

EXISTING PARCEL 1 DESCRIPTION (22-022-0007)

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 213.7 FEET NORTH ALONG THE SECTION LINE AND 1286.90 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE NORTH 89°10' EAST 1072.00 FEET TO AN EXISTING FENCE; THENCE ALONG FENCE LINE THE FOLLOWING COURSES: SOUTH 0°02' WEST 210.52 FEET, NORTH 86°38' WEST 232.85 FEET, NORTH 73°37'15" WEST 90.53 FEET, SOUTH 88°30'15" WEST 620.73 FEET, NORTH 32°26' WEST 97.06 FEET AND NORTH 41°13'45" WEST 119.65 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL 1 DESCRIPTION (22-022-0007)

A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden City, Weber County, Utah:

Beginning at a point 217.19 feet North 89°49'24" West from the East Quarter Corner of said Section 27; and running thence three (3) courses along an Existing Old Fence line as follows: (1) North 87°55'50" West 219.87 feet; (2) North 77°23'34" West 109.53 feet; and (3) South 87°57'39" West 614.00 feet to the Easterly Right of Way Line of River Drive being a point on a non-tangent curve; thence along said Easterly Right of Way Line the following three (3) courses: (1) Northwesterly along the arc of a 510.47 foot Radius curve to the left a distance of 106.85 feet (Central Angle equals 11°59'34" and Long Chord bears North 28°53'29" West 106.65 feet) (2) North 41°13'00" West 119.99 feet; and (3) East 16.14 feet; thence South 34°53'00" East 3.96 feet; thence North 88°44'53" East 1050.32 feet to an Existing old Fence line; thence South 0°37'50" East 213.35 feet along said old fence line to the Point of Beginning.

Contains 4.249 Acres

EXISTING PARCEL 2 DESCRIPTION (22-022-0050)

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 397.9 FEET NORTH ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE WEST 215 FEET; THENCE SOUTH 187.38 FEET, MORE OR LESS, TO THE NORTH LINE OF THE LYNN KEYES AND WIFE PROPERTY; THENCE SOUTH 89°10' WEST ALONG SAID NORTH LINE 1105 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO DONALD J RUTHS AND WIFE, BY WARRANTY DEED RECORDED IN BOOK 1295, PAGE 790; THENCE SOUTH 55°30' EAST 8 FEET, MORE OR LESS, TO A POINT 279.7 FEET NORTH AND SOUTH 89°10' WEST 1311 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89°10' EAST 895.3 FEET TO A POINT 424.7 FEET SOUTH 89°10' WEST FROM THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 0°50' WEST 1040.74 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED TO SHIRLEY D HALDEMAN TRUST BY A QUIT CLAIM DEED RECORDED IN BOOK 1266, PAGE 826; THENCE SOUTH 89°37' EAST ALONG SAID SOUTH LINE 420.16 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG SAID EAST LINE 912.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO WEBER COUNTY BY QUIT CLAIM DEED RECORDED IN BOOK 1211, PAGE 160.

PROPOSED PARCEL 2 DESCRIPTION (22-022-0050)

A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden City, Weber County, Utah:

Beginning at a point 217.19 feet North 89°49'24" West and 213.35 feet North 0°37'50" West from the East Quarter Corner of said Section 27; and running thence South 88°44'53" West 1050.32 feet to a point on the Easterly Right of Way Line of River Drive; thence along said Easterly Right of Way Line the following two (2) courses: (1) North 34°53'00" West 47.90 feet to a point of curvature and (2) Northwesterly along the arc of a 510.47 foot Radius curve to the left a distance of 24.56 feet (Central Angle equals 2°45'24" and Long Chord bears North 36°15'42" West 24.56 feet) to an existing fence line; thence North 88°44'53" East 909.21 feet along said fence line and the extension of said fence line; thence North 0°50'00" West 1046.75 feet to an old Fence line as described in Quit Claim Deed (Entry #2861488); thence North 89°51'57" East 426.08 feet along said fence line to the East line of said Northeast Quarter; thence South 0°21'36" West 920.46 feet along said Section line to the Extension of an existing old fence line; thence South 89°22'12" West 222.95 feet along said extension and the fence line to an old fence line; thence South 0°17'03" East 185.15 feet along said old fence line to the Point of Beginning.

