

AGRICULTURE PARCEL SPLIT

PART OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.+M.

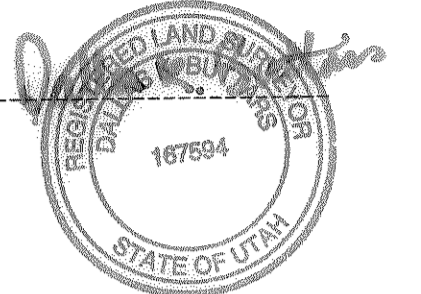
PARCELS A THRU D

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING PROFESSIONAL LAND SURVEYOR'S LICENSE NO. 167594, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT. THIS SURVEY WAS PREPARED FROM RECORDS IN THE RECORDERS AND SURVEYORS OFFICE.

SIGNED THIS 18th DAY OF February 2014

P.L.S. #167594



NARRATIVE

THE DEED FROM BOOK 12, PAGE 621 DATED JULY 15, 1870, WEBER COUNTY RECORDERS APPEARS TO HAVE CREATED THE NORTH PART OF THIS PROPERTY AND WAS USED IN CONJUNCTION WITH THE SURVEY NUMBER 215 BY CLS SURVEYING AND COINCIDES WITH THE 1899 WASHINGTON JENKINS PLAT AND WAS USED TO HELP ESTABLISH THE BOUNDARIES OF THIS SURVEY. THE QUARTER SECTION LINES WERE USED AND ESTABLISHED FROM CURRENT WEBER COUNTY DATA FOR THE EAST BOUNDARY. THE WEBER RIVER IS PLOTTED INCORRECTLY ON THE OWNERSHIP PLAT AND IS DUE TO A FOUR CALCULATED SECTION SURVEY IN 1855. DEED LINES WERE USED IN THIS SURVEY AND DO NOT MATCH MOST OF THE LONG STANDING FENCES. BASIS OF BEARING IS AS SHOWN BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 15 WEBER COUNTY BRASS CAPS AND IS USING THE STATE PLANE GRID BEARINGS FURNISHED BY WEBER COUNTY SURVEYORS OFFICE.

PARCEL A BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°43'36" EAST 870.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 00°43'36" EAST 156.79 FEET; THENCE SOUTH 89°59'08" EAST 77.53 FEET; THENCE SOUTH 88°09'39" EAST 613.32 FEET; THENCE SOUTH 77°48'11" EAST 325.91 FEET; THENCE SOUTH 11°03'58" WEST 235.93 FEET; THENCE NORTH 89°11'02" WEST 677.63 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 1 OF BOX F RANCH SUBDIVISION AND TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED IN BOOK 1360, PAGE 1611 AT THE WEBER COUNTY RECORDERS OFFICE; THENCE NORTH 00°48'58" EAST 150.00 FEET; THENCE NORTH 89°11'02" WEST 290.40 FEET TO THE POINT OF BEGINNING. CONTAINS 244,936 Sq.Ft. = 5.623 ACRES.

PARCEL B BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET AND NORTH 00°43'36" EAST 1027.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 00°43'36" EAST 300.57 FEET; THENCE SOUTH 89°59'08" EAST 77.53 FEET; THENCE SOUTH 82°20'23" EAST 988.87 FEET; THENCE SOUTH 11°03'58" WEST 262.10 FEET; THENCE NORTH 77°48'11" WEST 325.91 FEET; THENCE NORTH 88°09'39" WEST 613.32 FEET; THENCE NORTH 89°59'08" WEST 77.53 FEET TO THE POINT OF BEGINNING. CONTAINS 274,437 Sq.Ft. = 6.300 ACRES.

PARCEL C BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°43'36" EAST 1328.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 00°43'36" EAST 300.57 FEET; THENCE SOUTH 89°59'08" EAST 75.24 FEET; THENCE SOUTH 79°15'01" EAST 626.22 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°46'28" WEST 203.14 FEET ALONG THE SAID LINE TO THE CENTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°11'02" WEST 804.60 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°44'48" WEST 94.38 FEET; THENCE NORTH 89°11'02" WEST 499.07 FEET; THENCE NORTH 82°20'23" WEST 988.87 FEET; THENCE NORTH 89°59'08" WEST 75.54 FEET TO THE POINT OF BEGINNING. CONTAINS 273,709 Sq.Ft. = 6.284 ACRES.

PARCEL D BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET AND NORTH 00°43'36" EAST 1628.21 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 00°43'36" EAST 598.10 FEET; THENCE SOUTH 88°21'39" EAST 528.71 FEET TO A POINT 163.66 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°30'00" EAST 69.96 FEET; THENCE SOUTH 34°53'31" EAST 278.06 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°46'28" WEST 203.14 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 79°15'01" WEST 626.22 FEET; THENCE NORTH 89°11'02" WEST 75.24 FEET TO THE POINT OF BEGINNING. CONTAINS 276,301.48 Sq.Ft. = 6.343 ACRES.

