



**PARCEL A
BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39 BEING LOCATED NORTH 89°05'24" WEST 2316.19 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 896.35 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 01°23'27" EAST 284.56 FEET; THENCE NORTH 89°59'54" WEST 98.88 FEET; THENCE SOUTH 00°00'00" EAST 21.00 FEET; THENCE NORTH 90°00'00" WEST 64.49 FEET; THENCE NORTH 01°33'27" WEST 40.22 FEET; THENCE SOUTH 89°18'49" WEST 163.10 FEET; THENCE NORTH 00°52'33" EAST 275.55 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°29'53" EAST 316.55 FEET TO THE POINT OF BEGINNING. CONTAINING 2.097 ACRES.

**PARCEL B
BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°05'24" WEST 2316.19 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 896.35 FEET AND SOUTH 01°23'27" EAST 284.56 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 01°23'27" WEST 165.04 FEET; THENCE NORTH 89°51'21" WEST 343.05 FEET; THENCE NORTH 00°00'00" EAST 64.49 FEET; THENCE NORTH 89°18'49" EAST 163.10 FEET; THENCE SOUTH 01°33'27" EAST 40.22 FEET; THENCE NORTH 90°00'00" EAST 21.00 FEET; THENCE SOUTH 89°59'54" EAST 98.88 FEET TO THE POINT OF BEGINNING. CONTAINING 3.001 ACRES.

**PARCEL C
BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°05'24" WEST 2316.19 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 896.35 FEET AND SOUTH 01°23'27" EAST 284.56 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 01°23'27" WEST 720.59 FEET; THENCE SOUTH 89°51'21" WEST 411.24 FEET; THENCE NORTH 00°39'50" EAST 112.16 FEET; THENCE SOUTH 89°14'38" EAST 40.21 FEET; THENCE NORTH 00°52'33" EAST 609.87 FEET; THENCE NORTH 90°00'00" EAST 343.05 FEET TO THE POINT OF BEGINNING. CONTAINING 6.015 ACRES.

**ACCESS/TURNOUT/TURNAROUND EASEMENT
BOUNDARY DESCRIPTION**

A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°05'24" WEST 2316.19 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND SOUTH 00°00'00" EAST 1471.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 01°23'27" EAST 20.00 FEET; THENCE SOUTH 89°51'21" WEST 165.04 FEET; THENCE SOUTH 01°23'27" EAST 71.41 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 235.62 FEET, HAVING A CENTRAL ANGLE OF 270°00'00", CHORD BEARS NORTH 46°23'27" WEST 70.71 FEET; THENCE NORTH 88°36'33" EAST 30.00 FEET; THENCE NORTH 01°23'27" WEST 1.85 FEET; THENCE SOUTH 88°36'33" WEST 10.00 FEET; THENCE NORTH 01°23'27" WEST 40.00 FEET; THENCE NORTH 89°47'31" EAST 195.04 FEET TO THE POINT OF BEGINNING.

**RECORD PARCEL DESCRIPTIONS
BOUNDARY DESCRIPTION**

ALL OF LOTS 6 AND 8, SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY

ALSO: PARTS OF LOTS 7 AND 21, LOCAL SURVEY, OF PART OF NORTHEAST AND NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY; BEGINNING ON NORTH LINE OF SAID LOT 7, NORTH 0°58' EAST 475.8 FEET, MORE OR LESS, ALONG THE QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 16, THENCE SOUTH 89°02' EAST 121.5 FEET; THENCE NORTH 1°02' WEST 115.5 FEET; THENCE SOUTH 89°02' EAST 15.7 FEET; THENCE SOUTH 1°28' EAST 223.5 FEET TO SOUTHWEST CORNER OF LOT 8 IN SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 89°58' WEST 245.59 FEET, MORE OR LESS, TO WEST LINE OF SAID LOT 21, IN NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 0°58' EAST 112.16 FEET TO NORTH LINE OF SAID LOT 21; THENCE SOUTH 89°02' EAST 102.9 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY; BEGINNING AT A POINT 13.04 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 89°15' WEST 95 OF A CHAIN; THENCE SOUTH 20 CHAINS; THENCE SOUTH 89°15' EAST TO QUARTER SECTION LINE; THENCE NORTH 0°58' EAST 20 CHAINS TO THE PLACE OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THE SURVEY WAS TO DO A BOUNDARY ADJUSTMENT OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC HOUSEHOLDER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED HEREON. FENCE LINES AND RECORD OF SURVEY NUMBER 3342 RECORDED IN OCTOBER OF 2004 WAS RELIED UPON FOR THE EXTERIOR BOUNDARY LINES OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS ENTRY NUMBER 2817154. INTERIOR BOUNDARY LINES ARE BASED ON INSTRUCTION FROM THE CLIENT. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°14'22" EAST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- ORIGINAL PARCEL LINE
- EXISTING FENCE
- 10'X40' TURNOUT
- IRRIGATION EASEMENT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	235.62	50.00	270.00	N46° 23' 27"W	70.71

LINE TABLE

LINE #	LENGTH	BEARING
L1	20.00	S1° 23' 27"E
L2	165.04	S89° 51' 21"W
L3	71.41	S1° 23' 27"E
L4	30.00	N88° 36' 33"E
L5	1.85	N1° 23' 27"W
L6	10.00	S88° 36' 33"W
L7	40.00	N1° 23' 27"W
L8	195.04	N89° 47' 31"E

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 17-23-17 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 18TH DAY OF APRIL, 2019.

Scale in Feet
1" = 100'

RECEIVED
MAY 06 2019
BY: 6236

PROFESSIONAL LAND SURVEYOR
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1"=100'
DATE: 5/11/17
DESIGN: [blank]
DRAWN: KHV
CHECKED: KHV
DWG. NO.: [blank]

REVISIONS

DATE	DESCRIPTION

BOUNDARY ADJUSTMENT SURVEY FOR YELLOWSTONE
PIONEER 100 S 9200 E +/-, WEBER COUNTY, UTAH
LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
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