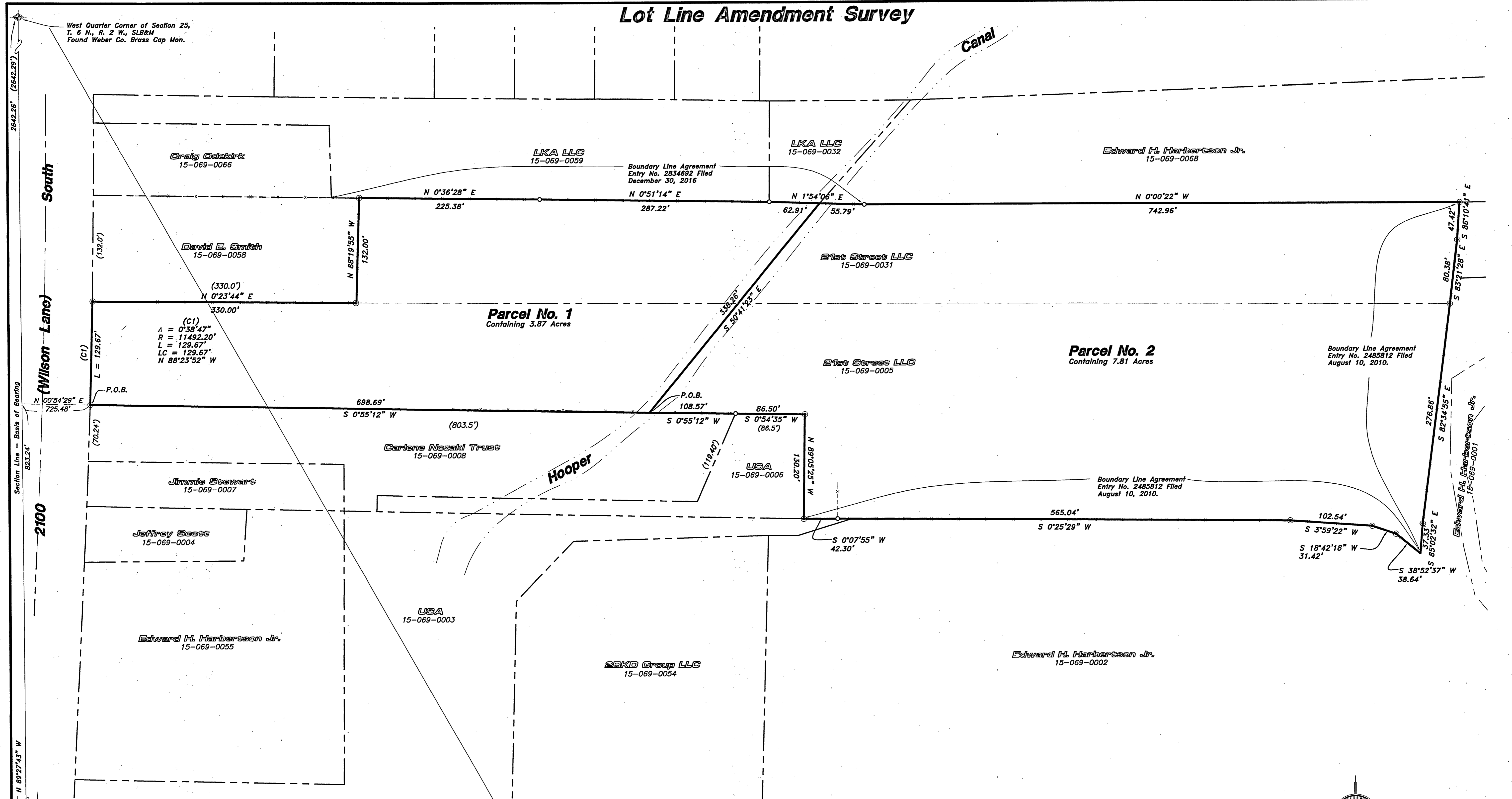


# Lot Line Amendment Survey



West Quarter Corner of Section 25, T. 6 N., R. 2 W., SLB&M Found Weber Co. Brass Cap Mon.

Section Line - Basis of Bearing 823.24'

2100

South (Wilson Lane)

South East Corner of the Northwest 1/4, Section 25, T. 6 N., R. 2 W., SLB&M Calculated Position from Weber County Survey Witness Corner 85.00' to west.

**LEGEND**

- Subject Property Line
- Property Line
- Adjoining Property Line
- Centerline
- Ditch
- Fence Line
- Section Corner
- Street Monument
- Found Pinnacle Rebar
- Set 5/8"x24" Rebar With Cap

**Narrative**

The purpose of this survey was to do a Lot Line Amendment Survey of Tax Id. Parcels 15-069-0005 & 00031 and to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by Scott Schoenenberger. The control used to establish the property corners was the Boundary Line Agreement filed as Entry No. 2485812 on the north half of the east boundary and the north boundary along with the Boundary Line Agreement filed as Entry No. 2834692 along the majority of the west boundary line. Boundary Line Agreements should be filed along the Edward Harbertson property on the north half of the west boundary. Also used was the Pinnacle Survey filed as ROS 4649. Also used was the existing Weber County Survey Monumentation surrounding Section 25, T6N, R2W, SLB&M. The basis of bearing is the south line of of the northwest quarter said Section which bears North 89°27'43" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**Parcel No. 1**

