PARCEL 150600060 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0°14'45" WEST 1662.65 FEET AND SOUTH 89°45'15" WEST 510.48 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, SAID POINT BEING ON THE WEST LINE OF A COUNTY ROAD; RUNNING THENCE NORTH 85°54' WEST 580.80 FEET; THENCE NORTH 4°06' EAST 150.00 FEET; THENCE SOUTH 85°54' EAST 580.80 FEET TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTH 4°06' WEST ALONG COUNTY ROAD 150.0 FEET TO THE POINT OF BEGINNING.

PARCEL 150600060 ADJUSTED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET BEING LOCATED SOUTH 0°41'06" WEST 818.13 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 499.21 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE SOUTH 5°01'51" WEST 150.00 FEET ALONG THE WEST LINE OF SAID 2700 WEST STREET; THENCE NORTH 84°58'09" WEST 266.67 FEET; THENCE NORTH 5°01'51" EAST 150.00 FEET; THENCE SOUTH 84°58'09" EAST 266.67 FEET TO THE POINT OF BEGINNING. CONTAINING 40,000 SQ.FT., MORE OR LESS.

PARCEL 150600100 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY FENCE ON 2900 WEST STREET WHICH IS 1662.25 FEET NORTH 0°14'45" WEST ALONG THE SECTION LINE AND 510.48 FEET SOUTH 89°45'15" WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; RUNNING THENCE SOUTH 4°06' WEST 114.72 FEET TO A POINT WHICH IS SOUTH 4°06' WEST 1096 FEET FROM THE INTERSECTION OF THE NORTH LINE OF THE SAID SECTION 22 AND THE WEST LINE OF 2900 WEST STREET; THENCE SOUTH 7°40' WEST 51.17 FEET; THENCE SOUTH 73°32' WEST 247.65 FEET; THENCE SOUTH 58°00' WEST 40.00 FEET; THENCE NORTH 0°14'45" WEST 117.15 FEET; THENCE NORTH 85°54' WEST 120.00 FEET; THENCE NORTH 0°14'45" WEST 160.00 FEET; THENCE SOUTH 85°54' EAST 408.37 FEET TO THE POINT OF BEGINNING.

PARCEL 150600100 ADJUSTED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET BEING LOCATED SOUTH 0°41'06" WEST 967.56 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 510.58 FEET FROM THE NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE SOUTH 5°01'51" WEST 114.72 FEET ALONG THE WEST LINE OF SAID 2700 WEST STREET; THENCE SOUTH 8°35'51" WEST 51.17 FEET ALONG THE WEST LINE OF SAID 2700 WEST STREET; THENCE SOUTH 71°27'11" WEST 305.88 FEET; THENCE SOUTH 57°07'30" WEST 163.38 FEET TO THE BOUNDARY LINE AGREEMENT RECORDED AS E#_____; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: (1) NORTH 38°59'26" WEST 93.20 FEET; (2) NORTH 0°41'06" EAST 472.85 FEET; THENCE SOUTH 84°58'09" EAST 246.37 FEET; THENCE SOUTH 5°01'51" WEST 150.00 FEET; THENCE SOUTH 84°58'09" EAST 266.67 FEET TO THE POINT OF BEGINNING. CONTAINING 170,708 SQ.FT, MORE OR LESS.

