

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF THE OWEN PROPERTY SHOWN HEREON. THE BOUNDARIES OF THE OWEN PROPERTY DEPICTED ARE THOSE THAT WOULD EXIST FOLLOWING A CONVEYANCE OF PARCEL A, FROM ARE THE JONE WELLS REVOCABLE TRUST TO JEFFREY R. OWEN.

THE BASIS OF BEARING FOR THIS SURVEY IS S00°35'38" W 5252.73' BETWEEN THE NORTH AND SOUTH QUARTER CORNERS OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

THE BOUNDARIES WERE RETRACED BASED UPON EXISTING DEEDS AND FENCE LINES, TOGETHER WITH THE RECORDED EDEN LAKE MEADOWS SUBDIVISION PLAT. OWEN PROPERTY MARKERS NOT FOUND WERE SET WITH A 5/8" REBAR, TWO FEET IN LENGTH AND PLASTIC CAP, OR NAIL AND WASHER, STAMPED "PINNACLE."

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

**EXISTING OWEN PROPERTY (20-002-0079)**

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE QUARTER SECTION LINE 1344 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE EAST 300 FEET, THENCE SOUTH 150 FEET, THENCE WEST 300 FEET TO THE QUARTER SECTION LINE, THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

**PROPOSED OWEN PROPERTY**

BEGINNING AT A POINT LOCATED SOUTH 00°35'38" WEST ALONG QUARTER SECTION LINE 1136.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°34'15" EAST TO AND ALONG AN EXISTING FENCE LINE 300.00 FEET; THENCE SOUTH 00°35'38" WEST 208.82 FEET; THENCE NORTH 89°24'22" WEST TO QUARTER SECTION LINE 300.00 FEET; AND THENCE NORTH 00°35'38" EAST 357.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 107,517 SQ.FT. (2.47 ACRES)

**PROPOSED PARCEL A**

BEGINNING AT A POINT LOCATED SOUTH 00°35'38" WEST ALONG QUARTER SECTION LINE 1136.04 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°34'15" EAST TO AND ALONG AN EXISTING FENCE LINE 300.00 FEET; THENCE SOUTH 00°35'38" WEST 208.82 FEET; THENCE NORTH 89°24'22" WEST 300.00 FEET TO QUARTER SECTION LINE; AND THENCE NORTH 00°35'38" EAST ALONG QUARTER SECTION LINE 207.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 62,517 SQ.FT. (1.44 ACRES)

**EXISTING WELLS PROPERTY (20-002-0080)**

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING 10.0 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, THENCE EAST 20 CHAINS, THENCE NORTH 12.5 CHAINS, THENCE WEST 20 CHAINS, THENCE SOUTH TO A POINT SOUTH 1344 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER (R=800'), THENCE EAST 290 FEET, THENCE SOUTH 150 FEET, THENCE WEST 290 FEET, THENCE SOUTH TO BEGINNING. CONTAINING 24 ACRES.

EXCEPTING THEREFROM ANY PORTION FALLING WITHIN EDEN LAKE MEADOWS 1.

ALSO EXCEPTING: PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE QUARTER SECTION LINE 1344 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE EAST 300 FEET, THENCE SOUTH 150 FEET, THENCE WEST 300 FEET TO THE QUARTER SECTION LINE, THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A TOGETHER WITH THE FOLLOWING RIGHT OF WAY PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, RIGHT OF WAY BEING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 2, SAID POINT BEING NORTH 00D31'52" EAST 74.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, THENCE THE FOLLOWING COURSES NORTHWESTERLY 121.44 FEET ALONG A CURVE TO THE LEFT (R=213.00' T=62.42', CH=119.80', CHB=NORTH 49D15'37" WEST D=32D39'55") TO A TANGENT LINE, THENCE NORTH 65D35'35" WEST 219.90 FEET TO A TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY 213.59 FEET ALONG SAID CURVE (R=230.00' T=110.69', CH=209.88', CHB=NORTH 48D54'07" WEST D=37D05'06") TO A TANGENT LINE, THENCE NORTH 30D21'34" WEST 278.16 FEET TO A TANGENT CURVE TO THE LEFT, THENCE NORTHWESTERLY 82.90 FEET ALONG SAID CURVE (R=800', T=45.61', CH=79.24', CHB=NORTH 60D02'47" WEST D=59D22'26") TO A TANGENT LINE, THENCE NORTH 89D44'00" WEST 1989.89 FEET TO THE CENTERLINE OF STRINGTOWN ROAD. (E# 1840039 BK 2223 PG1798)

**EXISTING WELLS PROPERTY (20-002-0076)**

PART OF THE NORTHWEST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U S SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 00D31'41" EAST ALONG THE SECTION LINE 660.00 FEET AND NORTH 89D44'15" WEST 1183.30 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 00D02'14" EAST 647.17 FEET TO AN EXISTING FENCE, THENCE NORTH 87D37'35" WEST ALONG SAID FENCE 134.22 FEET THENCE SOUTH 00D02'14" WEST 652.12 FEET, THENCE SOUTH 89D44'15" EAST 134.11 FEET TO THE POINT OF BEGINNING.

