

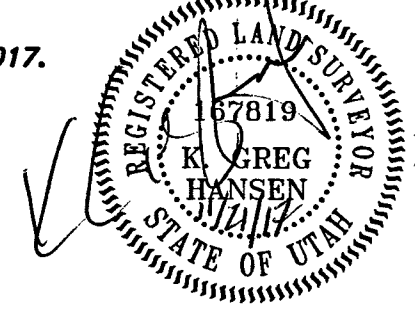
**PARCEL LINE DATA**

| SEGMENT | DIRECTION   | LENGTH  |
|---------|-------------|---------|
| L1      | N56°33'54"E | 67.16'  |
| L2      | N41°54'35"E | 50.51'  |
| L3      | N13°48'51"E | 85.10'  |
| L4      | N12°35'19"E | 5.49'   |
| L5      | N63°00'26"E | 8.04'   |
| L6      | S81°41'20"E | 196.30' |
| L7      | S63°00'26"W | 8.04'   |
| L8      | S12°35'19"W | 5.49'   |
| L9      | S13°48'51"E | 85.10'  |

**CURVE DATA**

| SEGMENT | LENGTH  | RADIUS  | DELTA     | CHORD LENGTH | CHORD BEARING |
|---------|---------|---------|-----------|--------------|---------------|
| C1      | 146.45' | 263.29' | 31°52'13" | 144.57'      | S85°59'03"W   |
| C2      | 4.53'   | 263.29' | 0°59'07"  | 4.53'        | N77°35'17"W   |
| C3      | 108.03' | 111.08' | 55°43'26" | 103.82'      | N14°02'52"E   |
| C4      | 70.72'  | 153.47' | 26°24'10" | 70.10'       | N00°36'46"W   |
| C5      | 85.98'  | 97.71'  | 50°25'07" | 83.23'       | N37°47'53"E   |
| C6      | 164.59' | 267.12' | 35°18'14" | 162.00'      | N80°39'33"E   |
| C7      | 16.19'  | 66.45'  | 13°57'25" | 16.15'       | S88°40'02"E   |
| C8      | 104.91' | 277.12' | 21°41'25" | 104.28'      | S73°51'09"W   |
| C9      | 94.78'  | 107.71' | 50°25'07" | 91.75'       | S37°47'53"W   |
| C10     | 75.33'  | 163.47' | 26°24'10" | 74.66'       | S00°36'46"E   |
| C11     | 39.28'  | 101.08' | 22°16'00" | 39.04'       | S02°40'51"E   |

**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 21st day of November, 2017.



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

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 BY: 5913 A

**PARCEL LINE DATA**

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|---------|-------------|---------|
| L1      | N56°33'54"E | 67.16'  |
| L2      | N41°54'35"E | 50.51'  |
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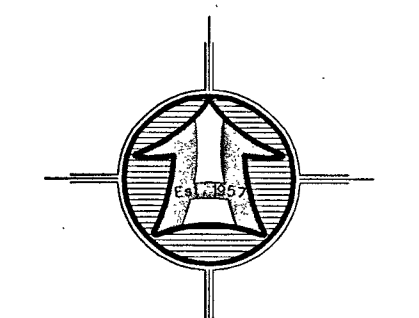
| SEGMENT | LENGTH  | RADIUS  | DELTA     | CHORD LENGTH | CHORD BEARING |
|---------|---------|---------|-----------|--------------|---------------|
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| C9      | 94.78'  | 107.71' | 50°25'07" | 91.75'       | S37°47'53"W   |
| C10     | 75.33'  | 163.47' | 26°24'10" | 74.66'       | S00°36'46"E   |
| C11     | 39.28'  | 101.08' | 22°16'00" | 39.04'       | S02°40'51"E   |

Property Survey for  
**Froerer Family**  
 #8100 East Cottonwood Lane (1050 South)  
 Huntsville, Weber County, Utah  
 A Part of the North Half of Section 20  
 Township 6 North, Range 2 East, S.L.B.&M.

Drawn By: RS Date: 11/17/17  
 Designed By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Scale: 1" = 60'  
 Drawing File: 17-3-12015 New Base.dwg  
 JOB NUMBER: 17-3-147

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at: www.holmes.net  
 Brigham City, Ogden, Logan  
 (435) 723-3491 (801) 399-4605 (435) 752-8272  
 Celebrating 60 Years of Business

Sheet  
**1**  
 of  
**2**  
 Sheets



Scale: 1" = 60'  
 Scale in Feet  
 (Data in Parentheses is Record)

- LEGEND**
- Subject Property Line
  - - - Subdivision Boundary
  - Adjoining Property Line
  - Interior Lot Line
  - Centerline
  - - - Easement
  - ▨ 20' Right-of-Way Easement
  - Existing Edge Gravel
  - Existing Building
  - - - Fence Line (Wire)
  - Fence Line (wood or Vinyl)
  - Reference Monument / Witness Corner
  - Found rebar set by others
  - Set 5/8"x24" Rebar With Cap
  - Section Corner
  - Calculated Section Corner