PARCEL 150600026 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTH ½ OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 2900 WEST STREET AND THE NORTH LINE OF THE U.P. RAILROAD RIGHT-OF-WAY, SAID POINT OF BEGINNING BEING WEST 277 FEET AND SOUTH 4°06' EAST 1096 FEET AND SOUTH 7°40' WEST 260 FEET AND SOUTH 27°52' WEST 195.1 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 89°50' WEST ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 357 FEET TO THE EAST BANK OF THE SOUTH BRANCH OF THE WEST WEBER CANAL; THENCE NORTHEASTERLY ALONG SAID CANAL BANK AS FOLLOWS: NORTH 27°23'21" EAST 145.51 FEET AND NORTH 38°58' EAST 192 FEET AND NORTH 58°00" EAST 60 FEET AND NORTH 73°32' EAST 247.65 FEET TO THE WEST LINE OF 2900 WEST STREET; THENCE SOUTH 7°40' WEST ALONG SAID WEST LINE A DISTANCE OF 208.83 FEET; THENCE SOUTH 27°52' WEST 195.1 FEET TO THE POINT OF BEGINNING.
EXCEPTING PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTH LINE OF 1200 SOUTH STREET, SAID POINT BEARS SOUTH 00°41'10" WEST 1523.85 FEET (SOUTH 1523.36 FEET) ALONG SECTION LINE AND NORTH 89°13'6" WEST (NORTH 89°50' WEST) 816.25 FEET FROM THE AS LOCATED WEBER COUNTY SURVEYORS MONUMENT MARKED AS THE NORTHEAST CORNER OF SECTION 22, AND RUNNING THENCE NORTH 89°13'06" WEST 265.72 FEET, MORE OR LESS TO THE EAST BANK OF THE SOUTH BRANCH OF THE WEST WEBER CANAL, THENCE FOUR COURSES ALONG SAID BANK CANAL AS FOLLOWS: NORTH 38°26'02" EAST 194.10 FEET, NORTH 43°44'08" EAST 66.18 FEET, NORTH 63°00'29" EAST 42.55 FEET AND NORTH 74°56'27" EAST 66.95 FEET, MORE OR LESS TO A POINT WHICH BEARS NORTH 00°46'54" EAST OF THE POINT OF BEGINNING, THENCE SOUTH 0°46'54" WEST 240.22 FEET TO THE POINT OF BEGINNING.
TO BE KNOWN AS BALLIF SUBDIVISION PHASE 1.

PARCEL 150600026 ADJUSTED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF 2700 WEST STREET BEING LOCATED SOUTH 0°41'06" WEST 1132.44 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 526.32 FEET FROM THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE SOUTH 8°35'51" WEST 208.83 FEET ALONG THE WEST LINE OF SAID 2700 WEST STREET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 28°47'51" WEST 201.03 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°13'10" WEST 166.56 FEET TO THE BOUNDARY OF BALLIF ESTATES; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 0°46'51" EAST 240.22 FEET; (2) SOUTH 74°56'23" WEST 66.95 FEET; (3) SOUTH 63°00'25" WEST 42.55 FEET; (4) SOUTH 43°44'04" WEST 31.87 FEET TO THE BOUNDARY LINE AGREEMENT RECORDED AS E#_____; THENCE ALONG SAID BOUNDARY LINE AGREEMENT NORTH 57°07'30" EAST 163.38 FEET; THENCE NORTH 71°27'11" EAST 305.88 FEET TO THE POINT OF BEGINNING. CONTAINING 83,187 SQ.FT., MORE OR LESS.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO ADJUST PARCELS 150600060, 150600026 AND COMBINE PARCELS 150600131 AND 150600100, AS SHOWN AND NOTED HEREON. THE SURVEY WAS ORDERED BY GORDON JAMES. 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 NORTH LINE OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°19'36" WEST WEBER COUNTY GRID BEARING. CURRENT VESTING DEEDS (E# 845917, 1338915, 827407, 2259591) WERE USED ALONG WITH THE BALLIF ESTATES SUBDIVISION PLAT TO ESTABLISH THE BOUNDARY. THE BOUNDARY OF 2700 WEST WAS DETERMINED BY DEED. THE BOUNDARY OF 1200 SOUTH WAS DETERMINED BY HONORING THE BALLIF ESTATES SUBDIVISION PLAT.

LEGEND

- ✦ WEBER COUNTY MONUMENT AS NOTED
- ○ SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ▬▬▬ ADJUSTED PARCEL BOUNDARY
- ――― ADJACENT PARCEL
- ――― SECTION LINE
- ×―×― EXISTING FENCE LINE
- ▬▪▬▪▬ BOUNDARY LINE AGREEMENT LINE

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 21ST DAY OF JUNE 2019.