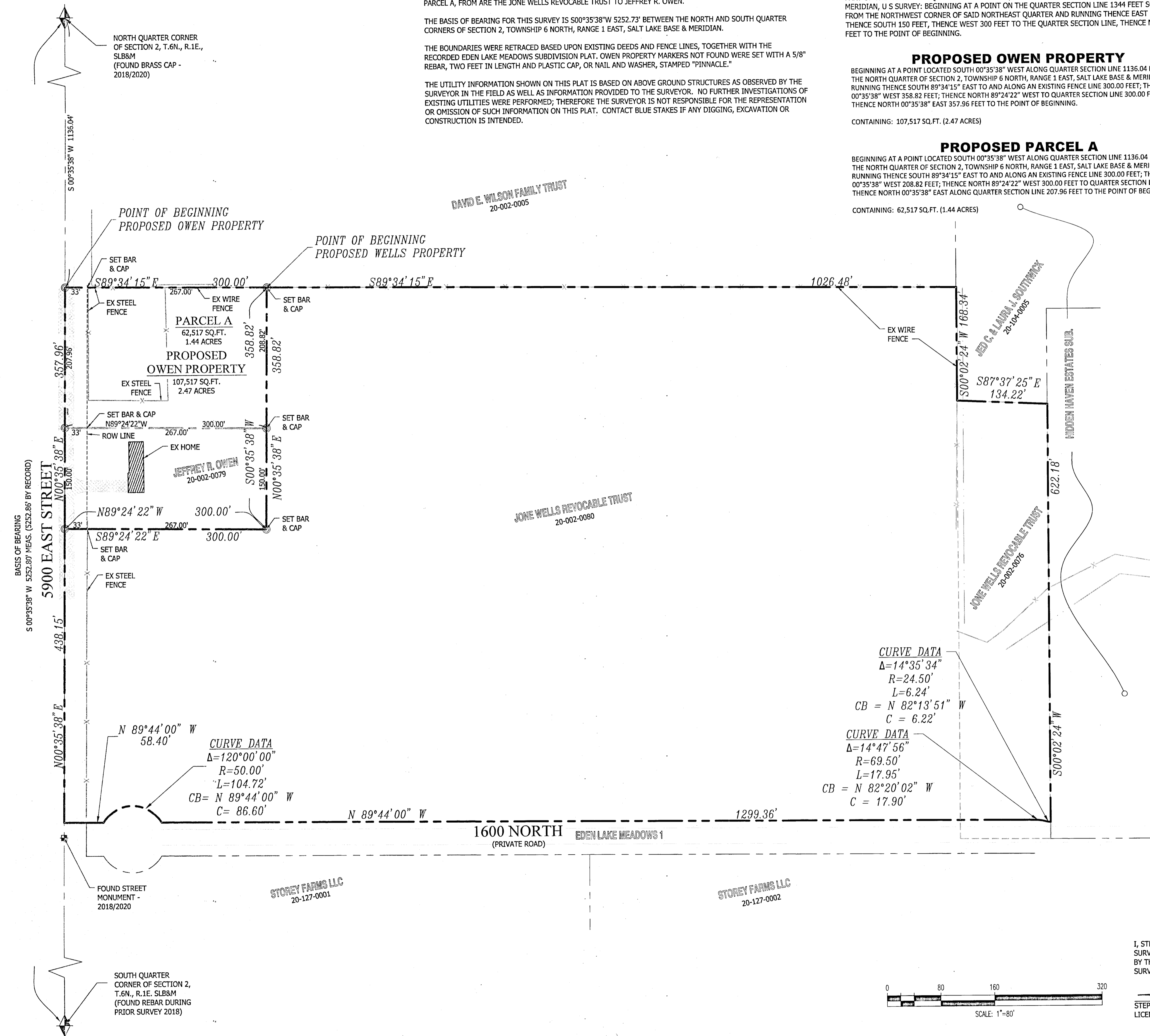
SUBJECT TO AND TOGETHER WITH THE FOLLOWING RIGHT OF WAY PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, RIGHT OF WAY BEING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 2, SAID POINT BEING NORTH 00D31'52" EAST 74.52 FEET FROM THE EAST QUARTER CORNER OF SECTION 2, THENCE THE FOLLOWING COURSES, NORTHWESTERLY 121.44 FEET ALONG A CURVE TO THE LEFT (R=213.00' T=62.42', CH=119.80', CHB=NORTH 49D15'37" WEST, D=32D39'55") TO A TANGENT LINE, THENCE NORTH 65D35'35" WEST 219.90 FEET TO A TANGENT CURVE TO THE RIGHT THENCE NORTHWESTERLY 213.59 FEET ALONG SAID CURVE (R=230.00', T=110.69', CH=209.88', CHB=NORTH 48D54'07" WEST, D=37D05'06") TO A TANGENT LINE, THENCE NORTH 30D21'34" WEST 278.16 FEET TO A TANGENT CURVE TO THE LEFT, THENCE NORTHWESTERLY 82.90 FEET ALONG SAID CURVE (R=800', T=45.61', CH=79.24', CHB=NORTH 60D02'47" WEST, D=59D22'26") TO A TANGENT LINE, THENCE NORTH 89D44'00" WEST 1989.89 FEET TO THE CENTERLINE OF SPRINGTOWN ROAD. (E# 1840039 BK 2223 PG 1798)

EXCEPTING THEREFROM ANY PORTION THEREOF FALLING WITHIN EDEN LAKE MEADOWS 1.

