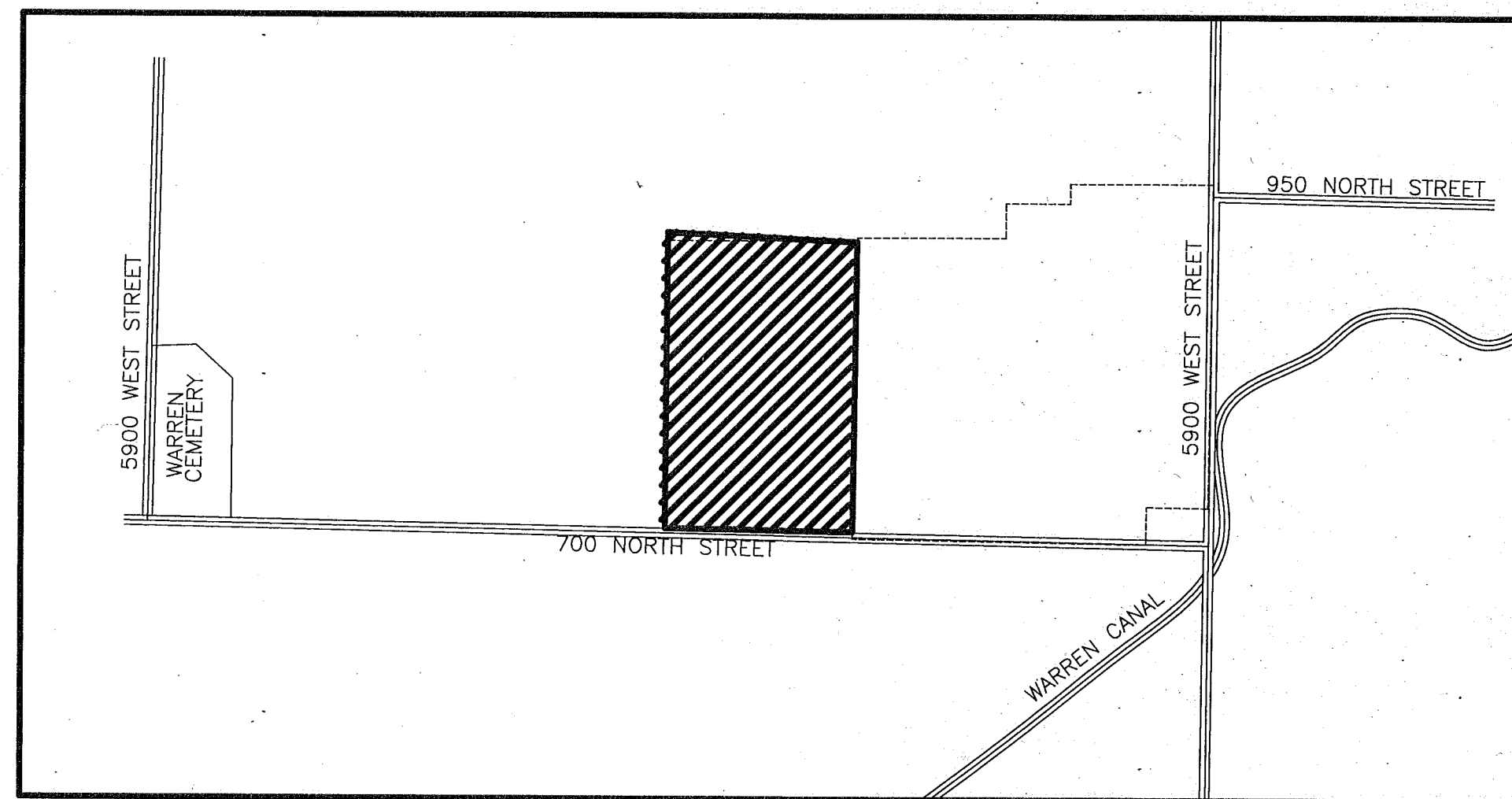


# PROPOSED AGRICULTURE PROPERTY DIVISION C AND T DAVIS INVESTMENTS PROPERTY

NE 1/4 SECTION 12 T6N,R3 WEST SLB&M WEBER COUNTY, UTAH  
November 7, 2019



VICINITY MAP  
NO SCALE

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE QUARTER SECTION LINE BETWEEN THE E QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN SHOWN HEREON AS N89°03'24"W, 5290.97 FEET

