

**PARCEL A BOUNDARY DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF MARRIOTT-SLATERSVILLE, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 11, BEING A BRASS CAP LOCATED NEAR 200 SOUTH STREET; THENCE NORTH 0°22'12" WEST 1366.30 FEET TO SAID SOUTH QUARTER CORNER; THENCE NORTH 00°00'00" EAST 854.17 FEET; THENCE NORTH 90°00'00" EAST 760.51 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET EASTERLY FROM THE APPROXIMATE PAVED CENTERLINE OF 2200 WEST STREET AND THE POINT OF BEGINNING; THENCE SOUTH 09°14'45" WEST 260.47 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 05°53'20" EAST 94.69 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET NORTHERLY FROM THE APPROXIMATE PAVED CENTERLINE OF 250 NORTH STREET; THENCE NORTH 89°30'13" EAST 448.69 FEET ALONG SAID PARALLEL LINE TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 347.09 FEET; THENCE EASTERLY ALONG SAID CURVE 142.37 FEET THROUGH A CENTRAL ANGLE OF 08°36'46", CHORD BEARS SOUTH 88°11'24" EAST 142.24 FEET TO THE SOUTHERLY PROLONGATION OF AN EXISTING WIRE FENCE; THENCE NORTH 16°50'17" EAST 262.13 FEET ALONG SAID EXISTING FENCE AND ITS SOUTHERLY PROLONGATION; THENCE NORTH 12°42'20" WEST 105.94 FEET CONTINUING ALONG SAID FENCE TO A 5/8" X 24" REBAR WITH CAP ENGRAVED "GARDNER ENGINEERING"; THENCE NORTH 11°53'51" EAST 5.82 FEET; THENCE SOUTH 89°42'39" WEST 612.30 FEET TO A 5/8" X 24" REBAR WITH CAP ENGRAVED "GARDNER ENGINEERING" AND THE POINT OF BEGINNING, CONTAINING: 5.08 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE GRANTORS PROPERTY LOCATED SOUTH OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL AND WITHIN THE LIMITS OF ANY UNDEDICATED PORTIONS OF 2200 WEST STREET AND 250 NORTH STREET.

**PARCEL B BOUNDARY DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF MARRIOTT-SLATERSVILLE, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 11, BEING A BRASS CAP LOCATED NEAR 200 SOUTH STREET; THENCE NORTH 0°22'12" WEST 1366.30 FEET TO SAID SOUTH QUARTER CORNER; THENCE NORTH 00°00'00" EAST 854.17 FEET; THENCE SOUTH 90°00'00" EAST 760.51 FEET TO A LINE PARALLEL WITH AND DISTANT 33.00 FEET EASTERLY FROM THE APPROXIMATE PAVED CENTERLINE OF 2200 WEST STREET AND THE POINT OF BEGINNING; THENCE NORTH 09°14'45" EAST 948.39 FEET ALONG SAID PARALLEL LINE TO THE WESTERLY PROLONGATION OF AN EXISTING FENCE; THENCE SOUTH 83°58'38" EAST 608.59 FEET ALONG SAID FENCE AND ITS WESTERLY PROLONGATION TO A FENCE CORNER; THENCE SOUTH 09°21'46" WEST 240.35 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 03°34'28" WEST 182.02 FEET CONTINUING ALONG SAID FENCE; THENCE SOUTH 11°53'51" WEST 460.20 FEET CONTINUING ALONG SAID FENCE TO A 5/8" X 24" REBAR WITH CAP ENGRAVED "GARDNER ENGINEERING"; THENCE SOUTH 89°42'39" WEST 612.30 FEET TO A 5/8" X 24" REBAR WITH CAP ENGRAVED "GARDNER ENGINEERING" AND THE POINT OF BEGINNING, CONTAINING: 12.86 ACRES, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE GRANTORS PROPERTY (APN 16-030-0040) LOCATED SOUTH OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL AND WITHIN THE LIMITS OF ANY UNDEDICATED PORTIONS OF 2200 WEST STREET.