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE CARLENE NOZAKI TRUST, FILED AS ENTRY 2549956 IN THE FILES OF THE WEBER COUNTY RECORDER, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET LOCATED 823.24 FEET NORTH 89°27'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 725.48 FEET NORTH 00°54'29" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 823.44 FEET WEST AND 722.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 11492.20 FOOT RADIUS CURVE, A DISTANCE OF 129.67 FEET, CHORD BEARS NORTH 88°23'52" WEST 129.67 FEET, HAVING A CENTRAL ANGLE OF 00°38'47" ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE DAVID E. SMITH PROPERTY FILED AS ENTRY NO. 1524151 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT ON THE PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 00°23'44" EAST 330.00 FEET ALONG SAID FENCE PROJECTION AND THEN FENCE TO A FENCE CORNER BEING THE NORTHEAST CORNER OF SAID DAVID E. SMITH PROPERTY; THENCE NORTH 88°19'55" WEST 132.00 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF SAID DAVID E. SMITH PROPERTY, SAID POINT BEING ON THE PROPERTY LINE ESTABLISHED BY THE BOUNDARY LINE AGREEMENT FILED AS ENTRY NO. 2834692; THENCE ALONG SAID BOUNDARY LINE AGREEMENT LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°36'28" EAST 225.38 FEET; (2) NORTH 00°51'14" EAST 287.22 FEET; AND (3) NORTH 01°54'06" EAST 62.91 FEET TO THE CENTER OF THE HOOPER CANAL; THENCE SOUTH 50°41'23" EAST 338.26 FEET ALONG SAID CENTERLINE TO THE WEST BOUNDARY LINE OF SAID CARLENE NOZAKI TRUST PROPERTY; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 00°55'05" WEST 698.69 FEET TO THE POINT OF BEGINNING. CONTAINING 3.87 ACRES.

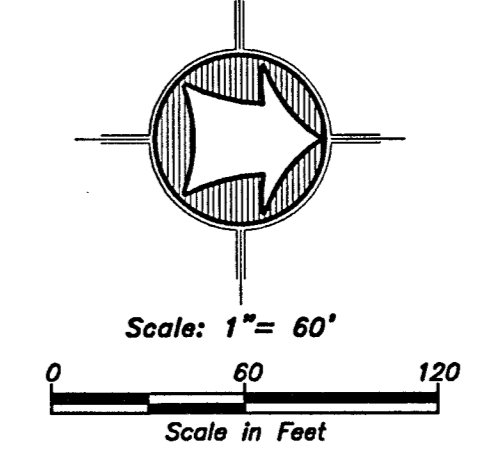
**Parcel No. 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE CENTERLINE OF THE HOOPER CANAL, SAID POINT BEING ON THE WEST BOUNDARY LINE OF THE CARLENE NOZAKI TRUST, FILED AS ENTRY 2549956 IN THE FILES OF THE WEBER COUNTY RECORDER BEING AN EXISTING FENCE LINE LOCATED 823.24 FEET NORTH 89°27'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 725.48 FEET NORTH 00°54'29" EAST AND 698.69 FEET NORTH 00°55'05" EAST FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE NORTH 50°41'23" WEST 338.26 FEET ALONG SAID CENTERLINE TO THE PROPERTY LINE AS ESTABLISHED BY THE BOUNDARY LINE AGREEMENT FILED AS ENTRY NO. 2834692, SAID POINT BEING IN AN EXISTING FENCE LINE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT AND SAID FENCE LINE NORTH 01°54'06" EAST 55.79 FEET, THENCE NORTH 00°00'22" EAST 742.96 FEET TO AN EXISTING FENCE CORNER BEING A POINT ON THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2485812; THENCE ALONG AN EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT THE FOLLOWING NINE (9) COURSES; (1) SOUTH 86°10'41" EAST 47.42 FEET; (2) SOUTH 83°21'28" EAST 80.38 FEET; (3) SOUTH 82°34'55" EAST 276.86 FEET; (4) SOUTH 85°02'32" EAST 37.33 FEET; (5) SOUTH 38°52'37" WEST 38.64 FEET; (6) SOUTH 18°42'18" WEST 31.42 FEET; (7) SOUTH 05°59'22" WEST 102.54 FEET; (8) SOUTH 00°25'29" WEST 565.04 FEET; AND (9) SOUTH 00°07'55" WEST 42.30 FEET TO THE NORTHEAST CORNER OF THE U.S.A. PROPERTY, RECORDED IN BOOK 521 AT PAGE 399 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 1216.6 FEET SOUTH 35°37" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE BOUNDARY LINE OF SAID U.S.A. PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°05'25" WEST (WEST BY RECORD) 130.20 FEET; AND (2) SOUTH 00°34'35" WEST (SOUTH BY RECORD) 86.50 FEET TO THE NORTHWEST CORNER OF SAID CARLENE NOZAKI TRUST PROPERTY; THENCE SOUTH 00°55'12" WEST 107.76 FEET ALONG THE WEST BOUNDARY LINE OF SAID NOZAKI PROPERTY TO THE POINT OF BEGINNING. CONTAINING 7.81 ACRES.

RECEIVED  
5815



## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act and by the Authority of the Owners, I have completed a Survey of the Property Described and shown hereon this Plat in accordance with Section 17-23-17 and have Verified all Measurements, and that the same has been Surveyed and Monuments have been Located and/or Placed on the Ground as Represented on the Plat hereon.

Signed this 15th day of August, 2017.

K. Greg Hansen PLS  
Utah Land Surveyor License No. 167819

Property Survey for  
**Scott Schoenenberger**  
21st Street LLC  
1628 West 2100 South  
Weber County, Utah  
A Part of the Northwest Quarter of Section 25,  
Township 6 North, Range 2 West, S.L.B.&M.

Drawn By: lgsh Date: 08/14/17  
Designed By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Scale: 1" = 60'  
Drawing File: 17-3-139ps  
JOB NUMBER: 17-3-139

**HANSEN & ASSOCIATES, INC.**  
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Brigham, Utah  
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No.	Date	By	Revision
1			
1			

Sheet **1** of **1** Sheets