

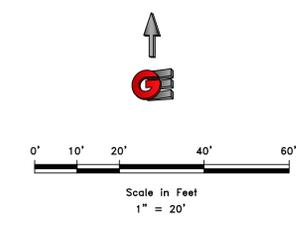
**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 2300 NORTH STREET AND THE EAST LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 00°19'29" EAST 128.04 FEET ALONG SAID EAST LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°45'46" WEST 147.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF SIERRA DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°19'29" EAST 185.00 FEET; THENCE SOUTH 88°45'46" EAST 274.23 FEET; THENCE SOUTH 00°05'15" WEST 185.01 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°45'46" WEST 127.55 FEET TO THE POINT OF BEGINNING. CONTAINING 50,796 SQUARE FEET.

SCALE:	1" = 20'
DATE:	2/26/24
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

**PROPERTY SURVEY FOR KERRY BRESNAHAN**  
 5482 EAST 2300 NORTH, EDEN, UTAH, LOCATED IN THE N.W. 1/4 OF SECTION 35 AND THE N.E. 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. AND M.



**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

**RECEIVED**  
 FEB 29 2024  
 FILE # 7783

**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 KERRY BRESNAHAN. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°19'29" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3239470, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF EDEN ACRES SUBDIVISION AND TIXIER 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 26TH DAY OF FEBRUARY, 2024.

PROFESSIONAL LAND SURVEYOR  
 2/26/24  
 8227228  
 Klint H. Whitney  
 STATE OF UTAH  
 KLINT H. WHITNEY, PLS NO. 8227228

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