**AS SURVEYED DESCRIPTION 20.00' RIGHT-OF-WAY EASEMENT**

A 20.00 FOOT RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS BEING 10.00 FEET LEFT AND 10.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COTTONWOOD LANE (1050 SOUTH STREET) LOCATED 797.14 FEET SOUTH 89°54'07" EAST ALONG THE NORTH LINE OF SAID SECTION AND 1147.47 FEET SOUTH 00°05'53" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 20;

RUNNING THENCE NORTH 56°33'54" EAST 67.16 FEET; THENCE NORTH 41°54'35" EAST 50.51 FEET; THENCE NORTHERLY TO THE LEFT ALONG THE ARC OF A 111.08 FOOT RADIUS CURVE, A DISTANCE OF 108.03 FEET, CHORD BEARS NORTH 14°02'52" EAST 103.82 FEET, HAVING A CENTRAL ANGLE OF 55°43'26"; THENCE NORTH 13°48'51" WEST 85.10 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 153.47 FOOT RADIUS CURVE, A DISTANCE OF 70.72 FEET, CHORD BEARS NORTH 00°36'46" WEST 70.10 FEET, HAVING A CENTRAL ANGLE OF 26°24'10"; THENCE NORTH 12°35'19" EAST 5.49 FEET; THENCE NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 97.71 FOOT RADIUS CURVE, A DISTANCE OF 85.98 FEET, CHORD BEARS NORTH 37°47'53" EAST 83.23 FEET, HAVING A CENTRAL ANGLE OF 50°25'07"; THENCE NORTH 63°00'26" EAST 8.04 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 267.12 FOOT RADIUS CURVE, A DISTANCE OF 164.59 FEET, CHORD BEARS NORTH 80°39'33" EAST 162.00 FEET, HAVING A CENTRAL ANGLE OF 35°18'14"; THENCE SOUTH 81°41'20" EAST 196.30 FEET; THENCE EASTERLY TO THE LEFT ALONG THE ARC OF A 66.45 FOOT RADIUS CURVE, A DISTANCE OF 16.19 FEET, CHORD BEARS SOUTH 88°40'02" EAST 16.15 FEET, HAVING A CENTRAL ANGLE OF 13°57'25" TO THE POINT OF TERMINUS;

**AS SURVEYED BOUNDARY DESCRIPTION PARCEL NO. 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT LOCATED 636.50 FEET SOUTH 89°54'07" EAST ALONG THE NORTH LINE OF SAID SECTION FROM THE NORTHWEST CORNER OF SAID SECTION 20;

RUNNING THENCE SOUTH 89°54'07" EAST 162.14 FEET (SOUTH 89°59'59" EAST 168.97 FEET BY RECORD) ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF LANDELL FROERER PROPERTY TAX ID NO. 21-034-0025; THENCE SOUTH 19°09'11" EAST 748.14 FEET ALONG THE WESTERLY LINE OF SAID LANDELL FROERER PROPERTY; THENCE WESTERLY TO THE LEFT ALONG THE ARC OF A 277.12 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 104.91 FEET, CHORD BEARS SOUTH 73°51'09" WEST 104.28 FEET, HAVING A CENTRAL ANGLE OF 21°41'25"; THENCE SOUTH 63°00'26" WEST 8.04 FEET; THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A 107.71 FOOT RADIUS CURVE, A DISTANCE OF 94.78 FEET, CHORD BEARS SOUTH 37°47'53" WEST 91.75 FEET, HAVING A CENTRAL ANGLE OF 50°25'07"; THENCE SOUTH 12°35'19" WEST 5.49 FEET; THENCE SOUTHERLY TO THE LEFT ALONG THE ARC OF A 163.47 FOOT RADIUS CURVE, A DISTANCE OF 75.33 FEET, CHORD BEARS SOUTH 00°36'46" EAST 74.66 FEET, HAVING A CENTRAL ANGLE OF 26°24'10"; THENCE SOUTH 13°48'51" EAST 85.10 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 101.08 FOOT RADIUS CURVE, A DISTANCE OF 39.28 FEET, CHORD BEARS SOUTH 02°40'51" EAST 39.04 FEET, HAVING A CENTRAL ANGLE OF 22°16'00"; THENCE SOUTH 31°23'27" WEST 162.83 FEET TO THE NORTHERLY LINE OF COTTONWOOD LANE (1050 SOUTH STREET); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY TO THE RIGHT ALONG THE ARC OF A 263.29 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 4.53 FEET, CHORD BEARS NORTH 77°35'17" WEST 4.53 FEET, HAVING A CENTRAL ANGLE OF 00°59'07"; AND (2) NORTH 77°05'43" WEST 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF SAID SATTERTHWAITE SOUTHFORK RANCHES; THENCE ALONG THE EASTERLY LINE OF SAID SATTERTHWAITE SOUTHFORK RANCHES THE FOLLOWING SIX (6) COURSES: (1) NORTH 09°24'47" EAST 254.42 FEET; (2) NORTH 04°19'24" WEST 364.95 FEET; (3) NORTH 04°42'06" WEST 341.67 FEET TO THE CENTERLINE OF THE NORTH BRANCH OF THE SOUTH FORK RIVER; (4) SOUTH 37°17'18" WEST 7.22 FEET ALONG SAID CENTERLINE; (5) NORTH 04°17'30" WEST 64.18 FEET; AND (6) NORTH 00°27'29" EAST 102.81 FEET TO THE POINT OF BEGINNING. CONTAINING 6.26 ACRES.