KLINT H. WHITNEY, PLS NO. 8227228

Professional Land Surveyor
8227228
Klint H. Whitney
STATE OF UTAH

SCALE: 1:40, XREF
DATE: 5-8-19
DESIGN: SGP
DRAWN: SGP
CHECKED: KHW

REVISIONS
DATE | DESCRIPTION

DWG: R-2061 - MISC S-JRVEY/1143 GORDON JAMES-SURVEY/DWG/GORDON-JAMES.DWG
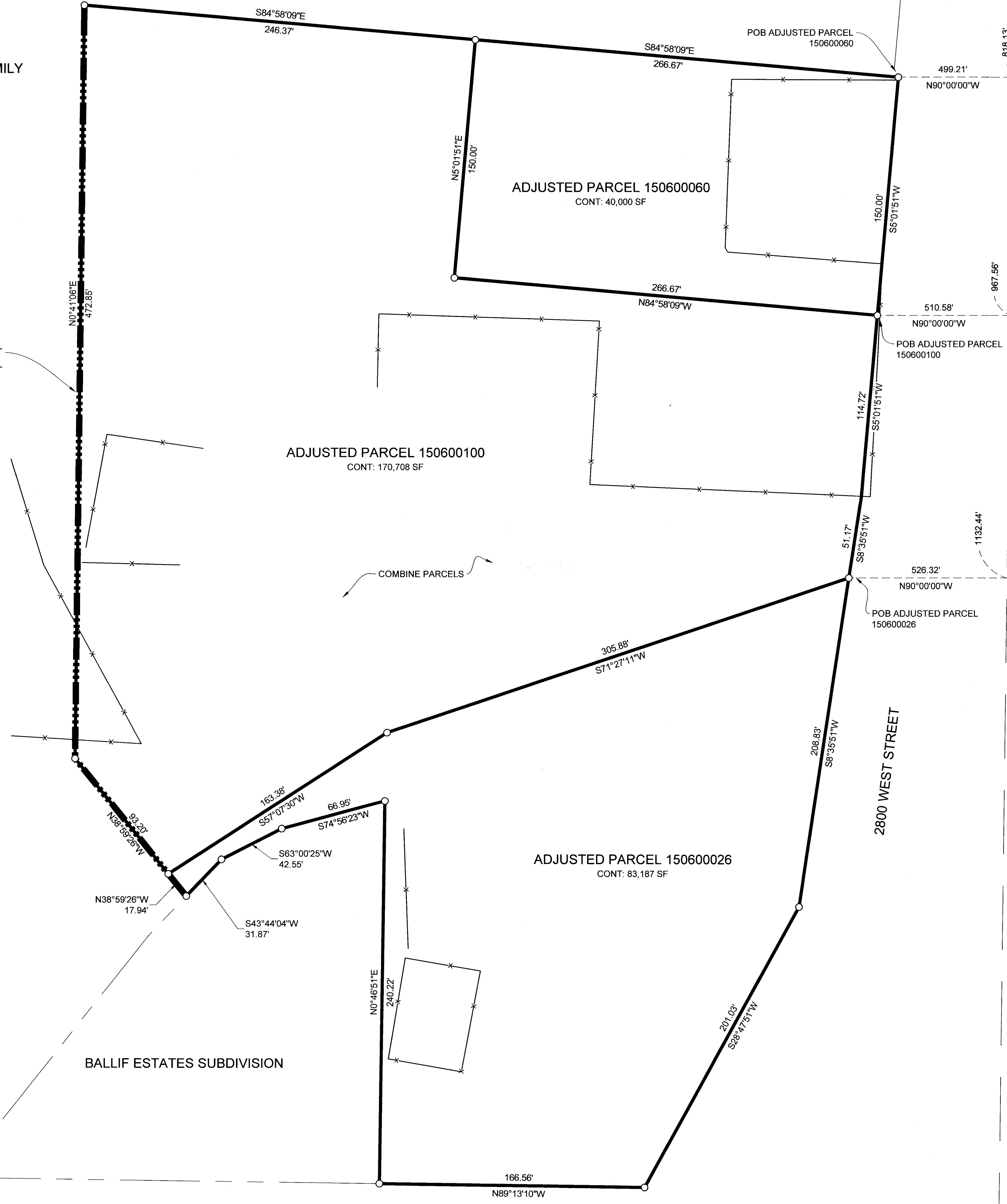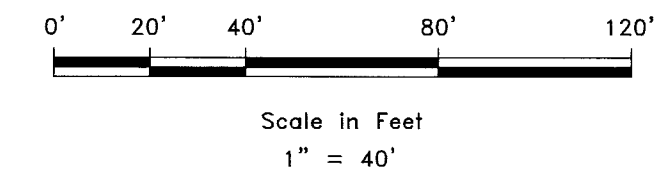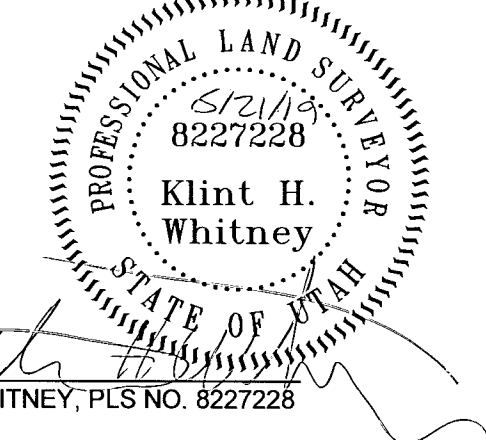
RECEIVED
JUL 08 2019
BY: 6280

