



**RECORD PARCEL 170750043 BOUNDARY DESCRIPTION**  
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 1470.84 FEET NORTH AND NORTH 88D31'26" WEST 26.61 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 33, (SAID POINT BEING ON THE SOUTH LINE OF 2100 NORTH STREET); RUNNING THENCE WEST 144.81 FEET; THENCE SOUTH 01D20'26" WEST 153.85 FEET; THENCE NORTH 88D39'34" WEST 130 FEET; THENCE NORTH 01D20'26" EAST 153.86 FEET; THENCE WEST TO THE EAST LINE OF 1150 EAST STREET; THENCE SOUTH ALONG SAID STREET 170 FEET, MORE OR LESS; THENCE SOUTH 88D39'34" EAST 376.84 FEET; THENCE NORTH 0D02'25" EAST 159.80 FEET TO BEGINNING. EXCEPT THAT PORTION LYING WITHIN 2100 NORTH STREET (45-96)

**ADJUSTED PARCEL 170750043 BOUNDARY DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2100 NORTH STREET BEING LOCATED NORTH 00°12'57" EAST 1472.42 FEET ALONG THE EAST LINE OF SAID SOUTHEAST CORNER AND NORTH 88°48'09" WEST 301.35 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 00°40'10" WEST 166.01 FEET; THENCE SOUTH 01°00'44" WEST 33.65 FEET; THENCE NORTH 88°48'09" WEST 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF FRUITLAND DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00°40'15" EAST 199.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°48'09" EAST 100.20 FEET TO THE POINT OF BEGINNING. CONTAINING 20,001 SQUARE FEET.

**RECORD PARCEL 170750062 BOUNDARY DESCRIPTION**  
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 33.00 FEET SOUTHERLY FROM THE CENTERLINE OF 2100 NORTH STREET, SAID POINT BEING NORTH 00D22'14" WEST ALONG THE SECTION LINE (BASES OF BEARING BEING THE WEBER COUNTY STATE PLANE GRID SYSTEM) 1465.0 FEET AND NORTH 88D39'34" WEST 171.42 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 33, AS MONUMENTED; AND RUNNING THENCE SOUTH 01D20'26" WEST 153.85 FEET; THENCE NORTH 88D39'34" WEST 130.00 FEET; THENCE NORTH 01D20'26" EAST 153.86 FEET TO A POINT WHICH IS 33.00 FEET SOUTHERLY FROM THE CENTERLINE OF 2100 NORTH STREET; THENCE SOUTH 88D39'34" EAST 83.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE CENTERLINE OF 2100 NORTH STREET, 130.00 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WITHIN 2100 NORTH STREET (45-96)

**ADJUSTED PARCEL 170750062 BOUNDARY DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2100 NORTH STREET BEING LOCATED NORTH 00°12'57" EAST 1472.42 FEET ALONG THE EAST LINE OF SAID SOUTHEAST CORNER AND NORTH 88°48'09" WEST 301.35 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°48'09" EAST 109.81 FEET; (2) ALONG THE ARC OF A 167.00 FOOT RADIUS CURVE TO THE RIGHT 128.92 FEET, HAVING A CENTRAL ANGLE OF 44°13'52", CHORD BEARS SOUTH 68°32'34" EAST 125.74; (3) ALONG THE ARC OF A 508.00 FOOT RADIUS CURVE TO THE LEFT 71.44, HAVING A CENTRAL ANGLE OF 08°03'27", CHORD BEARS SOUTH 48°27'24" EAST 71.38 FEET; THENCE SOUTH 00°02'19" WEST 73.85 FEET; THENCE NORTH 88°23'58" WEST 280.56 FEET; THENCE NORTH 00°40'10" EAST 165.71 FEET TO THE POINT OF BEGINNING. CONTAINING 41,061 SQUARE FEET.

