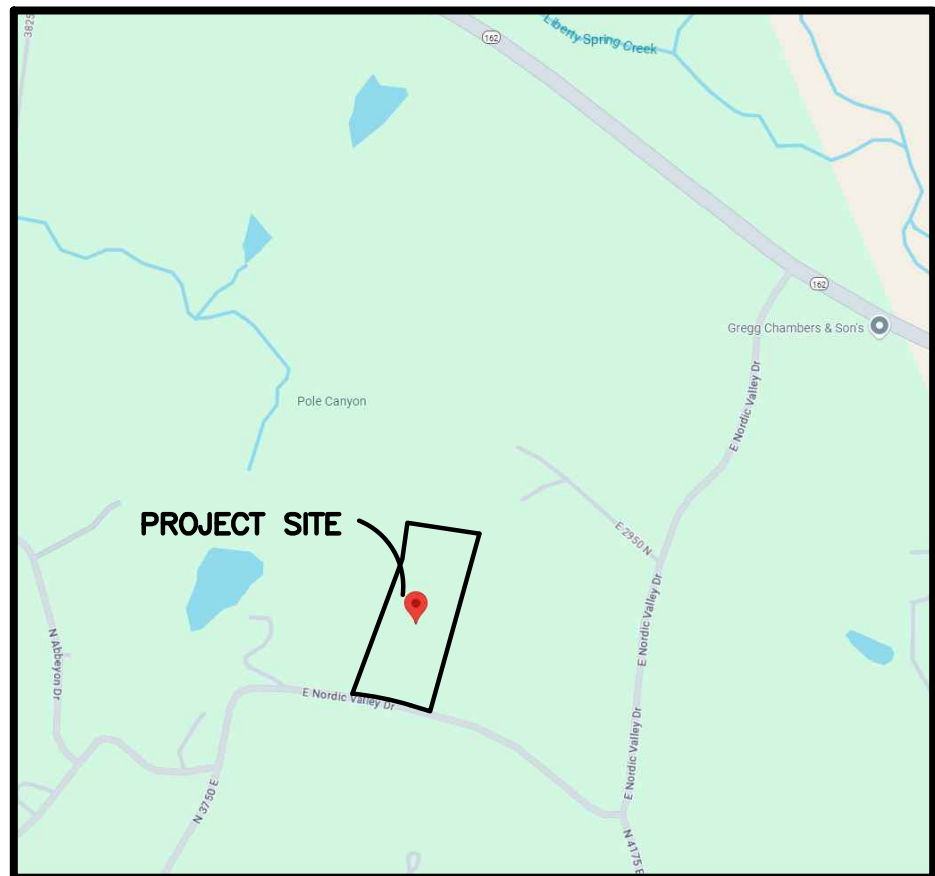




VICINITY MAP
NOT TO SCALE

NARRATIVE

THIS SURVEY WAS REQUESTED BY JAN ENGLAND FOR THE PURPOSE OF REESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER; SOUTHWEST CORNER; AND THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 89°15'44" WEST BETWEEN SAID SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 28 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

