

AS-SURVEYED PARCEL 070520060 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 375 EAST STREET BEING LOCATED NORTH 00°52'40" EAST 1122.90 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 828.88 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 15°21'18" WEST 106.62 FEET; THENCE NORTH 83°50'12" WEST 249.22 FEET; THENCE SOUTH 00°07'05" EAST 848.51 FEET; THENCE NORTH 54°37'23" EAST 122.48 FEET; THENCE SOUTH 35°12'30" EAST 294.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTH OGDEN CANAL; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 75°43'49" EAST 153.10 FEET; (2) NORTH 39°59'28" EAST 81.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF 375 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 284.50 FOOT RADIUS CURVE TO THE RIGHT 204.74 FEET, HAVING A CENTRAL ANGLE OF 41°14'01", CHORD BEARS NORTH 21°21'57" EAST 200.35 FEET; (2) ALONG THE ARC OF A 214.00 FOOT RADIUS CURVE TO THE LEFT 187.85 FEET, HAVING A CENTRAL ANGLE OF 50°17'36", CHORD BEARS NORTH 16°50'10" EAST 181.87 FEET; (3) NORTH 08°18'38" WEST 81.37 FEET; (4) ALONG THE ARC OF A 267.50 FOOT RADIUS CURVE TO THE RIGHT 96.76 FEET, HAVING A CENTRAL ANGLE OF 20°35'29", CHORD BEARS NORTH 01°59'07" EAST 96.24 FEET; THENCE NORTH 51°44'44" WEST 310.21 FEET; THENCE NORTH 45°44'48" EAST 65.14 FEET; THENCE NORTH 21°52'39" EAST 134.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 375 EAST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 39°59'28" EAST 81.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF 375 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 284.50 FOOT RADIUS CURVE TO THE RIGHT 204.74 FEET, HAVING A CENTRAL ANGLE OF 41°14'01", CHORD BEARS NORTH 21°21'57" EAST 200.35 FEET; (2) ALONG THE ARC OF A 214.00 FOOT RADIUS CURVE TO THE LEFT 187.85 FEET, HAVING A CENTRAL ANGLE OF 50°17'36", CHORD BEARS NORTH 16°50'10" EAST 181.87 FEET; (3) NORTH 08°18'38" WEST 81.37 FEET; (4) ALONG THE ARC OF A 267.50 FOOT RADIUS CURVE TO THE RIGHT 96.76 FEET, HAVING A CENTRAL ANGLE OF 20°35'29", CHORD BEARS NORTH 01°59'07" EAST 96.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.678 ACRES.

AS-SURVEYED PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 375 EAST STREET BEING LOCATED NORTH 00°52'40" EAST 665.54 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 508.34 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 11°44'44" WEST 187.27 FEET; THENCE SOUTH 42°53'59" WEST 647.82 FEET; THENCE SOUTH 00°07'05" EAST 108.63 FEET; THENCE NORTH 54°37'23" EAST 122.48 FEET; THENCE SOUTH 35°12'30" EAST 294.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE SOUTH OGDEN CANAL; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 75°43'49" EAST 153.10 FEET; (2) NORTH 39°59'28" EAST 81.28 FEET TO THE WEST RIGHT-OF-WAY LINE OF 375 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 284.50 FOOT RADIUS CURVE TO THE RIGHT 204.74 FEET, HAVING A CENTRAL ANGLE OF 41°14'01", CHORD BEARS NORTH 21°21'57" EAST 200.35 FEET; (2) ALONG THE ARC OF A 214.00 FOOT RADIUS CURVE TO THE LEFT 187.85 FEET, HAVING A CENTRAL ANGLE OF 50°17'36", CHORD BEARS NORTH 16°50'10" EAST 181.87 FEET; (3) NORTH 08°18'38" WEST 81.37 FEET; (4) ALONG THE ARC OF A 267.50 FOOT RADIUS CURVE TO THE RIGHT 96.76 FEET, HAVING A CENTRAL ANGLE OF 20°35'29", CHORD BEARS NORTH 01°59'07" EAST 96.24 FEET TO THE POINT OF BEGINNING, CONTAINING 5.791 ACRES.

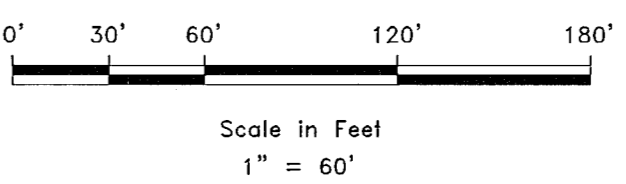
PROPOSED FENCE LINE AGREEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 510.07 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 51°44'13" WEST 55.16 FEET; (2) NORTH 79°07'18" WEST 39.56 FEET; (3) NORTH 38°20'30" WEST 122.73 FEET; (4) NORTH 61°41'50" WEST 64.46 FEET; (5) NORTH 38°57'15" WEST 42.43 FEET TO THE POINT OF TERMINATION.

RECEIVED
JAN 31 2020
BY: 6450

LEGEND

- ⊕ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- - - EXISTING 1' CONTOUR
- - - EXISTING 5' CONTOUR



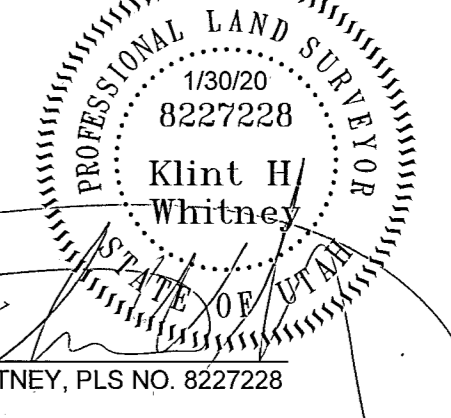
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON AND PROVIDE A LEGAL DESCRIPTION FOR THE AREA SHOWN HEREON AS PARCEL "A" WITH IS CURRENTLY BEING USED AS AN OUTDOOR STORAGE SITE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°52'40" 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 30TH DAY OF JANUARY, 2020.



SCALE: 1" = 60' DATE: 1/30/20 DESIGN: M/J DRAWN: M/J CHECKED: K/HW DWG.: 10080 - HANGCOCK COMPANY, INC. - SETBACKS SURVEY/STORAGE STORAGE DVD	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>DATE</td> <td></td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION	DATE		PROPERTY SURVEY FOR BRUCE STEPHENS 5120 SOUTH 375 EAST LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.
REVISIONS	DESCRIPTION					
DATE						

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CIVIL-LAND PLANNING
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