

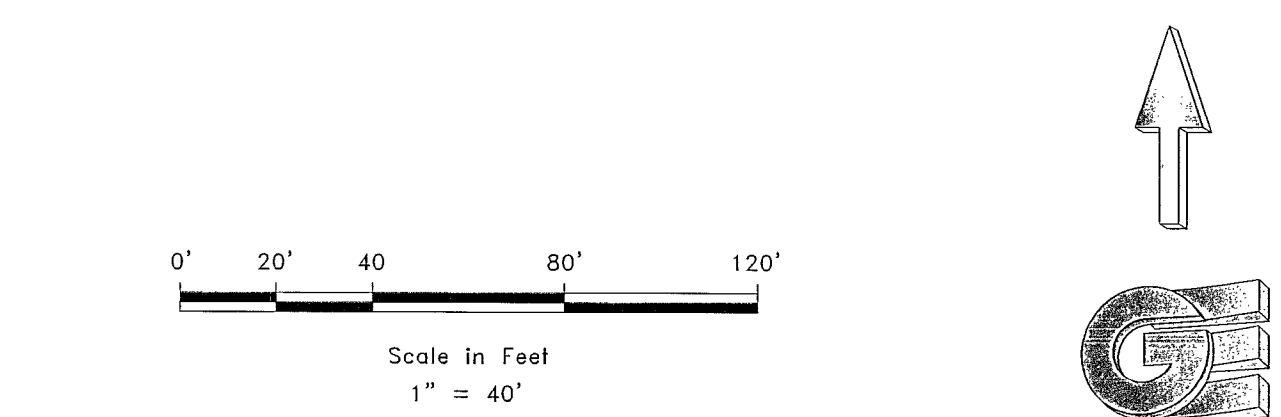
**RECORD PARCEL 240470081 BOUNDARY DESCRIPTION**  
 PART OF LOT 19, PLAT B, OFFICIAL MAP OF PLAIN CITY AND A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SOUTH RIGHT OF WAY LINE OF 2200 NORTH STREET AND AT THE NORTHEAST CORNER OF LOT 1 "BLAINE JENSEN SUBDIVISION" AS RECORDED AT THE WEBER COUNTY RECORDS OFFICE AS ENTRY NO. 2045854 IN BOOK 60 AT PAGE 16, WHICH IS 200.30 FEET SOUTH 89°04'59" EAST FROM THE NORTHWEST CORNER OF SAID LOT 19; SAID POINT ALSO BEING 598.03 FEET NORTH 88°40'20" WEST ALONG THE SECTION LINE AND 1974.42 FEET NORTH 1°08'49" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE SOUTH 89°04'59" EAST 132.82 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF 2200 NORTH STREET; THENCE SOUTH 11°25'1" WEST 165.00 FEET; THENCE NORTH 89°04'59" WEST 132.62 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 1°08'49" EAST 165.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

**ADJUSTED PARCEL 240470081 BOUNDARY DESCRIPTION**  
 PART OF LOT 19, PLAT B, OFFICIAL MAP OF PLAIN CITY AND A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SOUTH RIGHT OF WAY LINE OF 2200 NORTH STREET, SAID POINT BEING LOCATED NORTH 88°36'07" WEST 526.08 FEET ALONG THE SOUTH SECTION OF LINE OF SAID SECTION 33 AND NORTH 0°00'00" EAST 1975.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE SOUTH 89°22'51" EAST 132.83 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF 2200 NORTH STREET; THENCE SOUTH 11°17'00" WEST 298.83 FEET; THENCE NORTH 89°01'24" WEST 132.48 FEET; THENCE NORTH 1°13'06" EAST 80.19 FEET; THENCE NORTH 1°13'02" EAST 217.80 FEET TO THE POINT OF BEGINNING, CONTAINING 39,583 SQUARE FEET OR 0.909 ACRES MORE OR LESS.

