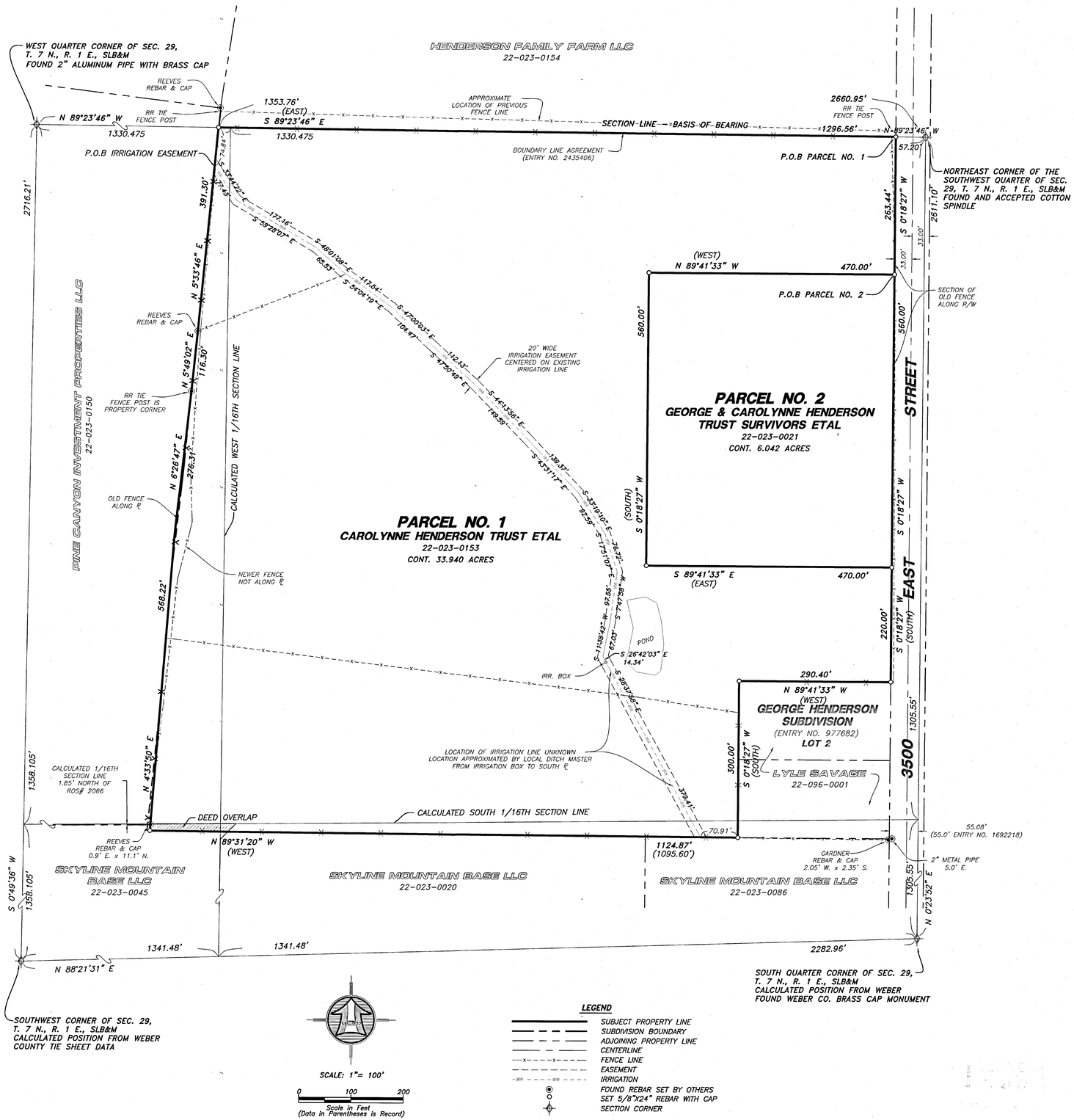

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS SHOWN AND TO WRITE AN EASEMENT ALONG AN EXISTING IRRIGATION LINE AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KENT ESKELSEN & SUE BAUTER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, FOUND REBAR, GEORGE HENDERSON SUBDIVISION, ENTRY NO. 977682, ROS# 2066, BOUNDARY LINE AGREEMENT, ENTRY NO. 2435406 AND AN UNRECORDED SURVEY BY LEI, PROJECT 09-0507 (WHICH APPEARS TO BE AN EXHIBIT OF SAID BOUNDARY LINE AGREEMENT) ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, T7N, R1E, SLB&M. A COTTON SPINDLE LOCATED AT THE CENTER OF SECTION IS SHOWN ON SAID LEI SURVEY. THE LEI SURVEY STATED THAT THEY HAD SET THE COTTON SPINDLE. THE RIGHT-OF-WAY OF 3500 EAST STREET WAS DETERMINED BY VESTING DEEDS FOR THE SUBJECT PROPERTIES WHICH FALLS IN HARMONY WITH DIMENSIONS FROM SAID GEORGE HENDERSON SUBDIVISION, EXISTING FENCE LINES AROUND SAID SUBDIVISION AND AN OLD PORTION OF FENCE ALONG THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET. THE LOCATION OF THE IRRIGATION LINE WAS SHOWN TO US BY RONNIE CHAMBERS, THE LOCAL DITCH MASTER. THE LOCATION OF A PORTION OF IRRIGATION LINE FROM THE IRRIGATION BOX TO THE SOUTH PROPERTY LINE IS UNKNOWN AND WAS APPROXIMATED BY THE LOCAL DITCH MASTER. THE WIDTH OF THE IRRIGATION EASEMENT SHOWN HEREON WAS APPROVED BY THE LOCAL DITCH MASTER ON 9/17/2020. THERE IS AN OVERLAP BETWEEN SKYLINE MOUNTAIN BASE LLC PROPERTY, TAX ID NO. 22-023-0045 AND PARCEL NO. 1 AS SHOWN HEREON. IT IS SUGGESTED THAT A BOUNDARY LINE ADJUSTMENT OR AGREEMENT BE PERFORMED TO CORRECT THE DEEDS BETWEEN THE TWO PROPERTIES.

THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°23'46" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

