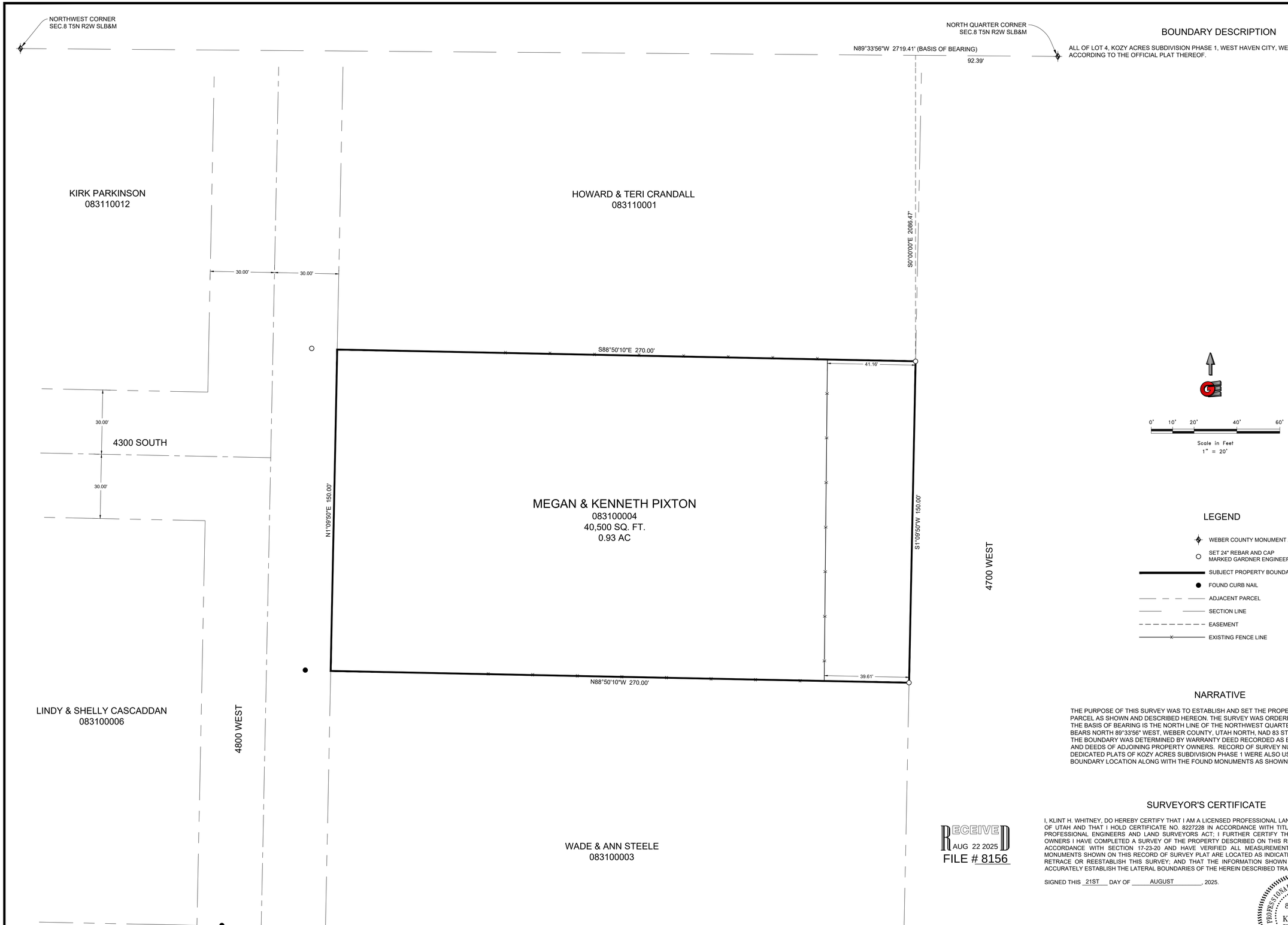

BOUNDARY DESCRIPTION

ALL OF LOT 4, KOZY ACRES SUBDIVISION PHASE 1, WEST HAVEN CITY, WEBER COUNTY, UTAH. ACCORDING TO THE OFFICIAL PLAT THEREOF.

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- FOUND CURB NAIL
- 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 KENNETH PIXTON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, WHICH BEARS NORTH 89°33'56" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2833705, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 3515, AND THE DEDICATED PLATS OF KOZY ACRES SUBDIVISION PHASE 1 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

RECEIVED
AUG 22 2025
FILE # 8156

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 21ST DAY OF AUGUST, 2025.

PROFESSIONAL LAND SURVEYOR
8/21/25
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1:20 XREF
DATE: 8/21/25
DESIGN: -----
DRAWN: JTN
CHECKED: KHW
DWG: R:\8000 - MISC SURVEYS\8-304 KENNETH PIXTON\SURVEY\DWG\KENNETH PIXTON.DWG

REVISIONS	
DATE	DESCRIPTION

PROPERTY SURVEY FOR KENNETH PIXTON
4322 SOUTH 4800 WEST, WEST HAVEN CITY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL ▪ LAND PLANNING
MUNICIPAL ▪ LAND SURVEYING
1580 W 2100S, WEST HAVEN UT 84401
P 801.476.0202 F 801.476.0066

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