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Map Annotations

FOUND NORTHWEST CORNER
SEC.22, T6N, R2W, SLB&M
3" W.C. BRASS CAP IN CONCRETE-1963
GOOD CONDITION

FOUND NORTHEAST CORNER
SEC.22, T6N, R2W, SLB&M
3" W.C. BRASS CAP IN CONCRETE-1961
GOOD CONDITION

N89°19'36"W 5287.20'

AUSTIN HESLOP FAMILY PARTNERSHIP 150600126

S84°58'09"E 246.37'

S84°58'09"E 266.67'

POB ADJUSTED PARCEL 150600060

499.21'
N90°00'00"W

818.13'

ADJUSTED PARCEL 150600060
CONT: 40,000 SF

N5°01'51"E 150.00'

S5°01'51"W 150.00'

S0°41'06"W 2636.22'

BOUNDARY LINE AGREEMENT E# 2994682

N0°41'06"E 472.85'

266.67' N84°58'09"W

510.58' N90°00'00"W

POB ADJUSTED PARCEL 150600100

967.56'

ADJUSTED PARCEL 150600100
CONT: 170,708 SF

S5°01'51"W 114.72'

COMBINE PARCELS

51.17' S8°35'51"W

1132.44'

526.32' N90°00'00"W

POB ADJUSTED PARCEL 150600026

305.88' S71°27'11"W

208.83' S8°35'51"W

2800 WEST STREET

N38°59'26"W 93.20'

163.38' S57°07'30"W

66.95' S74°56'23"W

N38°59'26"W 17.94'

S63°00'25"W 42.55'

S43°44'04"W 31.87'

N0°46'51"E 240.22'

ADJUSTED PARCEL 150600026
CONT: 83,187 SF

201.03' S28°47'51"W

BALLIF ESTATES SUBDIVISION

166.56' N89°13'10"W

1200 SOUTH STREET

CALCULATED EASTQUARTER CORNER
SEC. 22, T6N, R2W, SLB&M

0' 20' 40' 80' 120'
Scale In Feet
1" = 40'