AS SURVEYED BOUNDARY DESCRIPTION PARCEL NO. 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET ALSO BEING THE SOUTHEAST CORNER OF HENDERSON FAMILY FARM LLC PROPERTY, TAX ID NO. 22-023-0154 AND ALSO BEING A POINT ON A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2435406 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 57.20 FEET NORTH 89°23'46" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM A COTTON SPINDLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

RUNNING THENCE SOUTH 00°18'27" WEST 263.44 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°41'33" WEST (WEST BY RECORD) 470.00 FEET; THENCE SOUTH 00°18'27" WEST (SOUTH BY RECORD) 560.00 FEET; THENCE SOUTH 89°41'33" EAST (EAST BY RECORD) 470.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°18'27" WEST (SOUTH BY RECORD) 220.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LYLE SAVAGE PROPERTY, TAX ID NO. 22-096-0001 ALSO BEING THE NORTHEAST CORNER OF LOT 2, GEORGE HENDERSON SUBDIVISION, RECORDED AS ENTRY NO. 977682, ALSO BEING A POINT IN AN EXISTING FENCE LINE; THENCE ALONG THE BOUNDARY OF SAID LYLE SAVAGE PROPERTY AND SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°41'33" WEST (WEST BY RECORD) 290.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; AND (2) SOUTH 00°18'27" WEST 300.00 FEET TO A POINT ON THE NORTH LINE OF SKYLINE MOUNTAIN BASE LLC PROPERTY, TAX ID NO. 22-023-0086 ALSO BEING A POINT IN AN EXISTING FENCE LINE; THENCE NORTH 89°31'20" WEST 1124.87 FEET (WEST 1095.60 FEET BY RECORD) TO THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF PINE CANYON INVESTMENT PROPERTIES LLC PROPERTY, TAX ID NO. 22-023-0150; THENCE ALONG SAID PROJECTION AND THEN SAID PINE CANYON INVESTMENT PROPERTIES LLC PROPERTY BEING AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 04°33'50" EAST 568.22 FEET; (2) NORTH 06°26'47" EAST 276.31 FEET; (3) NORTH 05°49'02" EAST 116.30 FEET; AND (4) NORTH 05°33'46" EAST 391.30 FEET TO THE NORTH LINE OF SAID QUARTER SECTION ALSO BEING SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°23'46" EAST (EAST BY RECORD) 1296.56 FEET ALONG SAID NORTH LINE AND SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING. CONTAINING 33.940 ACRES.