Contains 10.804 Acres

EXISTING PARCEL 3 DESCRIPTION (22-022-0122)

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE AND 424.7 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE NORTH 0°50' WEST 1050.4 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 89°37' WEST 207.04 FEET, THENCE SOUTH 0°50' EAST 1054.76 FEET, THENCE NORTH 89°10' EAST 207.0 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL 3 DESCRIPTION (22-022-0122)

A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden City, Weber County, Utah:

Beginning at a point 278.87 feet (279.7 feet by record) North 0°21'40" East along the Section Line and 404.39 feet South 88°44'53" West from the East Quarter Corner of said Section 28; and running thence South 88°44'53" West 218.02 feet; thence North 0°50'00" West 1051.00 feet to an old Fence line as described in Quit Claim Deed (Entry #2861488); thence North 89°51'57" East 218.03 feet along said old fence line; thence South 0°50'00" East 1046.75 feet to the Point of Beginning.

Contains 5.250 Acres

EXISTING PARCEL 4 DESCRIPTIONS (22-022-0165, 0164 and 0162) 22-022-0165

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE, AND 631.7 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28 RUNNING THENCE NORTH 0°50' WEST 1054.76 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 89°37' WEST 206.14 FEET, THENCE SOUTH 0°50' EAST 1059.14 FEET, THENCE NORTH 89°10' EAST 206.1 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 11 FEET. (E# 2328454)

ALSO EXCEPT THE FOLLOWING:

THE SOUTH 251.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE, AND 631.7 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28 RUNNING THENCE NORTH 0°50' WEST 1054.76 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 89°37' WEST 206.14 FEET, THENCE SOUTH 0°50' EAST 1059.14 FEET, THENCE NORTH 89°10' EAST 206.1 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 11 FEET.

22-022-0164

THE SOUTH 251.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE, AND 631.7 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28 RUNNING THENCE NORTH 0°50' WEST 1054.76 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 89°37' WEST 206.14 FEET, THENCE SOUTH 0°50' EAST 1059.14 FEET, THENCE NORTH 89°10' EAST 206.1 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 11 FEET.

22-022-0162

THE WEST 11.00 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN WEBER COUNTY, STATE OF UTAH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE AND 631.7 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28 RUNNING THENCE NORTH 0°50' WEST 1054.76 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE NORTH 89°37' WEST 206.14 FEET, THENCE SOUTH 0°50' EAST 1059.14 FEET, THENCE NORTH 89°10' EAST 206.1 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL 4 DESCRIPTION (22-022-0165)

A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden City, Weber County, Utah:

Beginning at a point 278.87 feet (279.7 feet by record) North 0°21'40" East along the Section Line and 622.42 feet South 88°44'53" West from the East Quarter Corner of said Section 28; and running thence South 88°44'53" West 217.16 feet; thence North 0°50'00" West 1055.23 feet to an old Fence line as described in Quit Claim Deed (Entry #2861488); thence North 89°51'57" East 217.17 feet along said old fence line; thence South 0°50'00" East 1051 feet to the Point of Beginning.

Contains or 5.250 Acres

EXISTING PARCEL 5 DESCRIPTIONS (22-022-0008, and 0115) 22-022-0008

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE AND 837.8 FEET SOUTH 89°10' WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE NORTH 0°50' WEST 1059.14 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 28; THENCE NORTH 89°37' WEST 205.24 FEET THENCE SOUTH 0°50' EAST 1063.5 FEET, THENCE NORTH 89°10' EAST 205.2 FEET TO THE POINT OF BEGINNING, SUBJECT TO EASEMENT, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND FOR THE PURPOSE OF INGRESS & EGRESS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, US SURVEY, BEGINNING AT A POINT NORTH 397.9 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, RUNNING THENCE SOUTH 89°10' WEST 217.05 FEET, THENCE ALONG A 228.57 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 210.72 FEET, THENCE ALONG A 294.57 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 271.57 FEET, THENCE SOUTH 89°10' WEST 538.51 FEET, THENCE ALONG THE ARC OF A 30.00 FEET RADIUS CURVE TO THE LEFT 68.28 FEET, THENCE SOUTH 48°46' WEST 15.00 FEET, THENCE NORTH 41°14' WEST 164.36 FEET, THENCE NORTH 89°10' EAST 679.30 FEET, THENCE ALONG THE ARC OF A 228.57 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 210.72 FEET, THENCE ALONG A 294.57 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 271.57 FEET, THENCE NORTH 89°10' EAST 218 FEET, THENCE SOUTH 66.00 FEET TO THE POINT OF BEGINNING.

