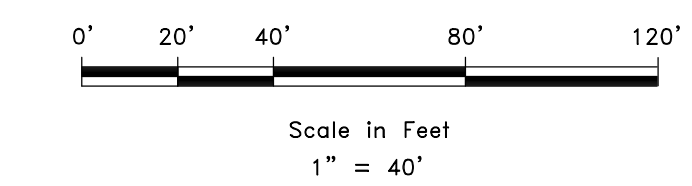
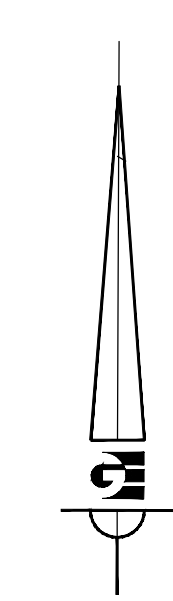


BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED NORTH 89°15'44" WEST 1034.23 FEET ALONG THE SOUTH LINE OF SAID QUARTER AND NORTH 0°00'00" EAST 1231.19 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE NORTH 57°44'09" WEST 227.21 FEET; THENCE NORTH 81°21'51" WEST 474.78 FEET; THENCE NORTH 8°13'26" EAST 312.29 FEET; THENCE SOUTH 56°49'48" EAST 6.97 FEET; THENCE SOUTH 24°02'18" EAST 135.54 FEET; THENCE NORTH 67°42'27" EAST 213.46 FEET; THENCE NORTH 81°55'27" EAST 143.00 FEET; THENCE BOUNDARY 36°42'27" EAST 45.97 FEET; THENCE SOUTH 51°10'11" EAST 349.58 FEET TO THE WEST BOUNDARY LINE OF DANIELS SUBDIVISION; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 15°50'32" WEST 304.34 FEET TO THE POINT OF BEGINNING, CONTAINING 215,873 SQUARE FEET OR 4.96 ACRES MORE OR LESS.



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
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING COMMUNICATIONS BOX
- ⊕ EXISTING POWER BOX
- ⊕ EXISTING TREE (VARIES IN SIZE)
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL / DIRT ROAD

NOTES

1. SITE BENCHMARK IS A CAP AND REBAR MARKED BY GARDNER ENGINEERING AT THE NORTHEAST PROPERTY CORNER WITH AN ELEVATION OF 5099.02'
 2. VERTICAL DATUM: NAVD 88
 3. UTILITIES WERE DETERMINED BY FIELD MEASUREMENTS.
 4. SET BACKS DETERMINED BY WEBER COUNTY ORDINANCES, SEC 104-2.5 SITE DEVELOPMENT STANDARDS FOR AV-3 AND SEC 104-14.5 SITE DEVELOPMENT STANDARDS FOR FV-3 ZONE.
- AV-3 ZONE: FRONT: 30 FEET; SIDE: 10 WITH BOTH SIDES EQUAL TO 24 FEET; REAR: 30 FEET. ARCHITECT / DEVELOPER SHALL VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION.
- FV-3 ZONE: FRONT: 30 FEET; SIDE: 20 FEET; REAR: 30 FEET. ARCHITECT / DEVELOPER SHALL VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION.

NARRATIVE

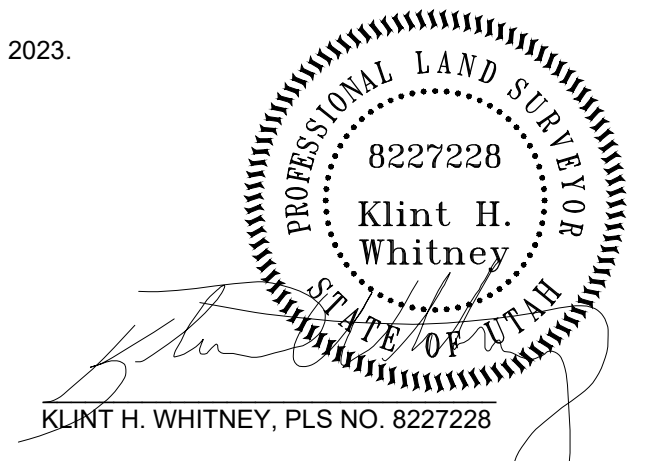
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MARK WILKERSON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, WHICH BEARS NORTH 89°15'44" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3197336, AND DEEDS OF ADJOINING PROPERTY OWNERS. ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