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE 30 ACRES FROM AN EXISTING AGRICULTURAL PARCEL FOR AGRICULTURAL PURPOSES. WEBER COUNTY MONUMENTS WERE FOUND AT THE EAST AND WEST QUARTER CORNERS OF SECTION 12 TO ESTABLISH THE CENTER LINE OF 700 NORTH STREET. THE NE CORNER, THE SE CORNER AND THE SW CORNERS WERE LOCATED TO IDENTIFY AND VERIFY THE EXISTING SECTION BEARINGS AND LAYOUT AS PER WEBER COUNTY STATE PLANE COORDINATES. THE SOUTHERLY BOUNDARY OF SAID PARCEL WAS SET AT THE RIGHT-OF-WAY LINE 33 FEET PARALLEL TO THE CENTER LINE OF 700 NORTH STREET. AN EXISTING FENCE LINE AND THE EXTENSION THERE OF, LOCALLY ACCEPTED AS THE CENTER QUARTER LINE OF THE NORTH HALF OF SECTION 12 WAS LOCATED AND USED AS THE WEST BOUNDARY LINE OF THE PARCEL. A REBAR WITH CAP WAS FOUND 3.46 FEET WEST OF THE SW CORNER OF THIS PARCEL. THIS WAS FOUND TO NOT BE IN LINE WITH THE EXTENSION OF THE FENCE ALONG THE ESTABLISHED QUARTER SECTION LINE. AN EXISTING LONG STANDING FENCE LINE BETWEEN THE WAYMENT PROPERTY (WC PARCEL NO.10-034-0003) AND THE BENCHLAND INVESTMENTS PROPERTY (WC PARCEL NO.10-034-0006) WAS ACCEPTED AS THE NORTHERLY BOUNDARY LINE. ALL LOT CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENG PLS 150228".

## ORIGINAL BENCHLAND INVESTMENT PROPERTY BOUNDARY DESCRIPTION

A PART OF THE NE QUARTER OF SECTION 12, TOWNSHIP 6; NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 927 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, THENCE S00°45'22"W, 1563.00 FEET; THENCE WEST, 300.00 FEET; THENCE SOUTH, 150.00 FEET; THENCE WEST, 2340.00 FEET; THENCE N00°45'22"E, 1446.72 FEET; THENCE NORTH, 1633.50 FEET; THENCE NORTH, 170.28 FEET; THENCE EAST, 313.50 FEET; THENCE NORTH, 96.00 FEET; THENCE EAST, 693.66 FEET; TO THE POINT OF BEGINNING.

## C AND T DAVIS INVESTMENTS 30 ACRE BOUNDARY DESCRIPTION

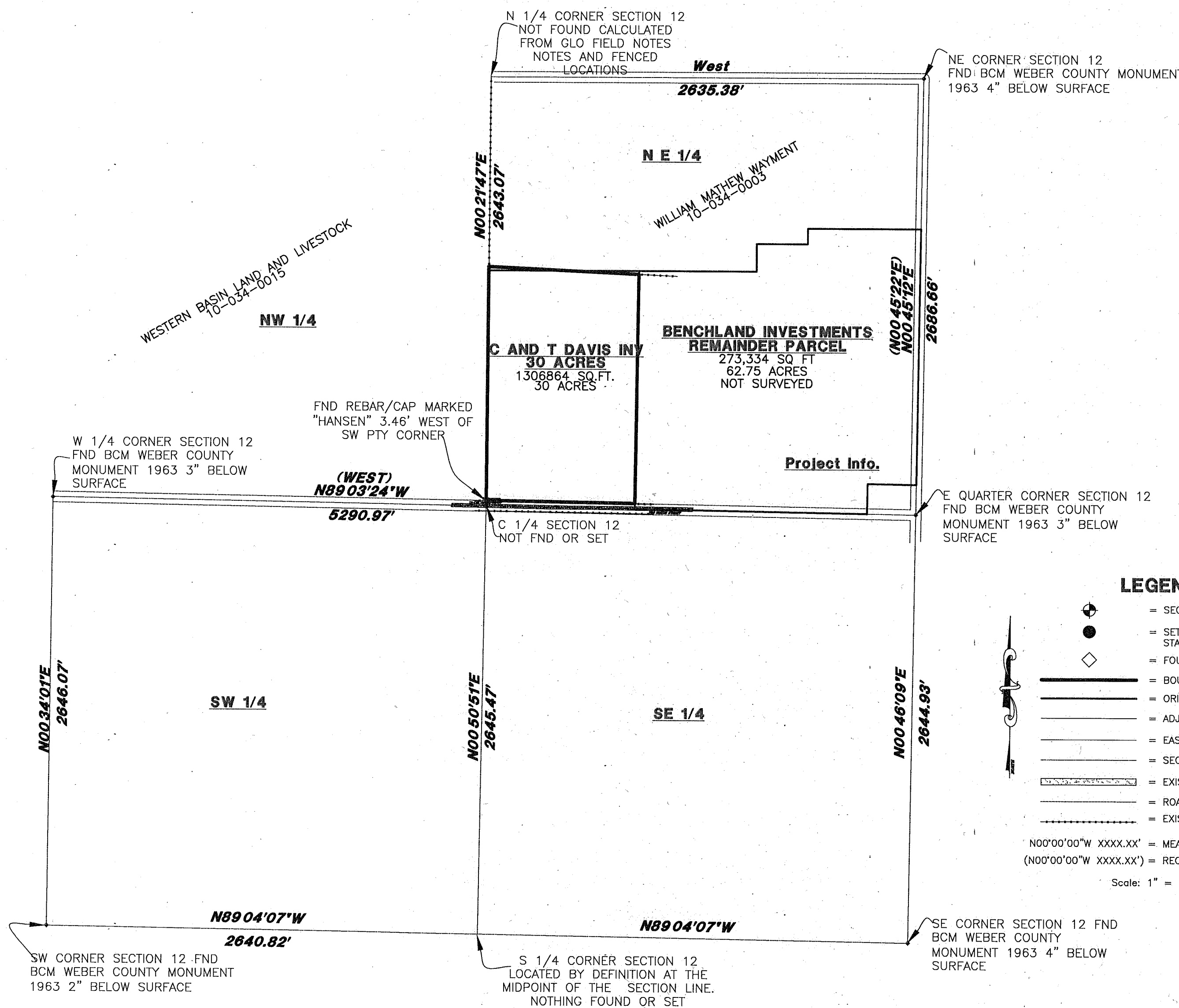
PART OF THE NORTH EAST QUARTER OF SECTION 12, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12, AND PROCEEDING ALONG THE QUARTER SECTION LINE N89°03'24"W, 1725.13 FEET AND N00°44'04"E, 33.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 700 NORTH STREET THENCE ALONG SAID RIGHT OF WAY N89°03'24"W, 912.28 FEET TO THE EXTENSION OF A FENCED ALONG THE WEST BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 12; THENCE ALONG SAID EXTENSION AND FENCE LINE N00°21'47"E, 1440.08 FEET TO AN EXISTING FENCE LINE TO THE EAST; THENCE ALONG SAID EASTERLY FENCE LINE S87°13'51"E, 922.19 FEET; THENCE S00°44'04"W, 1410.61 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1306863.96 SQUARE FEET, 30.00 ACRES

