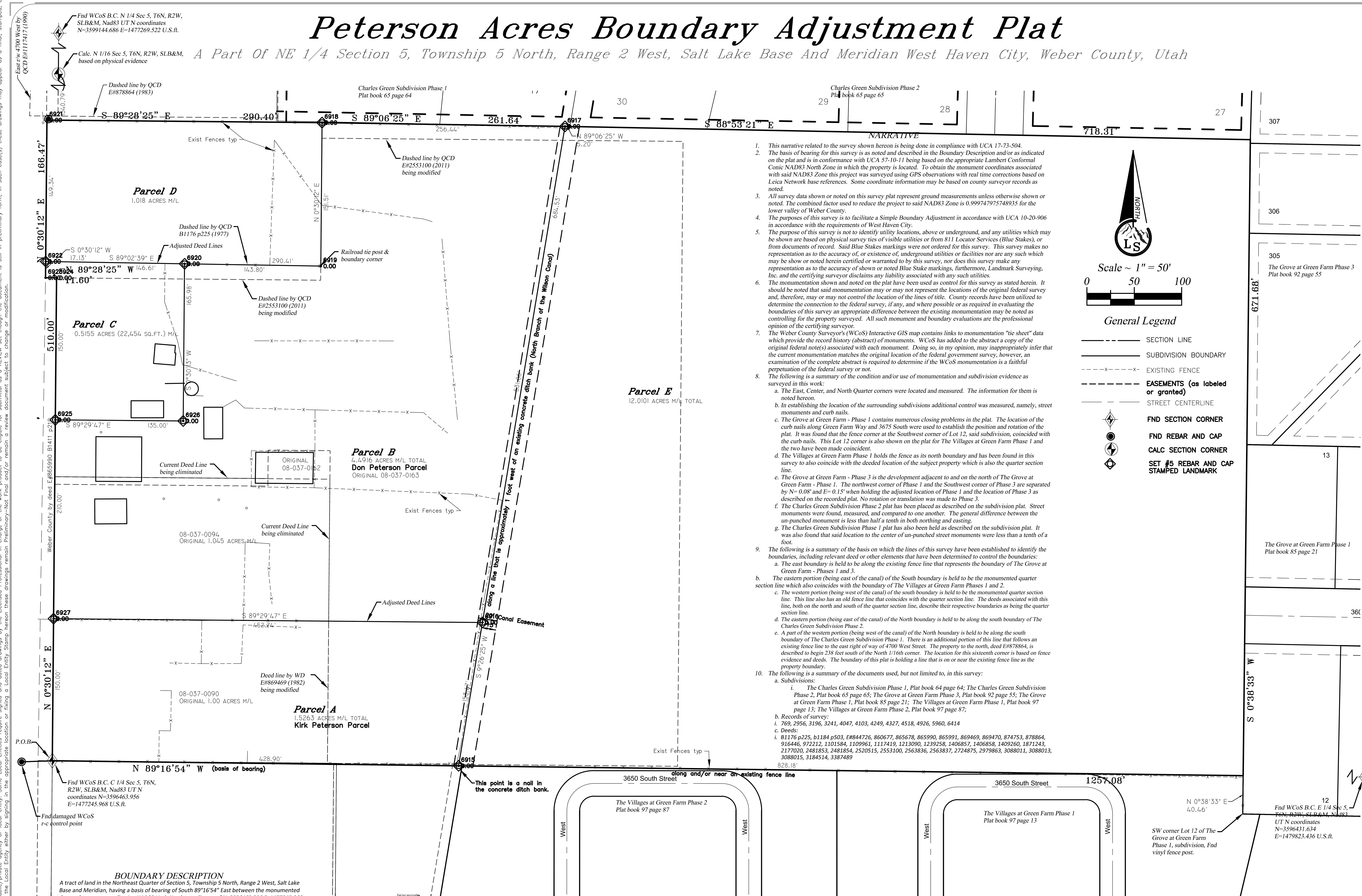
Project Name: 4567 Kirk Peterson—Bndry Adj.dwg Save Date: February 26, 2026 3:15 PM Sheet: 4567 Sht 1 Parcel Line Adj ROS Print Date: 2/26/2026
This plat and associated documents are "PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL" and subject to change without a valid signature and date across the Licensed Professional's seal (meaning the surveyor and/or engineer responsible for the production of this document) in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing and any other required signatures/endorsements/seals which may be required by reviewing jurisdictions. Therefore, if this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product by the client or public/private agency or local entity. Some Local Entities require signed and dated drawings by the Licensed Professional in charge of the work product to be eligible for submittal as a REVIEW set though the document is still in preliminary form, in such case(s) these drawings may appear as a final, stamped, and dated product, however, without the express written approval of the Local Entity either by signing in the appropriate location or fixing a Local Entity Stamp hereon these drawings remain Preliminary—Not Final and/or remain a review document subject to change or modification.

