

**ORIGINAL PARCEL 150920074 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT BEING LOCATED SOUTH 89°13'24" EAST 1580.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 349.98 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 89°10'40" WEST 1212.00 FEET, THENCE NORTH 0°55'26" EAST 488.44 FEET, THENCE SOUTH 89°07'25" EAST 815.29 FEET, THENCE SOUTH 0°00'00" EAST 0.67 FEET, THENCE SOUTH 89°08'15" EAST 484.65 FEET, THENCE SOUTH 11°00'12" WEST 502.57 FEET TO THE POINT OF BEGINNING. CONTAINS 14.29 ACRES.

**ORIGINAL PARCEL 150920086 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3500 WEST STREET, SAID POINT BEING LOCATED NORTH 0°55'26" EAST 350.63 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 40.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 0°55'26" EAST 307.87 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE SOUTH 89°08'15" EAST 323.00 FEET, THENCE SOUTH 0°55'26" WEST 307.64 FEET, THENCE NORTH 89°10'40" WEST 323.00 FEET TO THE POINT OF BEGINNING. CONTAINS 2.28 ACRES MORE OR LESS.

**ADJUSTED PARCEL 150920074 BOUNDARY DESCRIPTION**

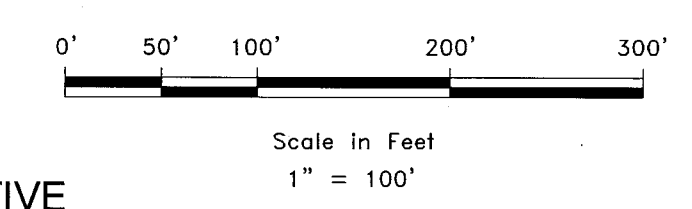
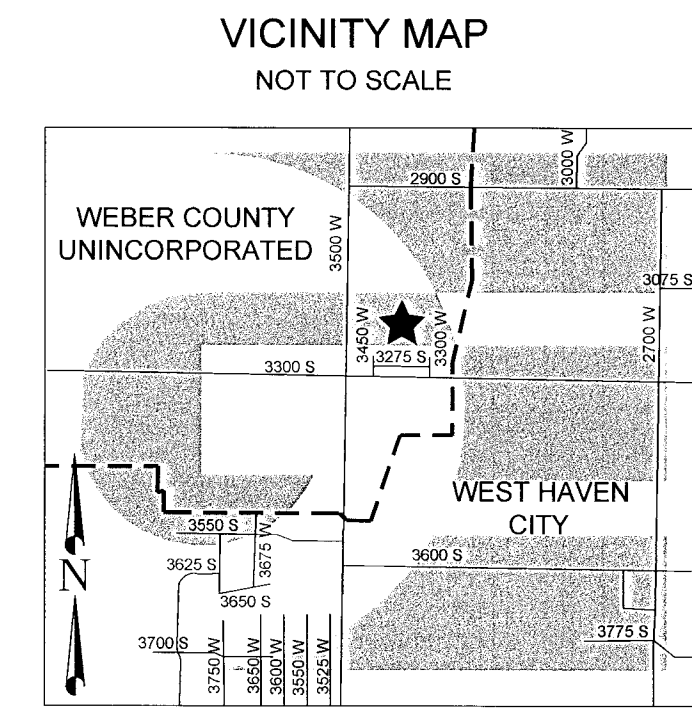
A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF HYLANDS RANCH SUBDIVISION, BEING LOCATED SOUTH 89°13'24" EAST 1580.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 0°00'00" EAST 349.98 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 89°10'40" WEST 1212.00 FEET, THENCE NORTH 0°55'26" EAST 307.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF 3500 WEST STREET, THENCE NORTH 0°55'26" EAST 113.10 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE SOUTH 89°11'56" EAST 130.55 FEET, THENCE NORTH 0°55'13" EAST 100.74 FEET, THENCE NORTH 89°10'50" WEST 130.55 FEET TO SAID EAST RIGHT-OF-WAY LINE, THENCE NORTH 0°55'26" EAST 93.99 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE SOUTH 89°08'15" EAST 323.00 FEET, THENCE NORTH 0°55'26" EAST 188.79 FEET TO AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2327157, THENCE ALONG SAID FENCE LINE AND BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°07'25" EAST 815.29 FEET; (2) SOUTH 0°00'00" EAST 0.67 FEET; (3) SOUTH 89°08'15" EAST 484.65 FEET, THENCE SOUTH 11°00'12" WEST 502.57 FEET TO THE POINT OF BEGINNING. CONTAINING 16.27 ACRES.

**ADJUSTED PARCEL 150920086 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 3500 WEST STREET, SAID POINT BEING LOCATED NORTH 0°55'26" EAST 463.72 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 40.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, RUNNING THENCE NORTH 0°55'26" EAST 100.78 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE SOUTH 89°10'50" EAST 130.55 FEET, THENCE SOUTH 0°55'13" WEST 100.74 FEET, THENCE NORTH 89°11'56" WEST 130.55 FEET TO THE POINT OF BEGINNING. CONTAINS 13,154 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

**NOTES:**  
 ZONE R-2.5 CURRENT YARD SETBACKS:  
 FRONT: 30.00'  
 SIDE: 10.00' WITH 24.00' COMBINED SIDE YARD  
 REAR: 30.00'  
 REQUIRED FRONTAGE: 95.00'

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
  - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SUBJECT PARCEL BOUNDARY
  - - - ORIGINAL LOT LINE
  - - - ADJACENT PARCEL
  - - - SECTION LINE
  - - - ZONE R-2.5 SETBACK LINE
  - STREET CENTERLINE
  - EXISTING FENCE LINE
  - EXISTING BUILDING



**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF THE SUBJECT PARCELS AS SHOWN HEREON. THE SURVEY WAS ORDERED BY DARWIN SHUPE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. CURRENT VESTING DEED RECORDED AS ENTRY NO. 1738150 ALONG WITH BOUNDARY LINE AGREEMENT ENTRY NO. 2327157 AND THE DEDICATED PLAT OF HYLANDS RANCH SUBDIVISION ALONG WITH CURRENT OCCUPATION WERE USED TO ESTABLISH THE BOUNDARY. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°55'26" EAST, WEBER COUNTY, UTAH NORTH NAD 83 STATE PLANE 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 5<sup>TH</sup> DAY OF SEPTEMBER, 2019.

RECEIVED  
 SEP 06 2019  
 BY: 6338

PROFESSIONAL LAND SURVEYOR  
 8227228  
 Klint H. Whitney  
 STATE OF UTAH  
 KLINT H. WHITNEY, PLS. NO. 8227228

SCALE: 1" = 100'	
DATE: 11/05/2018	DESIGN: _____
DRAWN: MJL	CHECKED: KHW
DWG.: R3061 - MISC SURVEY 181839 - DARWIN SHUPE SURVEY FOR ADJUSTMENT OF BOUNDARY ADJUSTMENT_FIELDS	
REVISIONS	DESCRIPTION
DATE	DESCRIPTION
BOUNDARY ADJUSTMENT FOR VAL SHUPE	
PARCEL 150920086 & PARCEL 150920074,	
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,	
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.	

**GARDNER ENGINEERING**  
 CIVIL & LAND PLANNING  
 MUNICIPAL & LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0056

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