22-022-0115

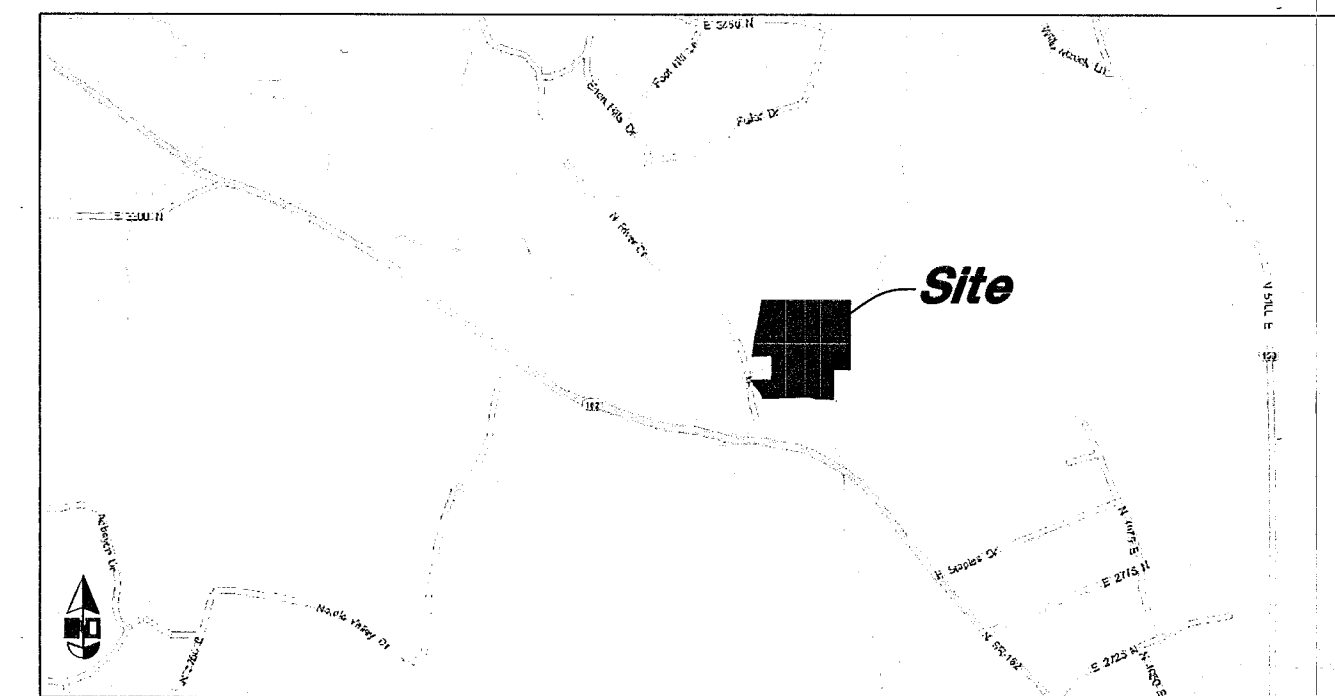
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 279.7 FEET NORTH ALONG THE SECTION LINE AND 1311 FEET SOUTH 89°10' WEST AND NORTH 2°08' EAST 290.4 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28, RUNNING THENCE ALONG A FENCE LINE 3 COURSES AS FOLLOWS: NORTH 2°08' EAST 9.8 FEET, NORTH 6°16' EAST 200.0 FEET NORTH 10°59' EAST 580.0 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION, THENCE SOUTH 89°37' EAST 109.0 FEET, THENCE SOUTH 0°50' EAST 773.5 FEET, THENCE SOUTH 89°10' WEST 268 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROPOSED PARCEL 5 DESCRIPTION (22-022-0008)

A part of the Northeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Eden City, Weber County, Utah:

Beginning at a point 278.87 feet (279.7 feet by record) North 0°21'40" East along the Section Line and 839.58 feet South 88°44'53" West from the East Quarter Corner of said Section 28; and running thence South 88°44'53" West 209.20 feet to an old fence line; thence four (4) courses along said old fence line as follows: (1) North 0°50'00" West 328.28 feet; (2) South 87°19'08" West 257.83 feet; (3) North 7°10'26" East 186.66 feet; and (4) North 10°31'51" East 567.01 feet to an old Fence line as described in Quit Claim Deed (Entry #2861488); thence North 89°51'57" East 325.18 feet along said old Fence line; thence South 0°50'00" East 1055.23 feet to the Point of Beginning.

Contains 8.266 Acres



VICINITY MAP
Not to Scale

NARRATIVE

This survey was requested by Mr. Dave Holmstrom for the purpose of retracing the overall boundary the property lines of the existing parcel in preparation for reconfiguring the interior lines of the parcels.

Weber County Brass Cap Monuments were found for the East Quarter corner Northeast corner and North Quarter corner of Section 28, Township 7 North Range 1 East, Salt Lake Base & Meridian

A line bearing North 0°21'40" East between the East Quarter corner and the Northeast corner was used as the Basis of Bearings as depicted on this drawing.

