



**ORIGINAL PARCEL 22-047-0032
BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD, WHICH IS 5.51 CHAINS WEST AND NORTH 1D30' EAST 60 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 1D30' WEST 210.00 FEET; THENCE NORTH 8D30' WEST 210.00 FEET; THENCE NORTH 1D30' EAST 240 FEET, MORE OR LESS, TO THE SOUTH LINE OF STATE ROAD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE PLACE OF BEGINNING. CONTAINING 1.02 ACRES, MORE OR LESS.

**ORIGINAL PARCEL 22-047-0034
BOUNDARY DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD WHICH IS 5.51 CHAINS WEST AND NORTH 1D30' EAST 60 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE NORTH 8D30' WEST 3.01 CHAINS, THENCE TO THE RIGHT ALONG THE ARC OF A 350 FOOT RADIUS CURVE TO THE RIGHT, A LINEAR DISTANCE OF 93.7 FEET, THENCE NORTH 31D WEST 150.9 FEET, THENCE SOUTHWESTERLY TO A POINT WHICH IS NORTH 3D30' WEST 750 FEET AND NORTH 8D30' WEST 4.6 CHAINS, MORE OR LESS, (3 CHAINS, WEBER COUNTY RECORDS AND PLAT) AND SOUTH 1D30' WEST 601.26 FEET FROM THE POINT OF BEGINNING, THENCE SOUTH 3D30' EAST 1750 FEET, THENCE SOUTH 8D30' EAST 4.6 CHAINS, MORE OR LESS, TO THE SOUTHEAST CORNER OF HUGGINS PROPERTY, THENCE NORTH 1D30' WEST 601.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SOUTH LINE OF THE STATE ROAD WHICH IS 5.51 CHAINS WEST AND NORTH 1D30' EAST 60 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, RUNNING THENCE SOUTH 1D30' WEST 210.00 FEET, THENCE NORTH 8D30' WEST 210.00 FEET, THENCE NORTH 1D30' EAST 240 FEET, MORE OR LESS, TO THE SOUTH LINE OF STATE ROAD, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE STATE OR COUNTY ROADS.

**ADJUSTED PARCEL 22-047-0034
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT OF THE WEST BOUNDARY LINE OF THE VALLEY CENTER SUBDIVISION BEING LOCATED SOUTH 00°18'55" WEST 182.21 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 375.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SAID VALLEY CENTER SUBDIVISION SOUTH 01°35'34" WEST 351.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2200 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°01'47" WEST 289.92 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE NORTH 36°19'17" WEST 750.00 FEET; THENCE NORTH 68°50'15" EAST 405.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 166; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 34°39'36" EAST 2.16 FEET; THENCE ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT 197.49 FEET, HAVING A CENTRAL ANGLE OF 25°09'13", CHORD BEARS SOUTH 46°55'27" EAST 169.84 FEET; THENCE SOUTH 04°05'20" WEST 76.93 FEET; THENCE NORTH 85°54'40" WEST 6.13 FEET; THENCE SOUTH 4°05'20" WEST 58.29 FEET; THENCE SOUTH 85°54'40" EAST 6.13 FEET; THENCE SOUTH 4°05'20" WEST 140.98 FEET; THENCE SOUTH 86°30'02" EAST 260.45 FEET TO THE POINT OF BEGINNING. CONTAINING 288,142 SQ.FT. OR 6.61 ACRES, MORE OR LESS.

**ADJUSTED PARCEL 22-047-0032
BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT OF THE WESTERLY BOUNDARY LINE OF THE VALLEY CENTER SUBDIVISION BEING LOCATED SOUTH 00°18'55" WEST 182.21 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 375.95 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 86°30'02" WEST 260.45 FEET; THENCE NORTH 4°05'20" EAST 140.98 FEET; THENCE NORTH 85°54'40" WEST 6.13 FEET; THENCE NORTH 4°05'20" EAST 58.29 FEET; THENCE SOUTH 85°54'40" EAST 6.13 FEET; THENCE NORTH 4°05'20" EAST 76.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 166; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE TO THE LEFT 197.49 FEET, HAVING A CENTRAL ANGLE OF 25°09'13", CHORD BEARS SOUTH 46°55'27" EAST 169.84 FEET; (2) SOUTH 88°30'53" EAST 59.02 FEET TO SAID WESTERLY BOUNDARY LINE; THENCE ALONG SAID WEST BOUNDARY LINE SOUTH 01°35'34" WEST 236.12 FEET TO THE POINT OF BEGINNING. CONTAINING 62,564 SQ.FT. OR 1.44 ACRES, MORE OR LESS.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER
- SUBDIVISION BOUNDARY
- - - CENTERLINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- x - EXISTING FENCE LINE
- - - ORIGINAL PROPERTY LINE
- - - EXISTING BUILDING

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF PARCELS 220470032 AND 220470034 AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY AMY DOBBS ON BEHALF OF CONSTANCE HUGGINS. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN. THE RIGHT-OF-WAY OF 2200 NORTH AND HIGHWAY 166 WERE DETERMINED BY DRAWINGS ON FILE WITH THE UTAH DEPARTMENT OF TRANSPORTATION REGION 1. THE EAST PROPERTY LINE WAS DETERMINED BY HONORING THE FOUND MONUMENTS OF THE VALLEY CENTER SUBDIVISION. THE NORTH PROPERTY LINE WAS ESTABLISHED BY ACCEAGE. DEED RECORDED AS ENTRY NUMBER 2089376 ALONG WITH DEED OF ADJOINING PROPERTY OWNERS WERE ALSO USED TO DETERMINE THE BOUNDARY. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 WHICH BEARS SOUTH 01°18'55" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

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 15TH DAY OF DECEMBER, 2017.

SOUTHEAST CORNER SECTION 34, T7N, R1E, S.L.B.&M. (FOUND 2" B.L.B. MONUMENT 4" ABOVE GROUND LEVEL)

Scale in Feet
1" = 50'

Scale: 1" = 50'
Date: 10/31/17
Design: KHW
Drawn: KHW
Checked: KHW

REVISIONS

DATE	DESCRIPTION

RECEIVED
DEC 13 2017
BY: 5894

BOUNDARY ADJUSTMENT SURVEY FOR CONSTANCE HUGGINS
5427 EAST 2300 NORTH, EDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5427 EAST 2300 NORTH, EDEN, UT
PHONE: 801-476-0200 FAX: 801-476-0066

PROFESSIONAL LAND SURVEYOR
2-13-17
8227228
Klint H. Whitney
STATE OF UTAH

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