**WELLS REMAINDER PARCELS**

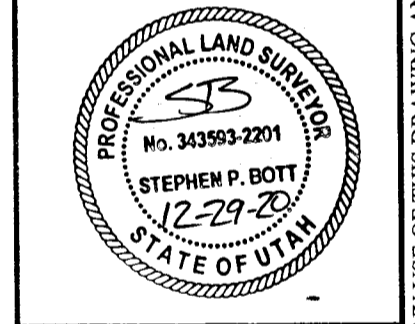
BEGINNING AT A POINT ON AN EXISTING FENCE LINE LOCATED SOUTH 00°35'38" WEST ALONG QUARTER SECTION LINE 1136.04 FEET AND SOUTH 89°34'15" EAST 300.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°34'15" EAST ALONG SAID EXISTING FENCE LINE 1026.48 FEET TO THE WEST LINE OF EDEN LAKE MEADOWS 1 SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID SUBDIVISION THE FOLLOWING (3) COURSES: (1) SOUTH 00°02'24" WEST (S 00°02'24" W BY RECORD) 168.34 FEET, (2) SOUTH 87°37'25" EAST (S 87°37'25" E BY RECORD) 134.22 FEET, AND (3) SOUTH 00°02'24" WEST (S 00°02'24" W BY RECORD) 622.18 FEET TO THE BOUNDARY OF EDEN LAKE MEADOWS 1 SUBDIVISION, AS RECORDED AT THE WEBER COUNTY RECORDERS OFFICE; THENCE WESTERLY ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) COURSES: (1) NORTHWESTERLY 6.24 FEET ALONG THE ARC OF A 24.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14°35'34" (CHORD BEARS NORTH 82°13'51" WEST 6.22 FEET) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY 17.95 FEET ALONG THE ARC OF 69.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°47'56" (CHORD BEARS NORTH 82°20'02" WEST 17.90 FEET) TO A POINT OF TANGENCY, (3) NORTH 89°44'00" WEST 1299.36 FEET, (4) NORTHWESTERLY 104.72 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 120°00'00" (CHORD BEARS NORTH 89°44'00" WEST 86.60 FEET, AND (5) NORTH 89°44'00" WEST ALONG THE BOUNDARY OF SAID SUBDIVISION AND THE PROLONGATION THEREOF 58.40 FEET TO QUARTER SECTION LINE; THENCE NORTH 00°35'38" EAST ALONG QUARTER SECTION LINE 438.15 FEET; THENCE SOUTH 89°24'22" EAST 300.00 FEET; AND THENCE NORTH 00°35'38" EAST 358.82 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,030,892 SQ.FT. (23.67 ACRES)



**PINNACLE**  
 Engineering & Land Surveying, Inc.  
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 Fax: (801) 773-1925  
 327 West Gordon Ave #3  
 Layton, UT 84041

OWEN BOUNDARY LINE ADJUSTMENT  
 BOUNDARY LINE ADJUSTMENT  
 FOR: JEFF OWEN  
 1550 NORTH 5900 EAST  
 EDEN, UTAH  
 PROJECT # 11-030B



BY	DATE	REVISION

**LEGEND**

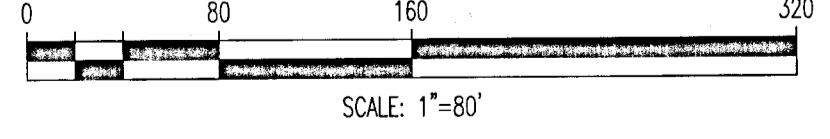
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. EXISTING FIRE HYDRANT
- EX. POINT OF BEGINNING
- EX. RIGHT OF WAY
- EX. STORM DRAIN BOX
- EX. STORM DRAIN CATCH BASIN
- EX. SANITARY SEWER MANHOLE
- EX. UTILITY POLE
- EX. WATER VALVE
- SECTION CORNER MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- EXISTING ASPHALT

**SURVEYOR'S CERTIFICATE**

I, STEPHEN P. BOTT DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY

*Stephen P. Bott* 12-29-2020  
 STEPHEN P. BOTT DATE  
 LICENSE NO. 343593-2201



**CALL BLUESTAKES**  
 1-800-662-4111  
 AT LEAST 48 HOURS BEFORE DIGGING  
 SHEET 1 OF 1