93 FEET; THENCE SOUTH 00°53'05" WEST 177.89 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER NORTH 89°10'15" WEST 131.61 FEET TO THE POINT OF BEGINNING. CONTAINING 161,129 SQUARE FEET OR 3.699 ACRES.

PARCEL "B" BOUNDARY DESCRIPTION

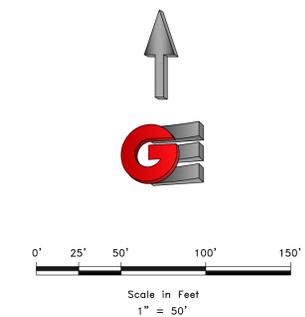
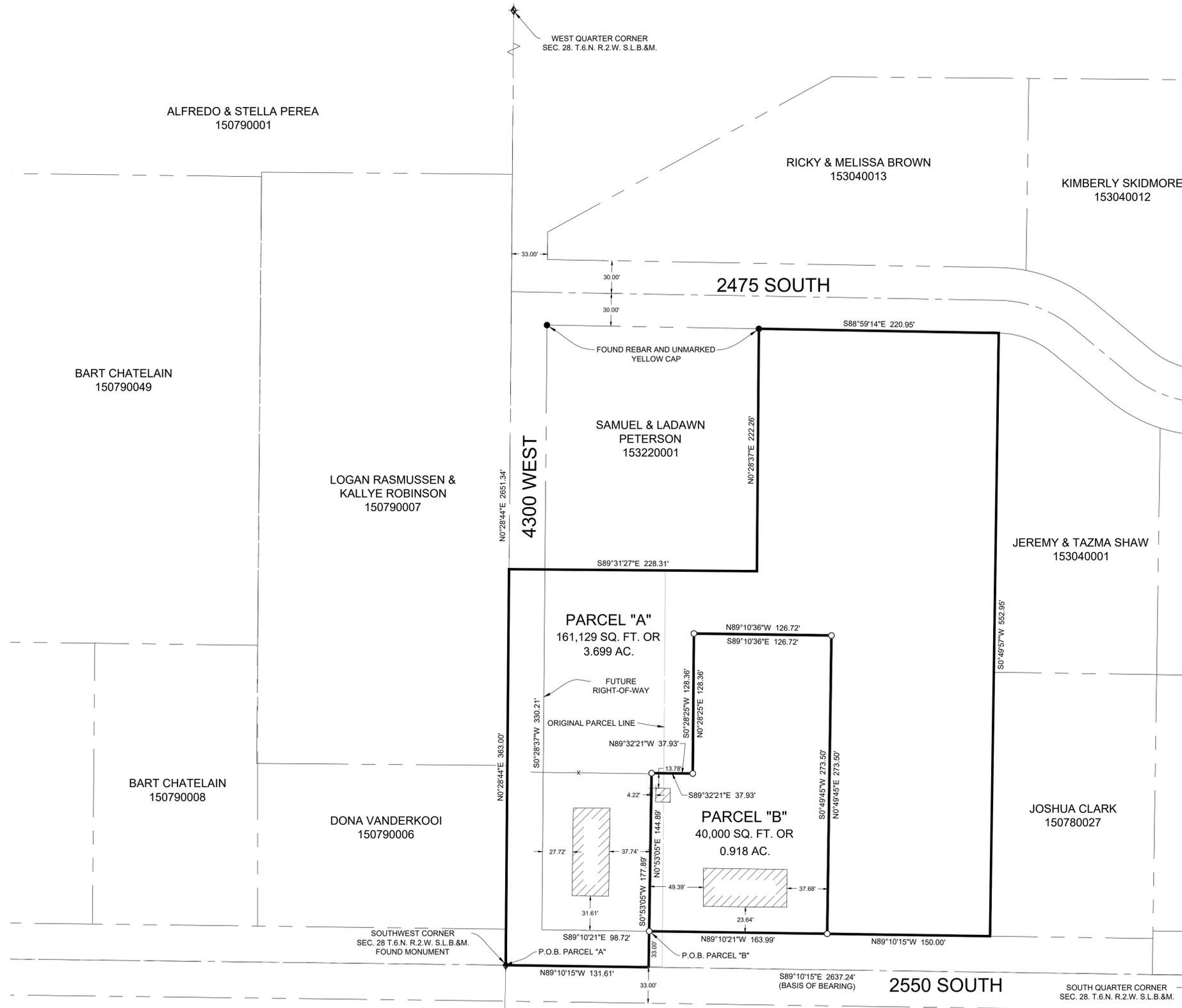
A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 SOUTH; SAID POINT BEING LOCATED SOUTH 89°10'15" EAST 131.61 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°53'05" EAST 33.00 FEET; RUNNING THENCE NORTH 00°53'05" EAST 144.89 FEET; THENCE SOUTH 89°32'21" EAST 37.93 FEET; THENCE NORTH 00°28'25" EAST 128.36 FEET; THENCE SOUTH 89°10'36" EAST 126.72 FEET; THENCE SOUTH 00°49'45" WEST 273.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2550 SOUTH; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°10'21" WEST 163.99 FEET TO THE POINT OF BEGINNING. CONTAINING 40,000 SQUARE FEET OR 0.918 ACRES.

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| SCALE: 1:50_XREF | DATE: 1/19/23 | DESIGN: JTJ | DRAWN: JTN | CHECKED: KHW |
| REVISIONS | DESCRIPTION | | | |
| DATE | | | | |

PROPERTY SURVEY FOR LADAWN PETERSON
2542 SOUTH 4300 WEST, OGDEN, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

DMG.: R:001 - MISC SURVEY/22258 - LADAWN PETERSON/SURVEY/OGDEN/UTAH/PETERSON.DWG

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066



- 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 ADJUST, ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY LADAWN PETERSON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, WHICH BEARS SOUTH 89°10'15" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARIES WERE DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2510914, AND QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 2462253, AS WELL AS DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLAT OF CALMING WATERS OF PETERSON ESTATES AND HUNTER PLACE SUBDIVISION 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 19TH DAY OF JANUARY, 2023.

RECEIVED
JAN 24 2023
FILE # 7464

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