

**RECORD BOUNDARY DESCRIPTION  
PARCEL# 150110022**

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT LOCATED NORTH 11°02'26" WEST 475.80 FEET ALONG THE SECTION LINE AND NORTH 89°51'36" WEST 1352.92 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 1°35'09" WEST 1055.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD, THENCE NORTH 72°45'02" WEST 237.73 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE SOUTH 1°35'09" EAST 1120.80 FEET, THENCE SOUTH 88°44'12" EAST 225.28 FEET TO THE POINT OF BEGINNING.

**ADJUSTED BOUNDARY DESCRIPTION  
PARCEL# 150110022**

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°44'49" WEST 1124.04 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 0°32'46" WEST 283.00 FEET AND NORTH 48°52'53" WEST 300.84 FEET AND NORTH 87°37'23" WEST 226.06 FEET AND NORTH 0°20'56" WEST 850.98 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, RUNNING THENCE ALONG AN EXISTING FENCE LINE NORTH 0°43'48" WEST 273.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 71°20'46" EAST 240.39 FEET TO AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE SOUTH 0°22'02" EAST 220.45 FEET, THENCE NORTH 84°00'49" WEST 226.93 FEET TO THE POINT OF BEGINNING. CONTAINING 55,891 SQ. FT. OR 1.28 AC, MORE OR LESS.

**RECORD BOUNDARY DESCRIPTION  
PARCEL# 150110024**

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED NORTH 11°02'26" WEST 282.92 FEET ALONG THE SECTION LINE AND NORTH 89°51'36" WEST 1126.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°35'09" WEST 1178.20 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD, THENCE NORTH 72°45'02" WEST 237.73 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THENCE SOUTH 1°35'09" EAST 1055.25 FEET, THENCE SOUTH 49°59'41" EAST 300.84 FEET TO THE POINT OF BEGINNING.

**ADJUSTED BOUNDARY DESCRIPTION  
PARCEL# 150110024**

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY BOUNDARY OF LOT 9, RIVERSIDE ESTATES SUBDIVISION, BEING LOCATED NORTH 88°44'49" WEST 1124.04 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 0°32'46" WEST 283.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 9, ALONG AN EXISTING FENCE LINE NORTH 48°52'53" WEST 300.84 FEET TO AN EXISTING FENCE POST, THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY AND EXISTING FENCE LINE NORTH 87°37'23" WEST 226.06 FEET TO AN EXISTING FENCE POST, THENCE ALONG AN EXISTING FENCE LINE NORTH 0°20'56" WEST 850.98 FEET, THENCE SOUTH 84°00'49" EAST 226.93 FEET TO AN EXISTING FENCE LINE, THENCE ALONG SAID EXISTING FENCE LINE NORTH 0°22'02" WEST 220.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 71°20'46" EAST 234.48 FEET, THENCE SOUTH 0°32'46" EAST 969.00 FEET, THENCE NORTH 89°31'44" EAST 215.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3650 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 0°28'23" EAST 25.00 FEET, THENCE SOUTH 89°31'44" WEST 215.24 FEET, THENCE SOUTH 0°32'46" EAST 186.00 FEET TO THE POINT OF BEGINNING. CONTAINING 445,574 SQ. FT. OR 10.23 AC, MORE OR LESS.

**RECORD BOUNDARY DESCRIPTION  
PARCEL# 15-011-0056**

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°44'49" WEST 1128.51 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 0°00'00" EAST 468.88 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, RUNNING THENCE NORTH 0°32'46" WEST 994.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 71°20'46" EAST 243.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3650 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE(3) COURSES: (1) SOUTH 18°21'44" WEST 10.18 FEET, (2) ALONG THE ARC OF A CURVE TO THE LEFT 51.91 FEET, HAVING A RADIUS OF 205.39 FEET, A CENTRAL ANGLE OF 14°28'49", AND WHICH CHORD BEARS SOUTH 10°53'39" WEST 51.77 FEET, (3) SOUTH 0°28'23" EAST 853.86 FEET, THENCE SOUTH 89°31'44" WEST 215.24 FEET TO THE POINT OF BEGINNING. CONTAINING 206,795 SQ. FT. OR 4.75 AC, MORE OR LESS.