ABBEYON ESTATES NO.1 SUBDIVISION PREPARED BY GLENN RAVENBERG, DATED APRIL 23, 1989, AND RECORDED APRIL 25, 1989, AS ENTRY 1076468; BLAKE HOLLEY SUBDIVISION PREPARED BY GREAT BASIN ENGINEERING INC., FOR ENTRY 1076468; EAGLE'S VIEW SUBDIVISION PREPARED BY KENT G ARAVE, FOR V. BLANKE SMITH, DATED MARCH 25, 1987, AND RECORDED MAY 27, 1987, AS ENTRY 1012788; AND NORDIC VIEW SUBDIVISION PREPARED BY LARRY M. BUTTARS FOR LARRY M. BUTTARS AND JOANNA ELLEN MONROE, DATED APRIL 20, 1989, AND RECORDED JULY 11, 1989, AS ENTRY 1068622 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THERE IS A RELATIVELY OLD POST AND WIRE FENCE ALONG THE WEST LINE OF SUBJECT PROPERTY. THE NORTHERLY PORTION OF THE WEST PROPERTY LINE FOLLOWS THIS FENCE CLOSELY, BUT THE SOUTHERLY PORTION OF THE WEST LINE VARIES SIGNIFICANTLY FROM THE FENCE. DEPENDING ON THE AGE OF THIS FENCE, BOUNDARY ACQUISESCENCE MAY HAVE OCCURRED.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE
EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS 1470.72 FEET NORTH, 89°15'44" WEST ALONG
 THE SECTION LINE, AND 1381.70 FEET NORTH 00°44'16" EAST (RECORD: NORTH
 00°55' WEST 354.25 FEET; WEST 847.79 FEET SOUTH 83°04' WEST 100.00 FEET AND
 NORTH 41°51'10" WEST 200.00 FEET; SOUTH 59°32' WEST 172.00 FEET AND
 NORTH 30°28' EAST 33.00 FEET AND NORTH 14°14'42" EAST 655.54 FEET AND
 NORTH 64°20'25" WEST 225.26 FEET AND NORTH 82°40'46" WEST 226.51 FEET
 FROM THE SOUTH QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE
 NORTH 81°23'30" WEST 246.11 FEET (RECORD: NORTH 82°40'46" WEST) TO THE
 EASTERLY LINE OF ENGLAND SUBDIVISION; THENCE ALONG SAID EASTERLY LINE
 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 08°09'05" WEST 124.08 FEET (RECORD:
 SOUTH 06°51'49" WEST); AND (2) SOUTH 20°22'16" WEST 485.28 FEET (RECORD:
 SOUTH 19°05" WEST 515 FEET), MORE OR LESS, TO THE NORTHERLY
 CORNER OF SAID LINE OF NORDIC VALLEY DRIVE; THENCE ALONG SAID
 NORTHERLY CORNER OF SAID LINE OF NORDIC VALLEY DRIVE, THE FOLLOWING TWO (2)
 COURSES: (1) ALONG A NON-TANGENT CURVED LINE TURNING TO THE RIGHT WITH A
 RADIUS OF 1041.78 FEET, AN ARC LENGTH OF 200.35 FEET (RECORD: 200.00 FEET), WITH A DELTA ANGLE OF 1°01'08", A
 CHORD BEARING OF SOUTH 78°42'18" EAST, AND A CHORD LENGTH OF 200.04
 FEET; AND (2) THENCE SOUTH 73°11'44" EAST 69.82 FEET (RECORD: SOUTH
 74°29' EAST 68.75 FEET), MORE OR LESS, THENCE NORTH 15°31'58" EAST 623.04
 FEET (RECORD: NORTH 14°14'42" EAST 623.10 FEET) TO THE POINT OF
 BEGINNING.

CONTAINING 149,939 SQUARE FEET OR 3.442 ACRES.

SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-1, AND HAVE VERIFIED ALL MEASUREMENTS AND CALCULATIONS ON THIS PLAT. I HEREBY REPRESENT AND WARRANT AND CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 24th DAY OF FEBRUARY, 2026

9239283
UTAH LICENSE NUMBER



<u>DATE</u>	<u>REVISIONS DESCRIPTION</u>

RECORD OF SURVEY
PART OF THE SOUTHWEST QUARTER OF SECTION 28, T.7N., R.1E., S.11B.&M., U.S. SURVEY
EDEN, WEBER COUNTY, UTAH

MCDONALD PROPERTY
4034 NORDIC VALLEY DRIVE, EDEN, UT 84310

Project Info.
 Surveyor: J. FELT
 Designer: A. MULLINS
 Begin Date: 7-22-2025
 Name: ENGLAND
ROS
 Scale: 1"=40'
 Checked: _____
 Number: 8582-01

Sheet	1
1	Sheets