**AS SURVEYED BOUNDARY DESCRIPTION REMAINDER OF PARCEL NO. 2**

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 6, COTTONWOOD RIVERS SUBDIVISION PHASE 2 LOCATED 1319.79 FEET SOUTH 89°54'07" EAST ALONG THE NORTH LINE OF SAID SECTION AND 745.26 FEET SOUTH 00°05'53" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 20;

RUNNING THENCE SOUTH 11°06'44" EAST 221.48 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 89°32'31" WEST 426.31 FEET; THENCE SOUTH 31°23'27" WEST 62.63 FEET; THENCE NORTHERLY TO THE LEFT ALONG THE ARC OF A 101.08 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 39.28 FEET, CHORD BEARS NORTH 02°40'51" WEST 39.04 FEET, HAVING A CENTRAL ANGLE OF 22°16'00"; THENCE NORTH 13°48'51" WEST 85.10 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 163.47 FOOT RADIUS CURVE, A DISTANCE OF 75.33 FEET, CHORD BEARS NORTH 00°36'46" WEST 74.66 FEET, HAVING A CENTRAL ANGLE OF 26°24'10"; THENCE NORTH 12°35'19" EAST 5.49 FEET; THENCE NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 107.71 FOOT RADIUS CURVE, A DISTANCE OF 94.78 FEET, CHORD BEARS NORTH 37°47'53" EAST 91.75 FEET, HAVING A CENTRAL ANGLE OF 50°25'07"; THENCE NORTH 63°00'26" EAST 8.04 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 277.12 FOOT RADIUS CURVE, A DISTANCE OF 104.91 FEET, CHORD BEARS NORTH 73°51'09" EAST 104.28 FEET, HAVING A CENTRAL ANGLE OF 21°41'25" TO THE WESTERLY LINE OF LANDELL FROERER PROPERTY TAX ID NO. 21-034-0025; THENCE ALONG THE BOUNDARY OF SAID LANDELL FROERER PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 19°09'11" EAST 17.29 FEET; AND (2) SOUTH 85°05'20" EAST 269.74 FEET TO THE POINT OF BEGINNING. CONTAINING 2.40 ACRES.

**AS SURVEYED BOUNDARY DESCRIPTION REMAINDER OF PARCEL NO. 2 AND PARCEL NO. 1 COMBINED**

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOT 6, COTTONWOOD RIVERS SUBDIVISION PHASE 2 LOCATED 1319.79 FEET SOUTH 89°54'07" EAST ALONG THE NORTH LINE OF SAID SECTION AND 745.26 FEET SOUTH 00°05'53" WEST AND 221.48 FEET SOUTH 11°06'44" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 20;