60' R.O.W. DESCRIPTION

A 60 FOOT WIDE ACCESS EASEMENT 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°48'58" EAST 219.80 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 89°26'02" WEST 303.94 FEET TO THE EASTERLY RIGHT OF WAY OF 3600 WEST STREET.

33' R.O.W. DESCRIPTION

A 33 FOOT WIDE ACCESS EASEMENT 16.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°48'58" EAST 206.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE SOUTH 89°26'02" EAST 129.76 FEET; THENCE NORTH 0°43'36" EAST 173.92 FEET; THENCE NORTH 89°11'02" EAST 441.70 FEET; THENCE NORTH 0°43'36" EAST 173.92 FEET; THENCE SOUTH 89°19'36" EAST 631.15 FEET TO THE POINT OF BEGINNING.

33' R.O.W. DESCRIPTION

A 33 FOOT WIDE ACCESS EASEMENT 16.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 00°48'58" EAST 206.30 FEET, SOUTH 89°26'02" EAST 129.76 FEET, NORTH 00°48'58" EAST 720.06 FEET AND NORTH 0°40'07" EAST 340.93 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 0°40'07" EAST 907.58 FEET.

20' IRRIGATION EASEMENT DESCRIPTION

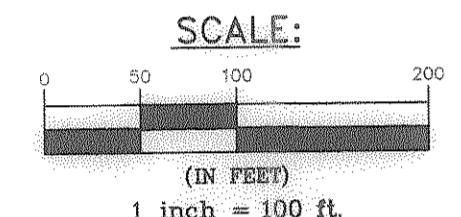
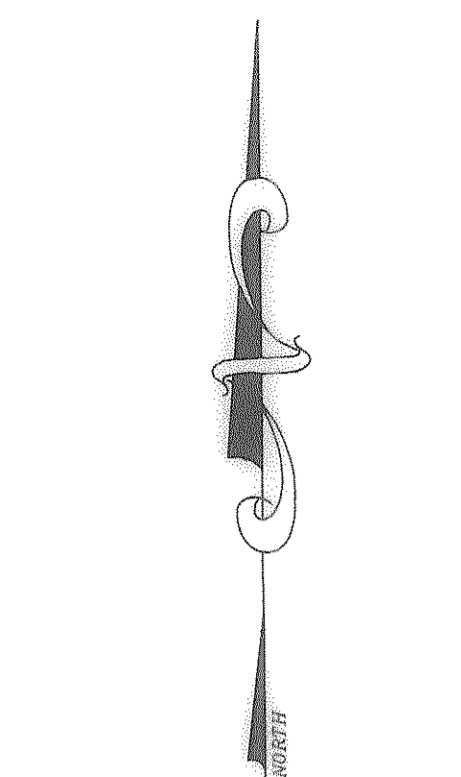
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 00°48'58" EAST 720.06 FEET AND SOUTH 89°11'02" EAST 441.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, AND RUNNING THENCE NORTH 15°02'03" WEST 88.36 FEET; THENCE NORTH 3°09'46" EAST 99.45 FEET; THENCE NORTH 28°47'57" WEST 73.47 FEET; THENCE NORTH 62°02'45" WEST 135.46 FEET; THENCE NORTH 23°32'00" WEST 51.90 FEET; THENCE NORTH 5°29'10" WEST 58.47 FEET; THENCE NORTH 12°59'17" EAST 114.49 FEET; THENCE NORTH 53°18'57" EAST 164.48 FEET; THENCE NORTH 0°46'28" EAST 388.90 FEET.

20' ACCESS EASEMENT DESCRIPTION

10 FOOT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 00°43'36" EAST 1328.04 FEET; THENCE SOUTH 89°59'08" EAST 300.57 FEET; THENCE SOUTH 82°20'23" EAST 988.87 FEET; THENCE SOUTH 11°03'58" WEST 262.10 FEET; THENCE NORTH 77°48'11" WEST 325.91 FEET; THENCE NORTH 88°09'39" WEST 613.32 FEET; THENCE NORTH 89°59'08" WEST 77.53 FEET TO THE POINT OF BEGINNING.

