

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST LINE OF OSPREY ESTATES PHASE 2 BEING LOCATED NORTH 89°15'44" WEST 1527.48 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 19°54'08" WEST 4.65 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG THE WEST LINE OF SAID OSPREY RANCH PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 19°40'22" WEST 849.73 FEET; (2) NORTH 88°13'48" WEST 333.02 FEET; (3) SOUTH 02°50'26" WEST 661.89 FEET TO THE NORTH LINE OF THE BIG SKY ESTATES NO. 1; THENCE ALONG THE NORTH LINE OF SAID BIG SKY ESTATES NO. 1 AND CONTINUING ALONG THE BOUNDARY OF NORDIC VALLEY ESTATES NO. 2 THE FOLLOWING TEN (10) COURSES: (1) SOUTH 89°46'59" WEST 470.15 FEET; (2) NORTH 47°35'32" WEST 406.61 FEET; (3) NORTH 53°23'07" EAST 164.35 FEET; (4) NORTH 13°36'07" WEST 86.98 FEET; (5) NORTH 70°09'35" EAST 150.35 FEET; (6) NORTH 21°43'04" WEST 290.52 FEET; (7) NORTH 24°38'11" WEST 57.97 FEET; (8) NORTH 20°50'17" EAST 404.93 FEET; (9) SOUTH 78°47'41" EAST 242.38 FEET; (10) NORTH 29°35'35" EAST 215.80 FEET; THENCE SOUTH 89°16'09" EAST 399.83 FEET; THENCE SOUTH 89°17'24" EAST 389.14 FEET TO THE POINT OF BEGINNING. CONTAINING 25.937 ACRES.