Peterson Acres Boundary Adjustment Plat

A Part Of NE 1/4 Section 5, Township 5 North, Range 2 West, Salt Lake Base And Meridian West Haven City, Weber County, Utah



NARRATIVE

1. This narrative related to the survey shown hereon is being done in compliance with UCA 17-73-504.
2. The basis of bearing for this survey is as noted and described in the Boundary Description and/or as indicated on the plat and is in conformance with UCA 57-10-11 being based on the appropriate Lambert Conformal Conic NAD83 North Zone in which the property is located. To obtain the monument coordinates associated with said NAD83 Zone this project was surveyed using GPS observations with real time corrections based on Leica Network base references. Some coordinate information may be based on county surveyor records as noted.
3. All survey data shown or noted on this survey plat represent ground measurements unless otherwise shown or noted. The combined factor used to reduce the project to said NAD83 Zone is 0.999747975748935 for the lower valley of Weber County.
4. The purposes of this survey is to facilitate a Simple Boundary Adjustment in accordance with UCA 10-20-906 in accordance with the requirements of West Haven City.
5. The purpose of this survey is not to identify utility locations, above or underground, and any utilities which may be shown are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. Said Blue Stakes markings were not ordered for this survey. This survey makes no representation as to the accuracy of, or existence of, underground utilities or facilities nor are any such which may be show or noted herein certified or warranted to by this survey, nor does this survey make any representation as to the accuracy of shown or noted Blue Stake markings, furthermore, Landmark Surveying, Inc. and the certifying surveyor disclaims any liability associated with any such utilities.
6. The monumentation shown and noted on the plat have been used as control for this survey as stated herein. It should be noted that said monumentation may or may not represent the locations of the original federal survey and, therefore, may or may not control the location of the lines of title. County records have been utilized to determine the connection to the federal survey, if any, and where possible or as required in evaluating the boundaries of this survey an appropriate difference between the existing monumentation may be noted as controlling for the property surveyed. All such monument and boundary evaluations are the professional opinion of the certifying surveyor.
7. The Weber County Surveyor's (WCoS) Interactive GIS map contains links to monumentation "tie sheet" data which provide the record history (abstract) of monuments. WCoS has added to the abstract a copy of the original federal note(s) associated with each monument. Doing so, in my opinion, may inappropriately infer that the current monumentation matches the original location of the federal government survey, however, an examination of the complete abstract is required to determine if the WCoS monumentation is a faithful perpetuation of the federal survey or not.
8. The following is a summary of the condition and/or use of monumentation and subdivision evidence as surveyed in this work:
   a. The East, Center, and North Quarter corners were located and measured. The information for them is noted hereon.
   b. In establishing the location of the surrounding subdivisions additional control was measured, namely, street monuments and curb nails.
   c. The Grove at Green Farm - Phase 1 contains numerous closing problems in the plat. The location of the curb nails along Green Farm Way and 3675 South were used to establish the position and rotation of the plat. It was found that the fence corner at the Southwest corner of Lot 12, said subdivision, coincided with the curb nails. This Lot 12 corner is also shown on the plat for The Villages at Green Farm Phase 1 and the two have been made coincident.
   d. The Villages at Green Farm Phase 1 holds the fence as its north boundary and has been found in this survey to also coincide with the deeded location of the subject property which is also the quarter section line.
   e. The Grove at Green Farm - Phase 3 is the development adjacent to and on the north of The Grove at Green Farm - Phase 1. The northwest corner of Phase 1 and the Southwest corner of Phase 3 are separated by N= 0.08' and E= 0.15' when holding the adjusted location of Phase 1 and the location of Phase 3 as described on the recorded plat. No rotation or translation was made to Phase 3.
   f. The Charles Green Subdivision Phase 2 plat has been placed as described on the subdivision plat. Street monuments were found, measured, and compared to one another. The general difference between the un-punched monument is less than half a tenth in both northing and easting.
   g. The Charles Green Subdivision Phase 1 plat has also been held as described on the subdivision plat. It was also found that said location to the center of un-punched street monuments were less than a tenth of a foot.
9. The following is a summary of the basis on which the lines of this survey have been established to identify the boundaries, including relevant deed or other elements that have been determined to control the boundaries:
   a. The east boundary is held to be along the existing fence line that represents the boundary of The Grove at Green Farm - Phases 1 and 3.
   b. The eastern portion (being east of the canal) of the South boundary is held to be the monumented quarter section line which also coincides with the boundary of The Villages at Green Farm Phases 1 and 2.
   c. The western portion (being west of the canal) of the south boundary is held to be the monumented quarter section line. This line also has an old fence line that coincides with the quarter section line. The deeds associated with this line, both on the north and south of the quarter section line, describe their respective boundaries as being the quarter section line.
   d. The eastern portion (being east of the canal) of the North boundary is held to be along the south boundary of The Charles Green Subdivision Phase 2.
   e. A part of the western portion (being west of the canal) of the North boundary is held to be along the south boundary of The Charles Green Subdivision Phase 1. There is an additional portion of this line that follows an existing fence line to the east right of way of 4700 West Street. The property to the north, deed E#878864, is described to begin 238 feet south of the North 1/16th corner. The location for this sixteenth corner is based on fence evidence and deeds. The boundary of this plat is holding a line that is on or near the existing fence line as the property boundary.
10. The following is a summary of the documents used, but not limited to, in this survey:
   a. Subdivisions:
      i. The Charles Green Subdivision Phase 1, Plat book 64 page 64; The Charles Green Subdivision Phase 2, Plat book 65 page 65; The Grove at Green Farm Phase 3, Plat book 92 page 55; The Grove at Green Farm Phase 1, Plat book 85 page 21; The Villages at Green Farm Phase 1, Plat book 97 page 13; The Villages at Green Farm Phase 2, Plat book 97 page 87;
   b. Records of survey:
      i. 769, 2956, 3196, 3241, 4047, 4103, 4249, 4327, 4518, 4926, 5960, 6414
   c. Deeds:
      i. B1176 p225, b1184 p503, E#844726, 860677, 865678, 865990, 865991, 869469, 869470, 874753, 878864, 916446, 972212, 1101584, 1109961, 1117419, 1213090, 1239258, 1406857, 1406858, 1409260, 1871243, 2177020, 2481853, 2481854, 2520515, 2553100, 2563836, 2563837, 2724875, 2979863, 3088011, 3088013, 3088015, 3184514, 3387489

