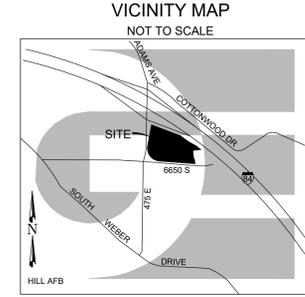
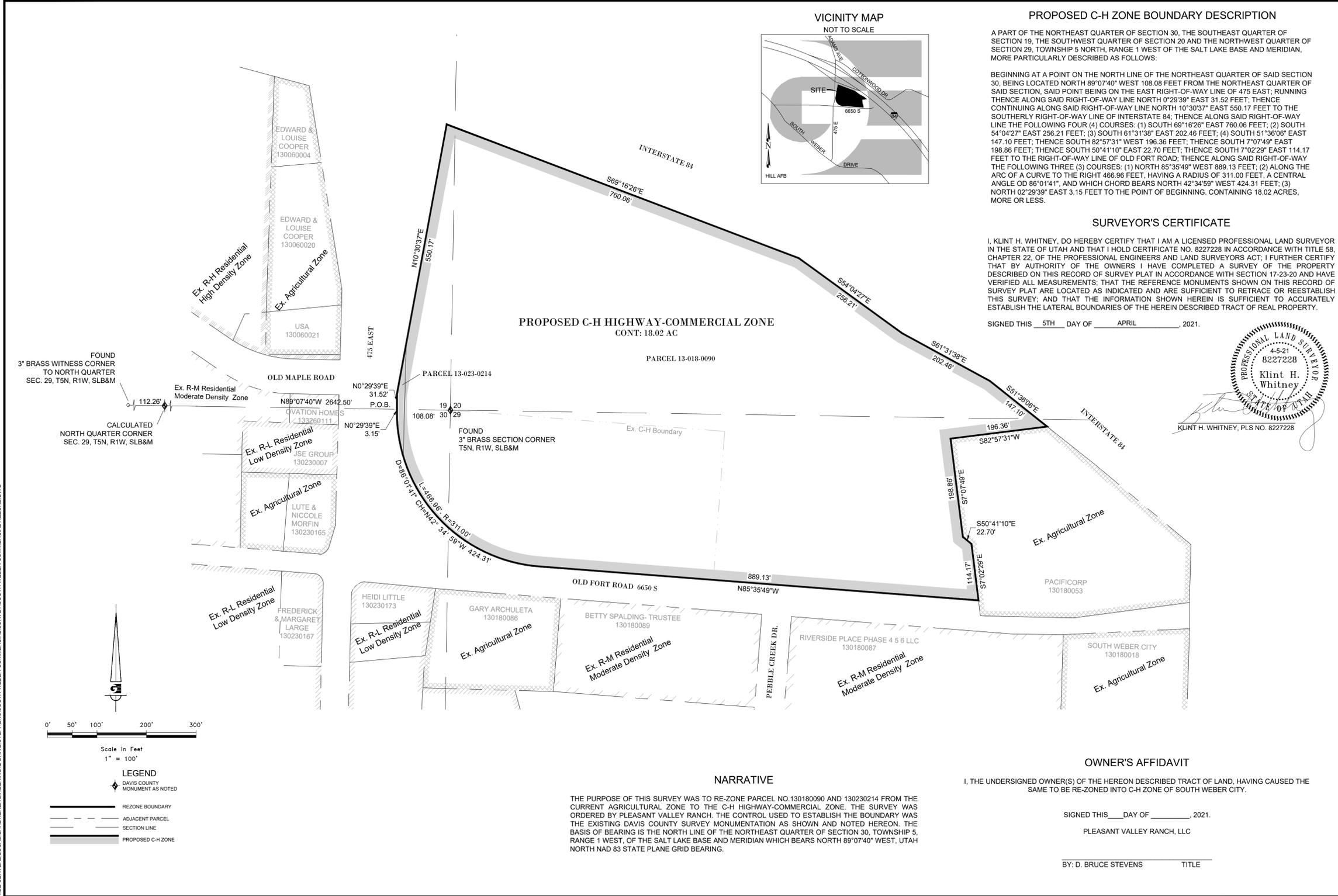


L:\GIS_SERVER\LOCAL_GARDNERENGINEERING\DRIVE\STEPHEN\SSOUTH WEBER COMMERCIAL SURVEY\SSOUTH WEBER COMMERCIAL REZONE.DWG



PROPOSED C-H ZONE BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 30, THE SOUTHWEST QUARTER OF SECTION 19, THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING LOCATED NORTH 89°07'40" WEST 108.08 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 475 EAST; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 0°29'39" EAST 31.52 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 10°30'37" EAST 550.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 84; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 69°16'26" EAST 760.06 FEET; (2) SOUTH 54°04'27" EAST 256.21 FEET; (3) SOUTH 61°31'38" EAST 202.46 FEET; (4) SOUTH 51°36'06" EAST 147.10 FEET; THENCE SOUTH 82°57'31" WEST 196.36 FEET; THENCE SOUTH 7°07'49" EAST 198.86 FEET; THENCE SOUTH 50°41'10" EAST 22.70 FEET; THENCE SOUTH 7°02'29" EAST 114.17 FEET TO THE RIGHT-OF-WAY LINE OF OLD FORT ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 85°35'49" WEST 889.13 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 486.96 FEET, HAVING A RADIUS OF 311.00 FEET, A CENTRAL ANGLE OD 86°01'41", AND WHICH CHORD BEARS NORTH 42°34'59" WEST 424.31 FEET; (3) NORTH 02°29'39" EAST 3.15 FEET TO THE POINT OF BEGINNING. CONTAINING 18.02 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

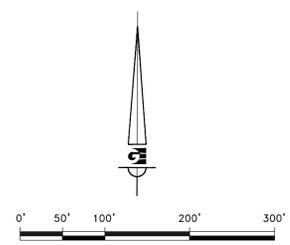
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED 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 5TH DAY OF APRIL, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

FOUND 3" BRASS WITNESS CORNER TO NORTH QUARTER SEC. 29, T5N, R1W, SLB&M
 CALCULATED NORTH QUARTER CORNER SEC. 29, T5N, R1W, SLB&M
 112.26'



Scale in Feet
 1" = 100'

LEGEND
 ◆ DAVIS COUNTY MONUMENT AS NOTED

— REZONE BOUNDARY
 - - - ADJACENT PARCEL
 --- SECTION LINE
 █ PROPOSED C-H ZONE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ZONE PARCEL NO.130180090 AND 130230214 FROM THE CURRENT AGRICULTURAL ZONE TO THE C-H HIGHWAY-COMMERCIAL ZONE. THE SURVEY WAS ORDERED BY PLEASANT VALLEY RANCH. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°07'40" WEST, UTAH NORTH NAD 83 STATE PLANE GRID BEARING.

OWNER'S AFFIDAVIT

I, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE RE-ZONED INTO C-H ZONE OF SOUTH WEBER CITY.

SIGNED THIS ___ DAY OF _____, 2021.

PLEASANT VALLEY RANCH, LLC

BY: D. BRUCE STEVENS TITLE

RE-ZONE PLAT FOR PLEASANT VALLEY RANCH
 PARCEL NO. 130180090, 130230214, SOUTH WEBER, UTAH
 LOCATED IN SECTIONS 19, 20, 29 & 30
 TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE S.L.B.&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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