The Boundaries of the property were established using information in the existing deeds for these parcels along fence lines and the Section line on the East Side, these calls coincide with the adjoining deed descriptions for what I believe are the same fence lines.

Bearings and distances have been adjusted along the perimeter of the overall boundary to coincide with the fence lines.

The Right of Way line for River Drive was Established using a Quit Claim Deed from Myrle P. Storey to Weber County (Entry #713448).

The following documents were used in establishing the boundaries of these Parcels:

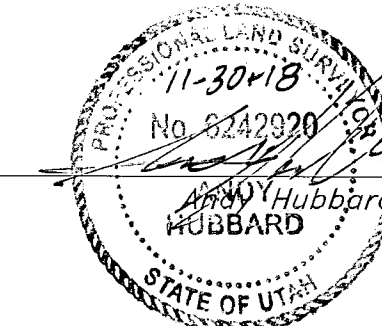
Warrant Deed to Surrey Ridge Farm LLC (Entry #2054319), Warranty Deed to DA-SH Investments LLC (Entry #2302581), Warranty Deed to David C. Holmstrom and Sharon Holmstrom (Entry #2869066), Warranty Deed to David C. Holmstrom and Sharon Holmstrom (Entry #2840565), Quit Claim Deed to Surrey Ridge Farm LLC (Entry #2379580), Quit Claim Deed to Lorán Archuleta (Entry #2861488), Quit Claim Deed to Thomas L. Clarke (Entry #2601829), Quit Claim Deed to Lynn J. Woodard (Entry #2458259) and Warranty Deed to Clayton and Lorán Archuleta (Entry #2816309).

Property corners were marked as depicted on this drawing.

RECEIVED
JAN 15 2019
BY: 6165

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License 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.



Lot Line Adjustment

Holmstrom - Eden

3128 North River Drive
Eden City, Weber County, Utah
A part of Section 28, T7N, R1E, S1&2&M, U.S. Survey

6 Nov, 2018

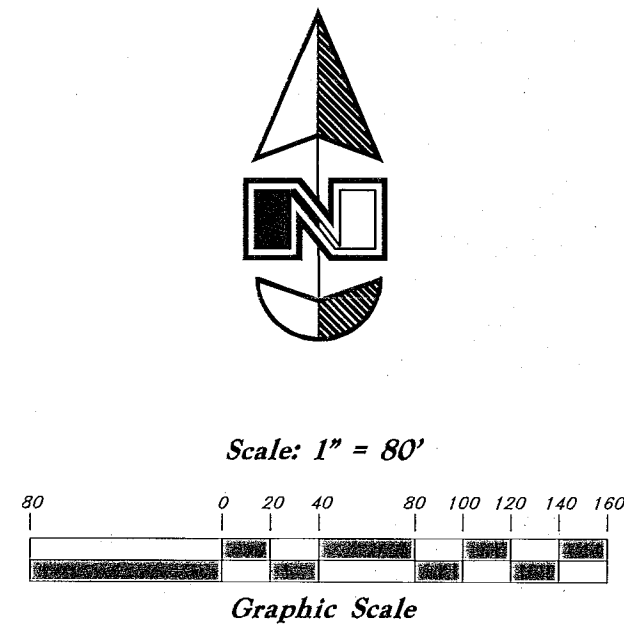
SHEET NO.

1

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801)394-4515, S.L.L.C. (801)392-7544
WWW.GREATBASINENGINEERING.COM