**ADJUSTED BOUNDARY DESCRIPTION  
PARCEL# 15-011-0056**

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°44'49" WEST 1124.04 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND NORTH 0°32'46" WEST 494.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION, RUNNING THENCE NORTH 0°32'46" WEST 969.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER ROAD, THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 71°20'46" EAST 243.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3650 WEST STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE(3) COURSES: (1) SOUTH 18°21'44" WEST 10.18 FEET, (2) ALONG THE ARC OF A CURVE TO THE LEFT 51.91 FEET, HAVING A RADIUS OF 205.39 FEET, A CENTRAL ANGLE OF 14°28'49", AND WHICH CHORD BEARS SOUTH 10°53'39" WEST 51.77 FEET, (3) SOUTH 0°28'23" EAST 828.86 FEET, THENCE SOUTH 89°31'44" WEST 215.27 FEET TO THE POINT OF BEGINNING. CONTAINING 201,414 SQ. FT. OR 4.62 AC, MORE OR LESS.

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS ADJUST THE BOUNDARIES OF THE PARCELS AS SHOWN AND NOTED HEREON. THE SURVEY WAS ORDERED BY BROCK MCCORMICK. CURRENT VESTING DEED RECORDED AS ENTRY #2579197 WAS USED TO ESTABLISH THE BOUNDARY OF THE MCCORMICK PROPERTIES. THE BOUNDARY ADJUSTMENT SURVEY FOR FRANK EGGETT RECORDED AS SURVEY #6222 IN THE WEBER COUNTY SURVEYORS OFFICE WAS USED TO ESTABLISH THE EGGETT PROPERTIES. THE SOUTHERLY RIGHT-OF-WAY OF PIONEER ROAD WAS ESTABLISHED BY HONORING THE PROJECTION AS ESTABLISHED ON THE RIVERSIDE ESTATES SUBDIVISION PLAT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 88°53'42" WEST WEBER COUNTY 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 30<sup>TH</sup> DAY OF JUNE, 2019.