**RECORD PARCEL 240470084 BOUNDARY DESCRIPTION**  
 PART OF LOT 19, PLAT B, OFFICIAL MAP OF PLAIN CITY AND A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE BLAINE JENSEN SUBDIVISION, AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NUMBER 2045854 IN BOOK 60 AT PAGE 16, WHICH IS 200.30 FEET SOUTH 89°04'59" EAST AND 165.00 FEET SOUTH 1°08'49" WEST FROM THE NORTHWEST CORNER OF SAID LOT 19; SAID POINT ALSO BEING 531.80 FEET NORTH 88°40'20" WEST ALONG THE SECTION LINE AND 1809.90 FEET NORTH FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE SOUTH 89°04'59" EAST 132.62 FEET; THENCE SOUTH 11°25'1" WEST 132.98 FEET; THENCE SOUTH 89°04'59" EAST 164.46 FEET TO THE WEST BOUNDARY LINE OF JIM SARGENT SUBDIVISION, IN PLAIN CITY, WEBER COUNTY, UTAH AS STAKED ON THE GROUND AND EXISTING FENCE LINE, THENCE SOUTH 1°12'51" WEST 364.18 FEET ALONG SAID WESTERLY BOUNDARY LINE AND EXISTING FENCE LINE TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT P CLIFTON AND ELAINE R CLIFTON IN WARRANTY DEED 609789 IN BOOK 1046 PAGE 374 THENCE NORTH 89°04'59" WEST 396.50 FEET ALONG THE SOUTH PROPERTY LINE OF SAID WARRANTY DEED TO THE SOUTHEAST CORNER OF LOT 2, OF SAID BLAINE JENSEN SUBDIVISION, THENCE ALONG SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: NORTH 1°08'49" EAST 444.36 FEET, SOUTH 89°04'59" EAST 100.00 FEET AND NORTH 1°08'49" EAST 52.80 FEET TO THE POINT OF BEGINNING.

**ADJUSTED PARCEL 240470084 BOUNDARY DESCRIPTION**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF BLAINE JENSEN SUBDIVISION, AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE AS ENTRY NUMBER 2045854 IN BOOK 60 AT PAGE 16, SAID POINT BEING LOCATED NORTH 88°36'07" WEST 526.08 FEET ALONG THE SOUTH SECTION OF SAID SECTION 33 AND NORTH 0°00'00" EAST 1975.00 FEET AND SOUTH 1°13'02" WEST 217.80 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE SOUTH 11°13'09" WEST 80.19 FEET; THENCE SOUTH 89°01'24" EAST 132.48 FEET; THENCE SOUTH 89°00'46" EAST 164.46 FEET TO THE WEST BOUNDARY LINE OF JIM SARGENT SUBDIVISION, IN PLAIN CITY, WEBER COUNTY, UTAH THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 1°17'04" WEST 364.18 FEET; THENCE NORTH 89°00'46" WEST 396.50 FEET; THENCE NORTH 1°13'02" EAST 444.36 FEET; THENCE SOUTH 89°00'46" EAST 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 152,492 SQUARE FEET OR 3.50 ACRES MORE OR LESS.

**ACCESS EASEMENT DESCRIPTION**  
 PART OF LOT 19, PLAT B, OFFICIAL MAP OF PLAIN CITY AND A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON SOUTH RIGHT OF WAY LINE OF 2200 NORTH STREET; SAID POINT BEING LOCATED NORTH 88°36'07" WEST 526.08 FEET ALONG THE SOUTH SECTION OF LINE OF SAID SECTION 33 AND NORTH 0°00'00" EAST 1975.00 FEET AND SOUTH 89°22'51" EAST 132.83 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33; RUNNING THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89°22'51" EAST 12.02 FEET; THENCE SOUTH 01°05'45" WEST 298.90 FEET TO THE GRANTORS SOUTH PROPERTY LINE; THENCE ALONG SAID GRANTORS SOUTH PROPERTY LINE NORTH 89°00'31" WEST 13.00 FEET; THENCE NORTH 01°17'00" EAST 298.83 FEET TO THE POINT OF BEGINNING.



- LEGEND**
- ⊕ WEBER COUNTY MONUMENT AS NOTED
  - SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
  - SET CURB NAIL
  - LOT BOUNDARY
  - - - ADJACENT PARCEL
  - SECTION LINE
  - - - EXISTING FENCE LINE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH, ADJUST AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JERRY JENSEN. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, WHICH BEARS NORTH 88°36'07" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER(S) 2907284, 2467383 AND DEEDS OF ADJOINING PROPERTY OWNERS. FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON WERE ALSO USED TO DETERMINE BOUNDARY LOCATION. THE RIGHT-OF-WAY OF 2200 NORTH WAS DETERMINED BY PROJECTING THE RIGHT-OF-WAY AS DEFINED IN THE JIM SARGENT SUBDIVISION RECORDED AS ENTRY NUMBER 1630029 OF THE WEBER COUNTY RECORDING OFFICE.

**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, 2020.

6550

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1"=40'	DATE: 2/24/2020	DESIGN: KJH	DRAWN: KJH	CHECKED: KJH
REVISIONS	DESCRIPTION	DATE		
PROPERTY SURVEY FOR JERRY JENSEN				
3967 W 2200 N PLAIN CITY, UTAH				
LOCATED IN THE SOUTH HALF OF SECTION 33,				
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.				
<b>GARDNER ENGINEERING</b>				
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING				
5150 SOUTH 375 EAST, OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0856				
S1				
1				