

NIEDERHAUSER,  
MARK G & MARY  
LOU  
NIEDERHAUSER  
TRUSTEES  
PARCEL #  
23-073-0011

GATHERUM, JAMES  
M ETAL TRUSTEES  
1/5  
PARCEL #  
23-073-0010

PEPPER, BRET K &  
WF JILL PEPPER  
PARCEL #  
23-073-0004

TURNER, JEFFERY  
LYNN & WF BARBARA  
TURNER  
PARCEL # 23-073-0005  
LOT 65-R  
CONTAINING:  
84961 SQFT OR 1.95 ACRES +/-

SPRAGUE, GAYLEN &  
WF DEBRA SPRAGUE  
PARCEL #  
23-073-0006

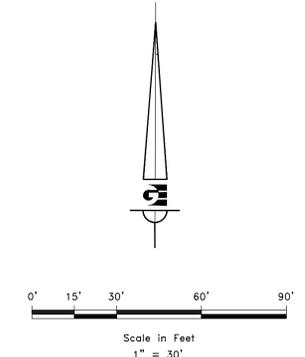
**BOUNDARY DESCRIPTION**

ALL OF LOT 65-R, CAUSEY ESTATES SUBDIVISION NO. 2, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A NON EXCLUSIVE AND PERPETUAL RIGHT OF WAY OF INGRESS AND EGRESS OVER A PORTION OF LOT 64-R, CAUSEY ESTATES SUBDIVISION NO. 2, MORE PARTICULARLY DESCRIBED AS THE EXISTING ACCESS ROAD WHICH DIVERTS FROM MILL ROAD, A PRIVATE ROAD, APPROXIMATELY 80 FEET FROM THE NORTHWEST CORNER OF SAID LOT 64-R AND WHICH MEANDERS IN A SOUTHWESTERLY TO THE EASTERLY LINE OF 65-R, CAUSEY ESTATES SUBDIVISION NO. 2 (2064465)

SCALE:	1:30, XREF
DATE:	8/23/17
DESIGN:	
DRAWN:	PH
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

DWG.: R2001 - MURS SURVEY 2017/1702 - REF TURNER SURVEY 2017/1702



**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR AND CAP
- LOT LINE
- ADJACENT PARCEL
- BASIS OF BEARING
- BUILDABLE SETBACKS
- MAJOR CONTOURS
- MIN CONTOURS

**NARRATIVE**

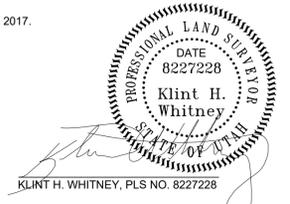
THE PURPOSE OF THE SURVEY WAS TO DO A TOPOGRAPHIC / BOUNDARY SURVEY OF LOT 65-R AS SHOWN TO DETERMINE TOPOGRAPHICAL FEATURES + BUILDABLE AREA SETBACKS AND EXISTING EASEMENTS AFFECTING THE PROPERTY + ESTABLISH AND SET PROPERTY CORNERS. THE SURVEY WAS ORDERED BY JEFFERY TURNER. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 60°00'36" WEST BETWEEN THE FOUND RE-BAR AT THE NORTHEAST CORNER OF LOT 63 AND THE FOUND REBAR AT THE NORTHWEST CORNER OF LOT 65-R, CAUSEY ESTATES SUBDIVISION NO. 2, AS RECORDED WITH THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE. THE BOUNDARY WAS DETERMINED BY VESTING DEED ENTRY # 2828250 AND ROTATED TO FIT FOUND REBAR. THE VERTICAL DATUM USED WAS NAVD 88. BUILDABLE AREA SETBACKS AND P.U.E WAS DETERMINED BY DIMENSIONS TAKEN FROM DEDICATED PLAT AND ZONING DISTRICT.

Zoning District	F-10
Min Area	10 acres
Min Width	400 ft[2]
Min SETBACKS	
Front	50 ft
Side	20 ft
Rear	30 ft

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.



TOPOGRAPHIC / PROPERTY SURVEY FOR JEFFERY TURNER  
15163 E MILL RD / LOT 65R / HUNTSVILLE 84317  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 6 NORTH, RANGE 3 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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