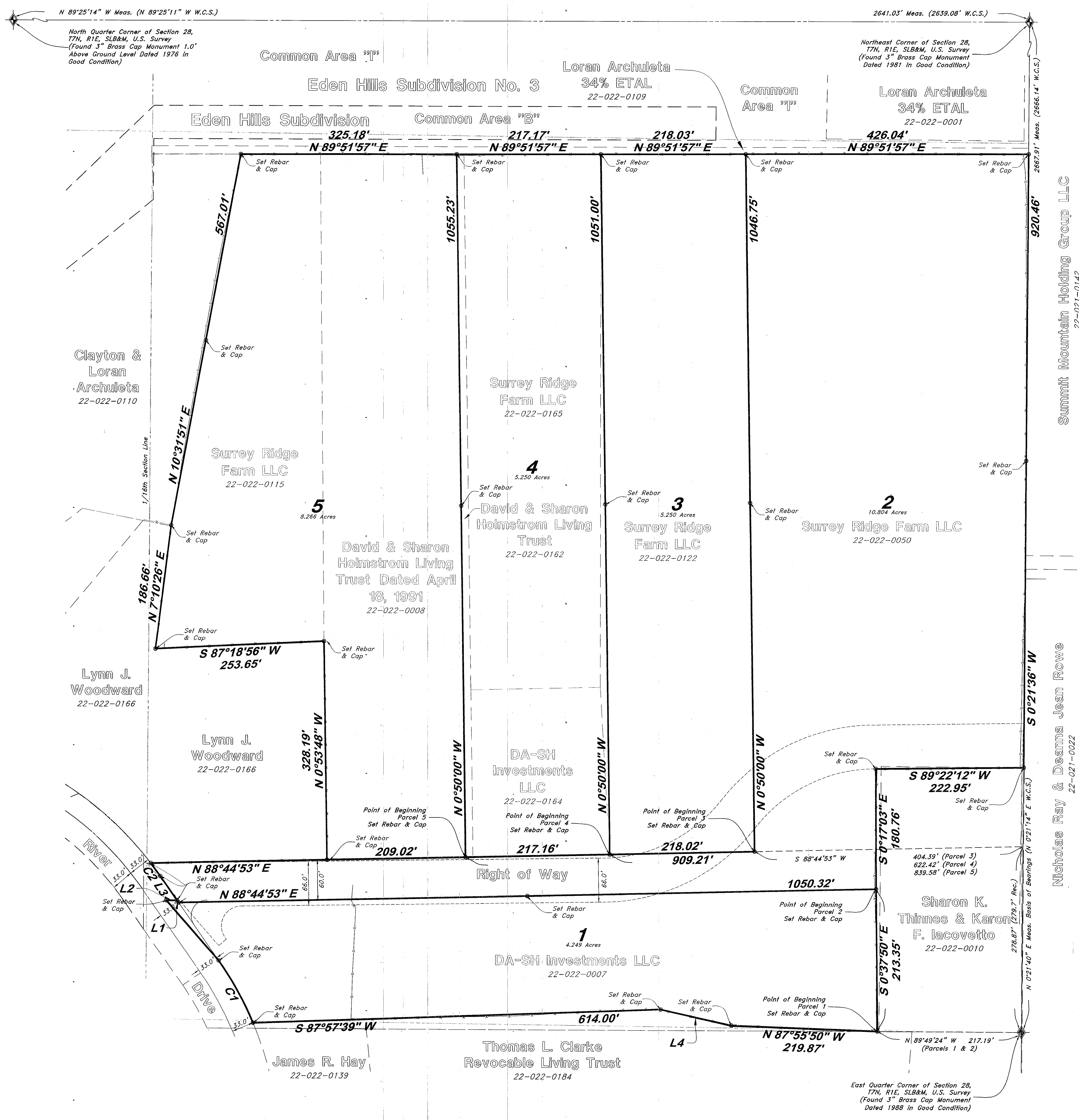
REV. DATE DESCRIPTION



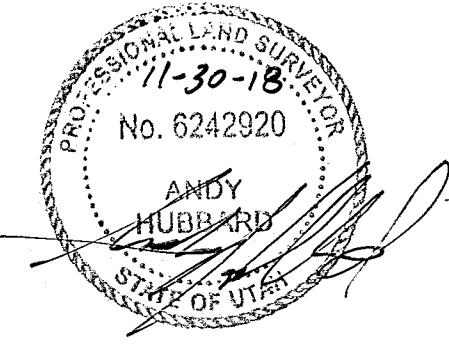
- Legend**
- ⊕ Monument to be set
 - UCS Utah County Survey
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - X-X- Fence
 - - - Existing Boundary Line
 - - - Easement Line
 - - - Center Line
 - - - Property Line
 - - - Boundary Line
 - Set Hub & Tack
 - ⊙ Nail in Curb
 - ⊙ Extension of Property
 - ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Line	Bearing	Length
L1	S 34°53'00" E	3.96
L2	N 90°00'00" E	16.14
L3	N 34°53'00" W	47.91

Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	11°59'34"	510.47'	106.85'	106.65'	N 28°53'29" W
C2	2°45'24"	510.47'	24.56'	24.56'	N 36°15'42" W



RECTIVE
 JAN 15 2019
 BY: 6165



GREAT BASIN ENGINEERING

SOUTH 1475 EAST OGDEN, UTAH 84403
 PH: 801-392-4515 FAX: 801-392-7544
 WWW.GREATBASINENGINEERING.COM

Lot Line Adjustment

Holmstrom - Eden

3128 North River Drive
 Eden City, Weber County, Utah
 A part of Section 28, T7N, R1E, SL&M, U.S. Survey

6 Nov, 2018

SHEET NO. **2**

18N730 - LLA