AS SURVEYED BOUNDARY DESCRIPTION PARCEL NO. 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3500 EAST STREET LOCATED 57.20 FEET NORTH 89°23'46" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND 263.44 FEET SOUTH 00°18'27" WEST FROM A COTTON SPINDLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

RUNNING THENCE SOUTH 00°18'27" WEST 560.00 FEET; THENCE NORTH 89°41'33" WEST (WEST BY RECORD) 470.00 FEET; THENCE NORTH 00°18'27" EAST (NORTH BY RECORD) 560.00 FEET; THENCE SOUTH 89°41'33" EAST (EAST BY RECORD) 470.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.042 ACRES.

20' WIDE IRRIGATION EASEMENT DESCRIPTION

A 20.00 FOOT WIDE IRRIGATION EASEMENT BEING 10.00 FEET RIGHT AND 10.00 FEET LEFT OF THE FOLLOWING DESCRIBED ALIGNMENT, EXTENDED OR SHORTENED AS NEEDED AT THE PROPERTY LINES, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF CAROLYNNE HENDERSON TRUST ETAL PROPERTY, TAX ID NO. 22-023-0153 LOCATED 1353.76 FEET NORTH 89°23'46" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND 74.84 FEET SOUTH 05°33'46' WEST FROM A COTTON SPINDLE ACCEPTED AS THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

RUNNING THENCE SOUTH 33°44'22" EAST 77.43 FEET; THENCE SOUTH 59°28'07" EAST 177.16 FEET; THENCE SOUTH 48°01'08" EAST 65.53 FEET; THENCE SOUTH 54°04'19" EAST 117.54 FEET; THENCE SOUTH 47°00'03" EAST 104.47 FEET; THENCE SOUTH 47°50'49" EAST 112.13 FEET; THENCE SOUTH 44°13'56" EAST 149.59 FEET; THENCE SOUTH 43°31'17" EAST 139.37 FEET; THENCE SOUTH 33°19'10" EAST 92.59 FEET; THENCE SOUTH 17°51'07" EAST 76.72 FEET; THENCE SOUTH 07°47'58" WEST 97.55 FEET; THENCE SOUTH 11°38'42" WEST 67.03 FEET; THENCE SOUTH 26°42'03" EAST 14.34 FEET; THENCE SOUTH 28°37'58" EAST 379.41 FEET TO THE SOUTH LINE OF SAID CAROLYNNE HENDERSON TRUST ETAL PROPERTY AND THE TERMINUS OF THIS EASEMENT.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 16TH DAY OF SEPTEMBER, 2020.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade 9/16/20 STATE OF UTAH

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No.	Date	By	Revision

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Designed By:
Checked By: Ash
Approved By:
Scale: 1" = 100'
Drawing File: 20-3-225v19.dwg
JOB NUMBER: 20-3-225

EASEMENT & PROPERTY SURVEY FOR

HENDERSON TRUST ETAL

3169 NORTH 3500 EAST
EDEN, WEBER COUNTY, UTAH

A PART OF THE SOUTHWEST QUARTER OF SECTION 29
TOWNSHIP 7 NORTH, RANGE 1 EAST, S.L.B.&M.

Sheet 1 of 1 Sheets