BOUNDARY DESCRIPTION

A tract of land in the Northeast Quarter of Section 5, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°16'54" East between the monumented Center Quarter corner (having NAD83 Utah North coordinates of N=3596463.956 E=1477245.968 U.S.ft.) and the East Quarter corner (having NAD83 Utah North coordinates of N=3596431.634 E=1479823.436 U.S.ft.) of said Section 5, said tract being described as follows:

BEGINNING at said Center Quarter corner of Section 5,
RUNNING thence North 00°30'12" East 510.00 feet, along quarter section line;
Thence North 89°28'25" West 11.60 feet, along the north boundary of a parcel described in Quit Claim Deed recorded as Entry number 865990 in Book 1411 page 210;
Thence North 00°30'12" East 166.47 feet, to an existing fence line;
Thence South 89°28'25" East 290.40 feet, along said fence line;
Thence South 89°06'25" East 261.64 feet, along and/or near an existing fence line, to the Southwest corner of Lot 30, Charles Green Subdivision Phase 2 as recorded in Plat book 65 page 65;
Thence South 88°53'21" East 718.31 feet, along the south boundary of said Charles Green Subdivision Phase 2, to a point being on the common boundary of ;
Thence South 00°38'33" West 671.68 feet, along the west boundaries of The Grove at Green Farm Phase 3 recorded in Plat book 92 page 55 and The Grove at Green Farm Phase 1 recorded in Plat book 85 page 21, to a point being common to said west boundary of The Grove at Green Farm Phase 1 and The Villages at Green Farm Phase 1 recorded in Plat book 97 page 13;
Thence North 89°16'54" West 1257.08 feet, the eastern portion of which is along the boundaries of said The Villages at Green Farm Phase 1 and The villages at Green Farm Phase 2 recorded in Plat book 97 page 87, and the western portion of which is along and/or near an existing fence line, to the point of beginning.

Containing 19.5467 acres, more or less.

SURVEYOR'S CERTIFICATE

To Kirk Peterson (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-73-504, verifying measurements, and if monuments have been set they are shown and noted hereon, furthermore, if applicable, this plat complies with [UCA 17-79-703 (6)(b) subparabraph (ii)(A) as a record of survey and has been or will be filed with the County Surveyor's Office. That this plat was prepared from but not limited to the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

PROFESSIONAL LAND SURVEYOR
ERNEST D. ROWLEY
No.171781
26-Feb-26
STATE OF UTAH

RECEIVED
FEB 27 2026
FILE # 8294

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Weber County Surveyor

CLIENT: Kirk Peterson Address: 3638 S 4700 W, West Haven, Utah	1 of 1
The NE 1/4 Of Section 5, Township 5 North, Range 2 West, Salt Lake Base And Meridian	Subdivision
Revisions	Drawn/Checked BY: EDR
	Field Survey Begin Date: ...
	Date: February 26, 2026
	LMS Project Number: 4567

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