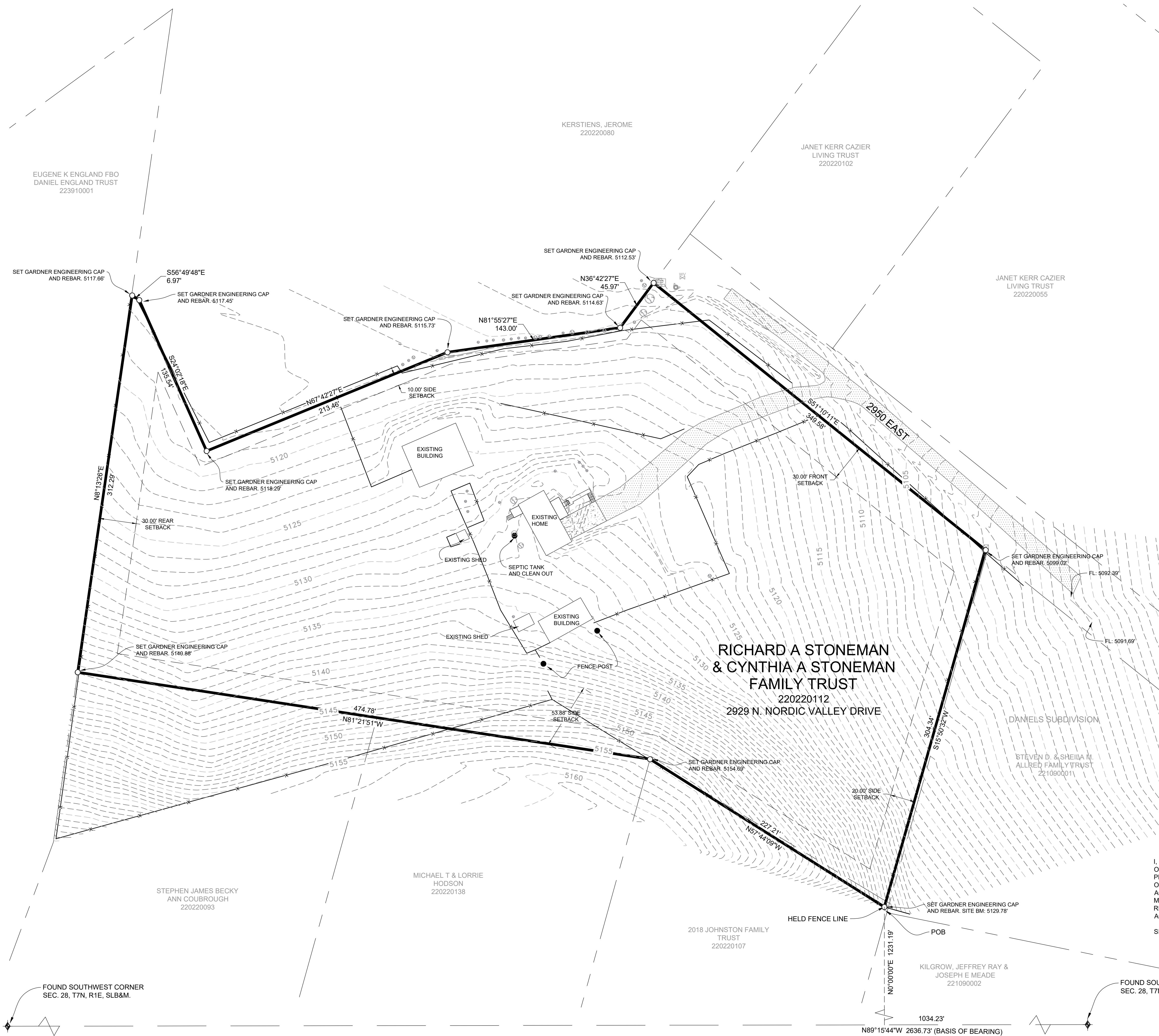
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED 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 17TH DAY OF MARCH, 2023.

RECEIVED
APR 24 2026
FILE # 8335



KLINT H. WHITNEY, PLS NO. 8227228



REVISIONS	DATE	DESCRIPTION

SCALE: 1" = 40'
DATE: 12/22/2021
DESIGN: _____
DRAWN: KHW
CHECKED: KHW
DWG.: R:\2021\BERTOLDI\OCT 18\210 - WILKERSON\ORDS\SUBRECORD\WILKERSON\ORDOC.DWG

PROPERTY SURVEY FOR RICHARD & CYNTHIA STONEMAN
2929 NORTH NORDIC VALLEY DRIVE, EDEN UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
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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