







VICINITY MAP Not to Scale

EXISTING BOUNDARY DESCRIPTIONS

21-024-0017

PART OF LOT 33, IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, LOCAL SURVEY. BEGINNING AT A POINT NORTH 88°30' WEST 222 FEET FROM THE NORTHEAST CORNER OF SAID LOT 33; RUNNING THENCE NORTH 88°30' WEST 215.3 FEET; THENCE SOUTH 1028.03 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 83°16' EAST ALONG LOT LINE 216.7 FEET TO A POINT SOUTH OF BEGINNING; THENCE NORTH 996.98 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION THEREOF WITHIN THE PUBLIC ROAD ALONG THE NORTH SIDE THEREOF.

<u>21-024-0031</u>

PART OF LOT 33, IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCAL SURVEY: BEGINNING AT A POINT NORTH 88°30' WEST 437.3 FEET FROM THE NORTHEAST CORNER OF SAID LOT 33, AND RUNNING THENCE NORTH 88°30' WEST 264.7 FEET, THENCE SOUTH 3°3' EAST 1061.93 FEET, THENCE NORTH 83°16' EAST 209.1 FEET TO A POINT SOUTH OF BEGINNING, THENCE NORTH 1028.3 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION THERE OF WITHIN THE PUBLIC ROAD ALONG THE NORTH SIDE OF SAID PREMISES.

<u>21-024-0013</u>

PART OF LOT 33, IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCAL SURVEY: BEGINNING AT A POINT NORTH 88°30' WEST 702 FEET FROM THE NORTHEAST CORNER OF SAID LOT 33, AND RUNNING THENCE NORTH 88°30' WEST 150 FEET TO LOT CORNER, THENCE SOUTH 3°30' EAST 1081 FEET TO LOT CORNER, BEING ON THE NORTH LINE OF RIVER RANCH SUBDIVISION, THENCE NORTHEASTERLY ALONG SAID NORTH LINE 150 FEET TO A POINT SOUTH OF BEGINNING, THENCE NORTH 3°30' WEST 1061.93 FEET, MORE OR LESS TO PLACE OF BEGINNING. EXCEPT THAT PORTION THEREOF WITHIN THE PUBLIC ROAD ALONG THE NORTH SIDE OF SAID

PROPOSED BOUNDARY DESCRIPTION

Parcel 1 Boundary Description

A Part of Lot 33, of Section 16, Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey. Beginning at a point on the Northerly Boundary line of River Ranch, a subdivision in Huntsville, Weber County, Utah, said point is 1259.21 Feet North 89°42'47" West and 824.91 Feet Due North from the South Quarter Corner of Said Section 16: and running thence North 03°03'00" West 2.60 feet along said Northerly Boundary line to the Southeast corner of Mountain Valley Meadows Subdivision, in Huntsville, Weber County, Utah; thence North 03°03'00' West 1,048.21 feet along the East Boundary line od said Subdivision to the South Right of way line of 500 South Street; thence South 88°45'43" East 321.24 feet along said South right of way line; thence South 00°02'17" East 1,009.25 feet to said Northerly Boundary line of River Ranch; thence South 82°53'54" West 267.98 feet along said Northerly Boundary Line to the POINT OF BEGINNING. Containing 6.9448 acres, more or less.

Parcel 2 Boundary Description

A Part of Lot 33, of Section 16, Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey:

Beginning at a point on the Northerly Boundary line of River Ranch, a subdivision in Huntsville, Weber County, Utah. said point is 1259.21 Feet North 89°42'47" West, 824.91 Feet Due North and 267.98 feet North 82°53'54" East along said Northerly Boundary line, from the South Quarter Corner of Said Section 16: and running thence thence North 00°02'17" West 1,009.25 feet to the South right of way line of 500 South Street; thence South 88°45'43" East 306.94 feet along said South right of way line; thence South 00°00'04" West 964.47 feet to said Northerly Boundary line of River Ranch; thence South 82°53'54" West 308.55 feet along said Northerly right of way line to the POINT OF BEGINNING.

Containing 6.9446 acres, more or less.

NARRATIVE

This survey was requested by Mr. Brian Triplett for the consolidation of 3 parcels to 2. Topographical information was gathered on parcel 2.

Brass cap monuments were found at the Southwest corner and the South quarter corner of the Southwest Quarter of Section 16, T6N, R2R, SLB&M, U.S. Survey. These brass caps were used as the basis of bearing. (S 89°42'47" E)

Centerline of 500 East was determined from a plat obtained from the Weber County Surveyors Office (B-10#3) dated 1898, breaking down this section. Then rotated to fit the

the South property line is contiguous with the North line of River Ranch a subdivision in Huntsville, Weber County, Utah.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, In accordance With Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.





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1 FEB, 2017

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