## BENCHLAND INVESTMENTS REMAINDER DESCRIPTION

PART OF THE NORTH EAST QUARTER OF SECTION 12, T.6N., R.3W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

COMMENCING AT EAST QUARTER CORNER OF SECTION 12 AND PROCEEDING N89°03'24"W, 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°03'24"W, 1424.95 FEET; THENCE N00°44'04"E, 1464.98 FEET; THENCE EAST, 721.31 FEET; THENCE NORTH, 170.28 FEET; THENCE EAST, 313.50 FEET; THENCE NORTH, 96.00 FEET; THENCE EAST, 694.53 FEET; THENCE S00°45'28"W, 1576.89 FEET; THENCE N89°03'24"W, 300.00 FEET; THENCE S00°47'58"W, 183.00 FEET; WHICH IS THE POINT OF BEGINNING, CONTAINING 2735078.99 SQUARE FEET, 62.79 ACRES



### LEGEND

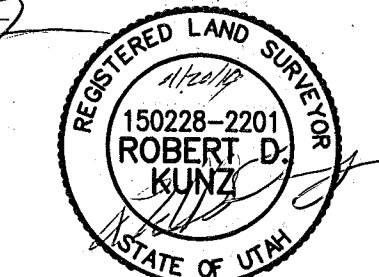
- = SECTION CORNER
  - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENG PLS 150228"
  - ◇ = FOUND REBAR CAP - HANSEN
  - = BOUNDARY LINE
  - = ORIGINAL DEED
  - = ADJOINING PROPERTY
  - = EASEMENTS
  - = SECTION TIE LINE
  - = EXISTING ROAD PAVEMENT
  - = ROAD RIGHT OF WAY LINES
  - = EXISTING FENCE LINES
- N00°00'00"W XXXX.XX" = MEASURED BEARINGS AND DISTANCE  
 (N00°00'00"W XXXX.XX)" = RECORD BEARING AND DISTANCE
- Scale: 1" = 500'

## SURVEYORS CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM AS REREGISTERED LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE NO.150228-2201. I FURTHER CERTIFY THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY HEREIN DESCRIBED AND THAT IT IS A TRUE RECORD OF THE LOCATION OF SAID PARCEL.

11/20/19  
DATE

*Robert D. Kunz*  
ROBERT D. KUNZ, PE, LS



## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_ DAY OF \_\_\_

WEBER COUNTY SURVEYOR

RECEIVED  
NOV 21 2019  
BY: 6381

**KUNZ ENGINEERING**  
ENGINEERING SURVEYING LAND PLANNING  
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-630-9896  
PHONE: (801) 225-8232 FAX: (801) 221-9213 EMAIL: ROBERT@KUNZENGINEERING.COM

AGRICULTURE PROPERTY DIVISION  
NE 1/4 SECTION 12 T6N,R3 WEST SLB&M WEBER COUNTY, UTAH  
C AND T DAVIS INVESTMENTS PROPERTY

REVISIONS	DATE	DESCRIPTION

**Project Info.**  
 Surveyor: ROBERT KUNZ  
 Crew Chief JUSTIN BOWEN  
 Begin Date: NOV 7, 2019  
 Name: C AND T DAVIS INV  
 RECORD OF SURVEY  
 Scale: 1"=100'  
 Checked: CADEN 1  
 Number: CADEN 1