10' POWER UTILITY EASEMENT DESCRIPTION

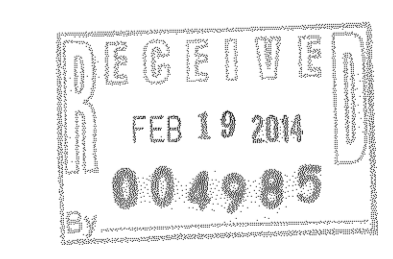
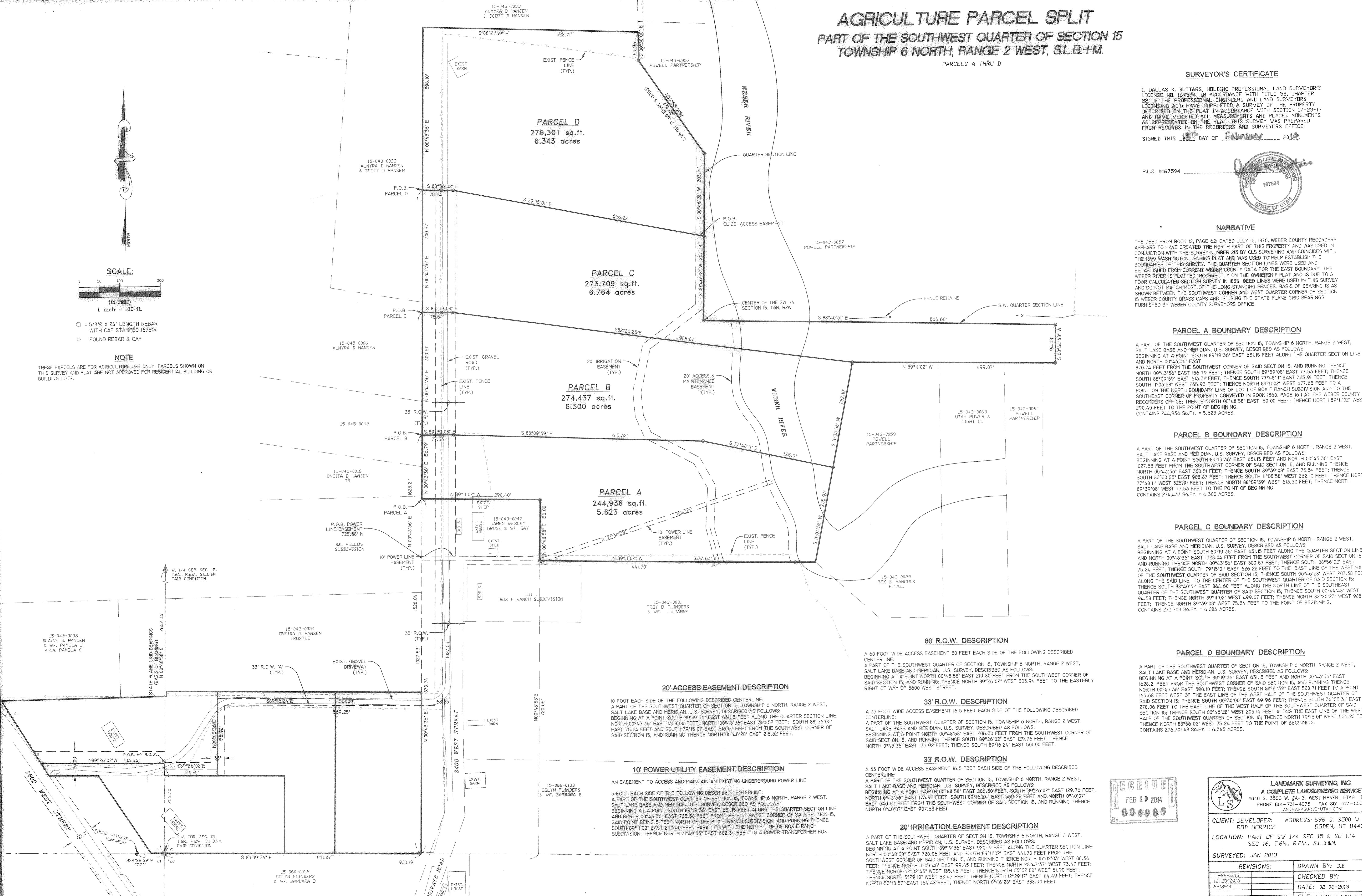
AN EASEMENT TO ACCESS AND MAINTAIN AN EXISTING UNDERGROUND POWER LINE
5 FOOT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°19'36" EAST 631.15 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°43'36" EAST 725.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 15, SAID POINT BEING 5 FEET NORTH OF THE BOX F RANCH SUBDIVISION; AND RUNNING THENCE SOUTH 89°11'02" EAST 290.40 FEET PARALLEL WITH THE NORTH LINE OF BOX F RANCH SUBDIVISION; THENCE NORTH 71°10'53" EAST 602.34 FEET TO A POWER TRANSFORMER BOX.



- = 5/8"Ø x 24" LENGTH REBAR WITH CAP STAMPED 167594
- = FOUND REBAR & CAP

NOTE

THESE PARCELS ARE FOR AGRICULTURE USE ONLY. PARCELS SHOWN ON THIS SURVEY AND PLAT ARE NOT APPROVED FOR RESIDENTIAL BUILDING OR BUILDING LOTS.



LANDMARK SURVEYING, INC.
A COMPLETE LANDSURVEYING SERVICE
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LANDMARKSURVEY.UTAH.COM

CLIENT: DEVELOPER ADDRESS: 696 S. 3500 W.
ROD HERRICK OGDEN, UT 84404
LOCATION: PART OF SW 1/4 SEC 15 & SE 1/4
SEC 16, T.6N, R.2W., S.L.B.+M.
SURVEYED: JAN 2013

REVISIONS:	DRAWN BY: D.B.
11-22-2013	CHECKED BY:
12-28-2013	DATE: 02-06-2013
2-18-14	FILE: HERRICK-5AC-B-R14