RUNNING THENCE SOUTH 11°06'44" EAST 32.25 FEET ALONG SAID WESTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF COTTONWOOD LANE (1050 SOUTH STREET); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 70°02'57" WEST 431.64 FEET; AND (2) WESTERLY TO THE RIGHT ALONG THE ARC OF A 263.29 FOOT RADIUS CURVE, A DISTANCE OF 146.45 FEET, CHORD BEARS SOUTH 85°59'03" WEST 144.57 FEET, HAVING A CENTRAL ANGLE OF 31°52'13"; THENCE NORTH 31°23'27" EAST 162.83 FEET; THENCE NORTHERLY TO THE LEFT ALONG THE ARC OF A 101.08 FOOT RADIUS NON TANGENT CURVE, A DISTANCE OF 39.28 FEET, CHORD BEARS NORTH 02°40'51" WEST 39.04 FEET, HAVING A CENTRAL ANGLE OF 22°16'00"; THENCE NORTH 13°48'51" WEST 85.10 FEET; THENCE NORTHERLY TO THE RIGHT ALONG THE ARC OF A 163.47 FOOT RADIUS CURVE, A DISTANCE OF 75.33 FEET, CHORD BEARS NORTH 00°36'46" WEST 74.66 FEET, HAVING A CENTRAL ANGLE OF 26°24'10"; THENCE NORTH 12°35'19" EAST 5.49 FEET; THENCE NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 107.71 FOOT RADIUS CURVE, A DISTANCE OF 94.78 FEET, CHORD BEARS NORTH 37°47'53" EAST 91.75 FEET, HAVING A CENTRAL ANGLE OF 50°25'07"; THENCE NORTH 63°00'26" EAST 8.04 FEET; THENCE EASTERLY TO THE RIGHT ALONG THE ARC OF A 277.12 FOOT RADIUS CURVE, A DISTANCE OF 104.91 FEET, CHORD BEARS NORTH 73°51'09" EAST 104.28 FEET, HAVING A CENTRAL ANGLE OF 21°41'25" TO THE WESTERLY LINE OF LANDELL FROERER PROPERTY TAX ID NO. 21-034-0025; THENCE ALONG THE BOUNDARY OF SAID LANDELL FROERER PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 19°09'11" EAST 17.29 FEET; AND (2) SOUTH 85°05'20" EAST 269.74 FEET TO THE POINT OF BEGINNING. CONTAINING 3.78 ACRES.

**Narrative**

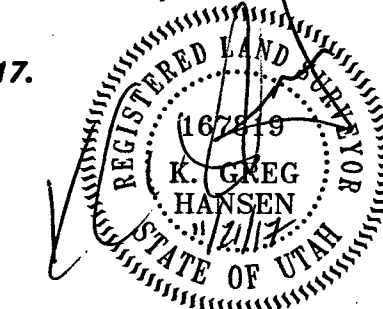
The purpose of this survey was to create a 20' Right-of-Way Easement along the existing gravel drive and write new descriptions for Parcel No. 2, the Remainder of Parcel No. 2 and the Remainder of Parcel No. 1 as shown and described hereon. The survey was ordered by Landell Froerer. The boundary of Property Tax ID No. 21-034-0024 is controlled by the following: the Easterly boundary is the Easterly line of Cottonwood Rivers Subdivision Phase 2 ROS #1144, the Southerly Line is the Northerly Right-of-Way line of Cottonwood Lane determined from said ROS #1144 and the Westerly and Northerly boundary were determined from the vesting deeds for Property Tax ID No.'s 21-034-0033 and 21-034-0024. The boundary of Property Tax ID No. 21-034-0033 is controlled by the following (in a clockwise direction): the Westerly boundary is the Easterly line of Satterthwaite Southfork Ranches 1st Amendment ROS #5152, the Northerly boundary is the North line of Section 20 from the Northwest Corner to the Northeast Corner as shown on said Cottonwood Rivers Subdivision Phase 2 ROS #1144, the next two boundary lines are the Westerly and Southerly line of Property Tax ID No. 21-034-0025 and was determined from the vesting deeds of said Property Tax ID No.'s 21-034-0025 and 21-034-0033, the Easterly boundary is the Westerly line of said ROS #1144, the next two boundaries are the Northerly and Westerly lines of Property Tax ID No. 21-034-0024 and were determined from the vesting deeds for said Property Tax ID No.'s 21-034-0024 and 21-034-0033 and the remaining Southerly boundary is the Northerly Right-of-Way line of Cottonwood Lane determined from said ROS #1144. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 20, T6N, R2E, SLB&M. The basis of bearing is the North line of said Section from the Northwest Corner to the Northeast Corner which bears South 89°54'07" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**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.

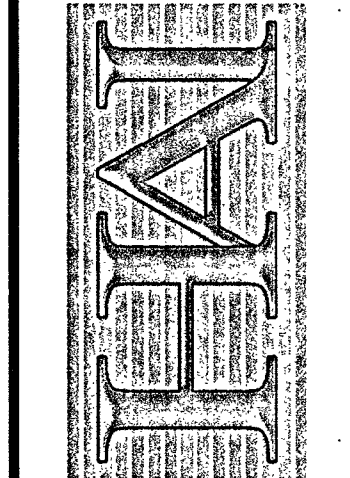
Signed this 11<sup>th</sup> day of NOVEMBER, 2017.

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



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HANSEN & ASSOCIATES, INC.  
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Drawn By: RS Date: 11/17/17  
Checked By:  
Approved By:  
Scale: 1" = 60'  
Drawing File: 17-3-LN15 Line Desc.dwg  
JOB NUMBER: 17-3-147

Property Survey for  
**Froerer Family**  
#8100 East Cottonwood Lane (1050 South)  
Huntsville, Weber County, Utah  
A Part of the North Half of Section 20  
Township 6 North, Range 2 East, S.L.B.&M.

Sheet  
**2**  
of  
**2**  
Sheets

| No. | Date | By | Revision |
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