**PARCEL C BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 11, BEING A BRASS CAP LOCATED NEAR 200 SOUTH STREET; THENCE NORTH 0°22'12" WEST 1366.30 FEET TO SAID SOUTH QUARTER CORNER; THENCE NORTH 00°00'00" EAST 854.17 FEET; THENCE SOUTH 90°00'00" EAST 760.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°19'53" EAST 1379.69 FEET; THENCE SOUTH 85°41'28" EAST 621.64 FEET; THENCE SOUTH 09°18'18" WEST 1383.55 FEET; THENCE NORTH 85°19'56" WEST 621.95 FEET TO THE POINT OF BEGINNING. CONTAINS 856,036 SQ.FT. OR 19.65 ACRES MORE OR LESS.

**PARCEL D BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 11, BEING A BRASS CAP LOCATED NEAR 200 SOUTH STREET; THENCE NORTH 0°22'12" WEST 1366.30 FEET TO SAID SOUTH QUARTER CORNER; THENCE NORTH 00°00'00" EAST 2029.82 FEET; THENCE SOUTH 90°00'00" EAST 269.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°19'53" EAST 282.24 FEET; THENCE SOUTH 76°09'54" EAST 622.21 FEET; THENCE SOUTH 09°18'18" WEST 166.52 FEET; THENCE NORTH 85°41'28" WEST 621.64 FEET TO THE POINT OF BEGINNING. CONTAINS 138,939 SQ.FT. OR 3.19 ACRES MORE OR LESS.

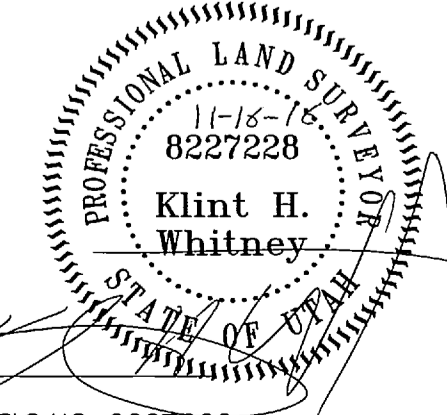
REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 100'  
 DATE: 11/16/16  
 DESIGN: KHW  
 DRAWN: KHW  
 CHECKED: KHW  
 DWG#: \\LOCALSHARES\LAND\_DESIGN\2016 - MISC SURVEY\2016\030 - HOME\_KAY SURVEY.DWG

**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 17-23-17 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 16<sup>th</sup> DAY OF November, 2016.



KLINT H. WHITNEY, PLS NO. 8227228

**NARRATIVE:**

THE PURPOSE OF THE SURVEY WAS TO DO AN AGRICULTURAL DIVISION OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. NO DEVELOPMENT CAN OCCUR ON SAID PARCELS UNTIL THE THE INDIVIDUAL PARCEL GOES THROUGH THE PROPER SUBDIVISION PROCESS AND GETS APPROVAL FROM THE GOVERNING MUNICIPALITY. THE SURVEY WAS ORDERED BY KAY HOWE ON BEHALF OF THE JULIAN M. POWELL FAMILY TRUST. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE INTERIOR PARCEL LINES WERE DETERMINED BY THE CLIENT AND MAY OR MAY NOT BECOME FEE SIMPLE TITLE LINES. THE BASIS OF BEARING IS THE LINE BETWEEN THE WITNESS CORNER TO THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST AND THE SOUTH QUARTER CORNER OF SAID SECTION 11, WHICH BEARS NORTH 0°21'46" WEST WEBER COUNTY GRID BEARING.

NOTE: THIS SURVEY IS A SECONDARY RECORDATION OF A 2014 SURVEY PREPARED BY GARDNER ENGINEERING. THE PURPOSE OF RECORDING THIS SURVEY IS TO IDENTIFY THE WITNESS MONUMENT SET ON 11/16/16 AS A 25.00 FOOT OFFSET TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN HEREON.

WEBER COUNTY WITNESS CORNER (BRASS CAP MONUMENT)

NORTH

Scale in Feet  
1" = 100'

WEBER COUNTY MONUMENT AS NOTED

○ SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING

— PROPERTY LINE

— ADJACENT PARCEL

— SECTION LINE

□ EXISTING IRON PIPE FENCE

— EXISTING FENCE

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PROPERTY SURVEY FOR JULIAN M POWELL TRUST  
 2200 WEST MARRIOTT-SLATERSVILLE  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
 CIVIL - LAND PLANNING  
 MUNICIPAL - LAND SURVEYING

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