RECEIVED  
JUN 14 2019

BY: 6273



KLINT H. WHITNEY, PLS NO. 8227228

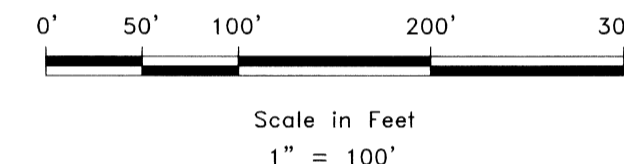
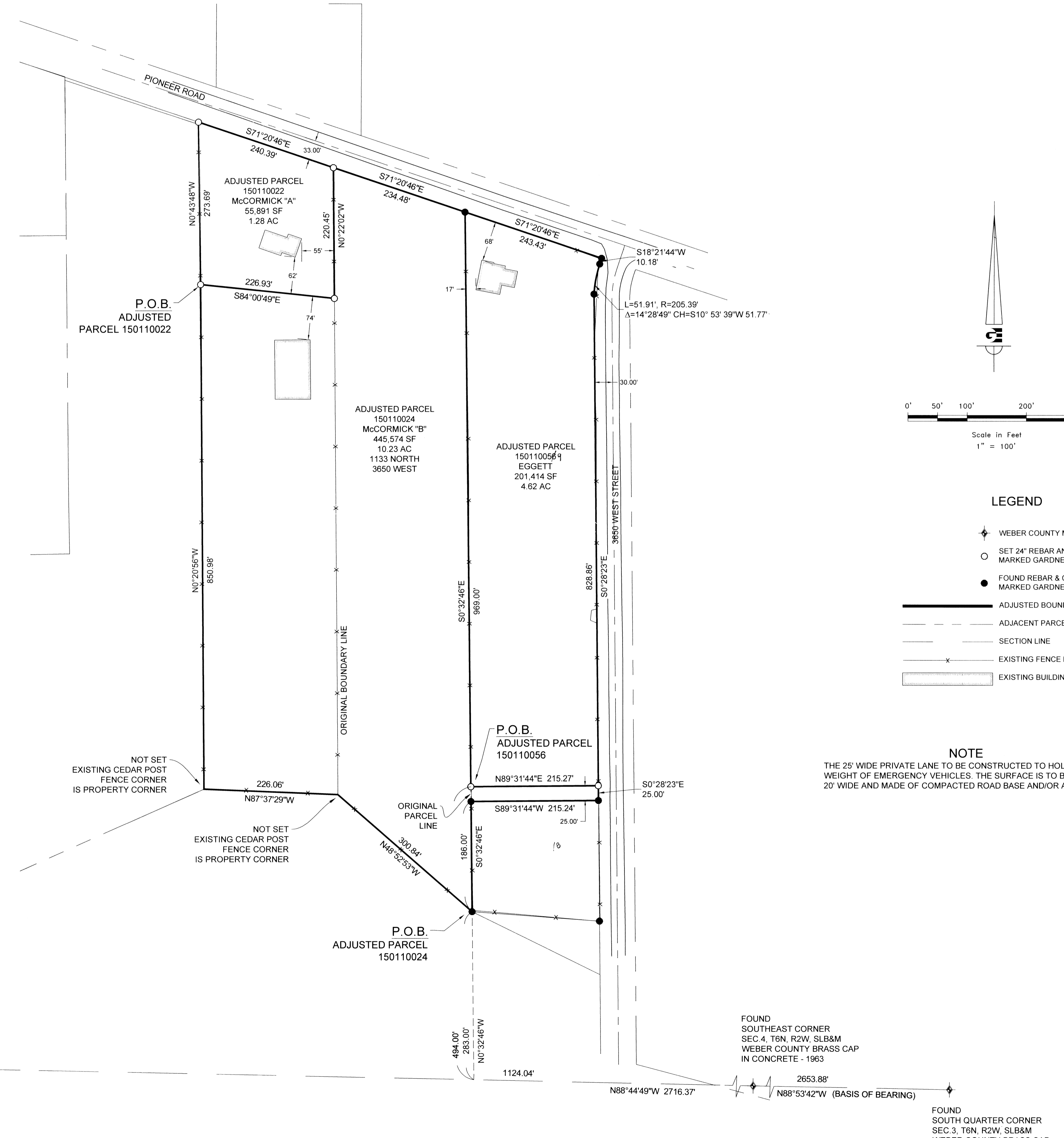
REVISIONS	DATE	DESCRIPTION

SCALE	1:100 XREF
DATE	6-12-19
DESIGN	
DRAWN	SGP
CHECKED	KHW

BOUNDARY ADJUSTMENT SURVEY MCCORMICK-EGGETT  
 PARCELS 150110024 & 150110022 & 150110056  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

**GARDNER ENGINEERING**  
 CIVIL & LAND PLANNING  
 MUNICIPAL & LAND SURVEYING  
 5150 SOUTH 875 EAST, GEDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

S1  
1



**LEGEND**

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND REBAR & CAP MARKED GARDNER ENGINEERING
- ADJUSTED BOUNDARY LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- x EXISTING FENCE LINE
- ▭ EXISTING BUILDING

**NOTE**

THE 25' WIDE PRIVATE LANE TO BE CONSTRUCTED TO HOLD THE WEIGHT OF EMERGENCY VEHICLES. THE SURFACE IS TO BE A MIN. 20" WIDE AND MADE OF COMPACTED ROAD BASE AND/OR ASPHALT.

FOUND SOUTH QUARTER CORNER SEC. 4, T6N, R2W, SLB&M 3" BRASS CAP - W.C.S-1972 FAIR COND. - FLUSH W/ GROUND

FOUND SOUTHEAST CORNER SEC. 4, T6N, R2W, SLB&M WEBER COUNTY BRASS CAP IN CONCRETE - 1963

FOUND SOUTH QUARTER CORNER SEC. 3, T6N, R2W, SLB&M WEBER COUNTY BRASS CAP IN CONCRETE - 1963