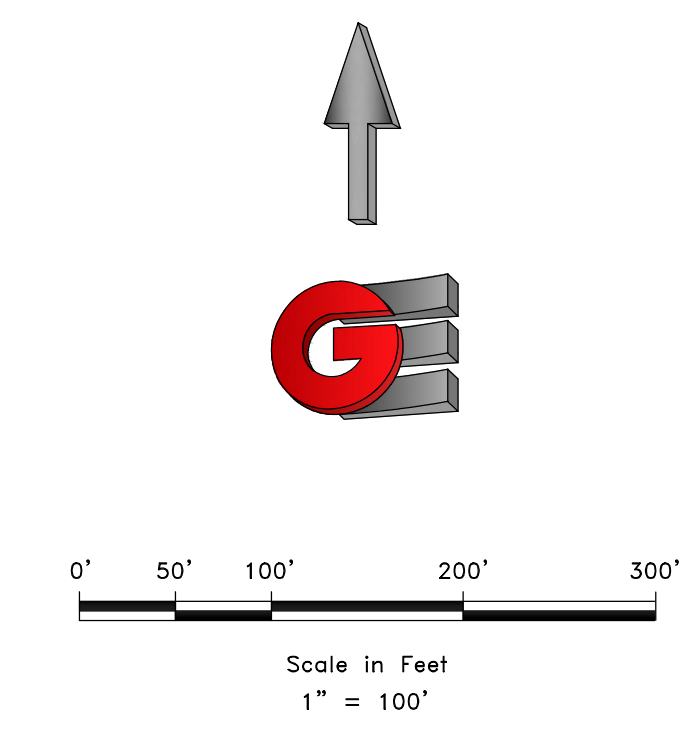
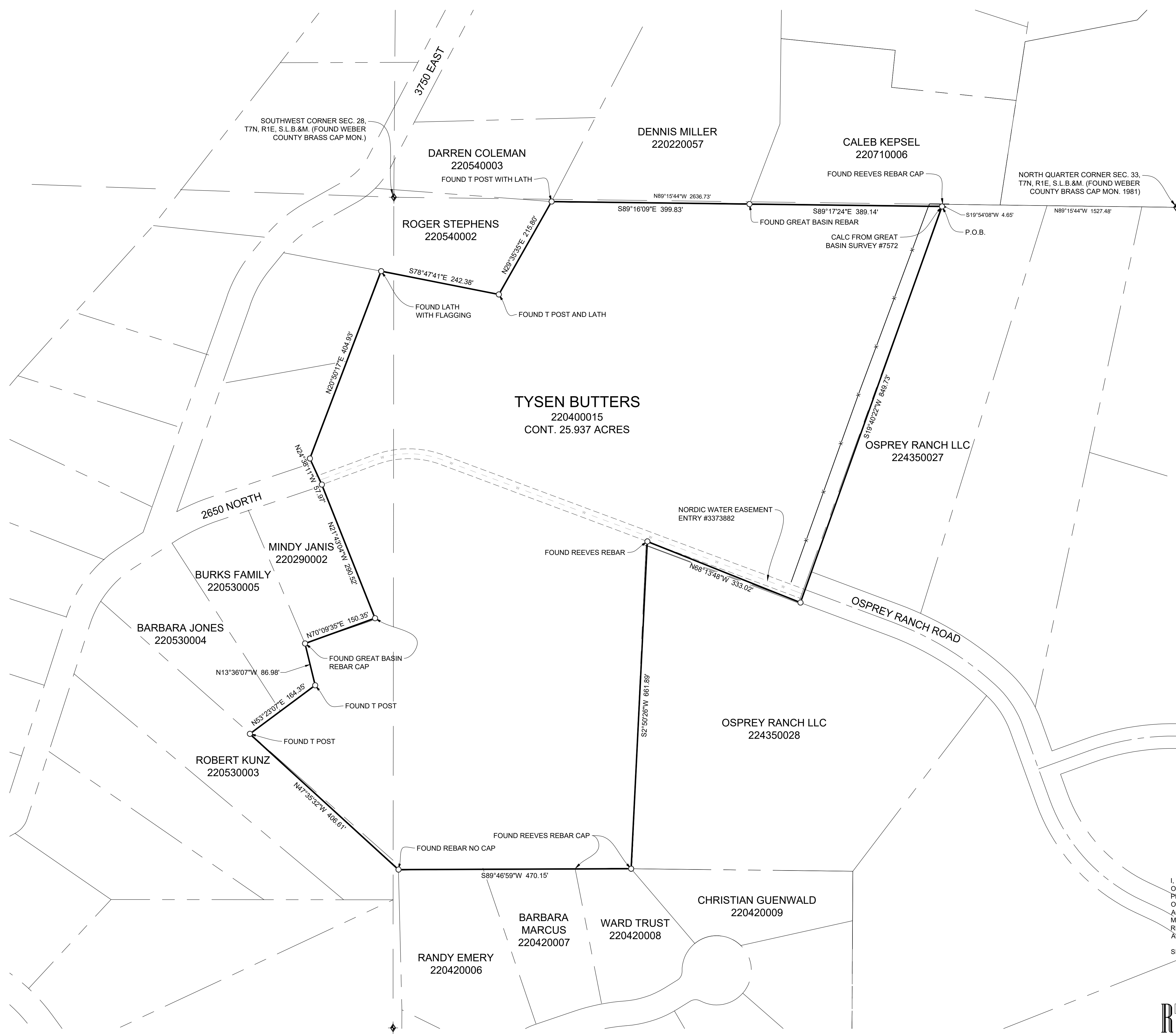
SCALE:	1" = 100'
DATE:	4/22/26
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR TYSEN BUTTERS
 2650 NORTH 4000 EAST, EDEN, UTAH
 LOCATED IN THE N.E. 1/4 OF SEC. 32, AND THE N.W. 1/4 SEC. 33
 TOWNSHIP 7 NORTH, RANGE 1 EAST, 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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- 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

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 TYSEN BUTTERS. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°15'44" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3197871, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 4808, 7572, 6085, 6646, 6789, 2598 AND THE DEDICATED PLAT OF OSPREY RANCH SUBDIVISION PHASE 2 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 22ND DAY OF APRIL, 2026.



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