**RECORD PARCEL 170750063 BOUNDARY DESCRIPTION**  
PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 33, SAID POINT BEING NORTH 00D22'14" EAST 948.72 FEET FROM MONUMENT MARKED AS BEING THE SOUTHEAST CORNER OF SAID SECTION 33 (BASIS OF BEARING BEING THE UTAH STATE PLANE GRID SYSTEM) AND RUNNING THENCE NORTH 89D07'10" WEST 401.53 FEET, TO THE EAST RIGHT-OF-WAY LINE OF 1150 EAST STREET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 1150 EAST STREET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 594.21 FEET, A DISTANCE OF 59.14 FEET, LONG CHORD BEARS NORTH 02D48'47" WEST 69.09 FEET; THENCE NORTH 00D48'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF 1150 EAST STREET 296.67 FEET TO THE INTERSECTION OF AN EXISTING FENCE LINE RUNNING EAST; THENCE SOUTH 88D39'34" EAST ALONG SAID EXISTING FENCE LINE 376.84 FEET TO THE INTERSECTION OF AN EXISTING FENCE LINE RUNNING NORTH-SOUTH; THENCE NORTH 00D22'25" EAST ALONG SAID EXISTING FENCE LINE, 159.80 FEET TO THE OCCUPIED SOUTH LINE OF 2100 NORTH STREET; THENCE SOUTH 88D31'26" EAST ALONG SAID LINE, 26.61 FEET TO THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 00D22'14" WEST ALONG THE EAST LINE OF SAID SECTION 33, 522.12 FEET TO THE POINT OF BEGINNING. CONTAINS 3.47 ACRES, MORE OR LESS.

**ADJUSTED PARCEL 170750063 BOUNDARY DESCRIPTION**  
A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 00°12'57" EAST 1472.42 FEET ALONG THE EAST LINE OF SAID SOUTHEAST CORNER FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID EAST LINE SOUTH 00°12'57" WEST 522.20 FEET; THENCE NORTH 88°48'09" WEST 401.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF FRUITLAND DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 548.46 FOOT RADIUS CURVE TO THE RIGHT 64.57 FEET, HAVING A CENTRAL ANGLE OF 06°44'43", CHORD BEARS NORTH 02°42'08" WEST 64.53 FEET; (2) NORTH 00°40'15" EAST 258.10 FEET; THENCE SOUTH 88°48'09" EAST 100.00 FEET; THENCE NORTH 01°00'33" EAST 33.94 FEET; THENCE SOUTH 88°23'58" EAST 280.56 FEET; THENCE NORTH 00°02'25" EAST 167.29 FEET; THENCE SOUTH 89°52'09" EAST 22.85 FEET TO THE POINT OF BEGINNING. CONTAINING 144,041 SQUARE FEET.

**LEGEND**

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE

**Scale in Feet**  
1" = 40'

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°12'57" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEED AND WARRANTY DEED RECORDED AS ENTRY NUMBER 1085634, 2419432, 2537212 AND DEEDS OF ADJOINING PROPERTY OWNERS. THE DEDICATED PLATS OF FERNWOOD ESTATES NO. 1 AND THE 2100 NORTH STREET ROAD DEDICATION PLAT WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. THE POINT OF BEGINNING THE CALL ALONG THE SECTION LINE ON THE DEDICATED PLAT OF 1465.07 FEET IS IN ERROR AND DOES NOT MATCH THE ROAD IMPROVEMENTS THAT WERE INSTALLED BASED ON THIS DEDICATION PLAT NOR THE RIGHT-OF-WAY PER THE DEDICATED PLAT OF FERNWOOD ESTATES NO. 1 WHEN EXTENDED EAST. IT ALSO DOES NOT MATCH DEED LINES OF PROPERTIES TO THE NORTH. THIS PLAT CORRECTLY IDENTIFIES THE LOCATION OF THE AREA DEDICATED AS ROADWAY AND THE TRUE 66' RIGHT-OF-WAY OF 2100 NORTH STREET.

**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 3<sup>RD</sup> DAY OF SEPTEMBER, 2020.

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**RECEIVED**  
SEP 03 2020  
BY: 6627

**PROFESSIONAL LAND SURVEYOR**  
8227228  
Klint H. Whitney

**S1**

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SCALE: 1/4" XREF	DATE: 4/28/20	DESIGN: KHW	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION	DATE		
BOUNDARY ADJUSTMENT SURVEY FOR ORLUFF OPHEIKENS				
1025 EAST 2100 NORTH, NORTH OGDEN, UTAH				
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,				
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.				