

BOUNDARY DESCRIPTION PARCEL "A"

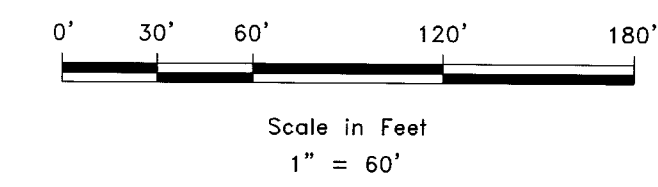
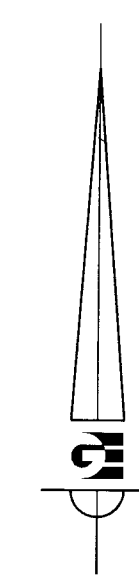
A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 0°41'12" EAST 1307.55 AND NORTH 90°00'00" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 9; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0°41'12" EAST 456.84 FEET; THENCE SOUTH 89°21'32" EAST 478.32 FEET; THENCE SOUTH 0°41'26" WEST 456.84 FEET; THENCE NORTH 89°21'32" WEST 478.29 FEET TO THE POINT OF BEGINNING. CONTAINING 5.016 ACRES MORE OR LESS.

BOUNDARY DESCRIPTION PARCEL "B"

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 0°41'12" EAST 1307.55 AND NORTH 90°00'00" EAST 33.00 FEET AND ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0°41'12" EAST 456.84 FEET AND SOUTH 89°21'32" EAST 478.32 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 9; RUNNING THENCE SOUTH 89°18'34" EAST 478.50 FEET; THENCE SOUTH 0°41'26" WEST 452.13 FEET; THENCE NORTH 89°05'23" WEST 478.50 FEET; THENCE NORTH 0°41'26" EAST 450.29 FEET TO THE POINT OF BEGINNING CONTAINING 4.956 ACRES MORE OR LESS.

ACCESS EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 4300 WEST STREET BEING LOCATED NORTH 0°41'12" EAST 1307.55 AND NORTH 90°00'00" EAST 33.00 FEET AND ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0°41'12" EAST 426.84 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 9; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 0°41'12" EAST 30.00 FEET; THENCE SOUTH 89°21'32" EAST 478.32 FEET; THENCE SOUTH 89°18'34" EAST 30.00 FEET; THENCE SOUTH 0°41'26" WEST 30.00 FEET; THENCE NORTH 89°18'34" WEST 30.00 FEET; THENCE NORTH 89°21'32" WEST 478.30 FEET TO THE POINT OF BEGINNING. CONTAINING 15,249.62 SQUARE FEET MORE OR LESS.



LEGEND

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

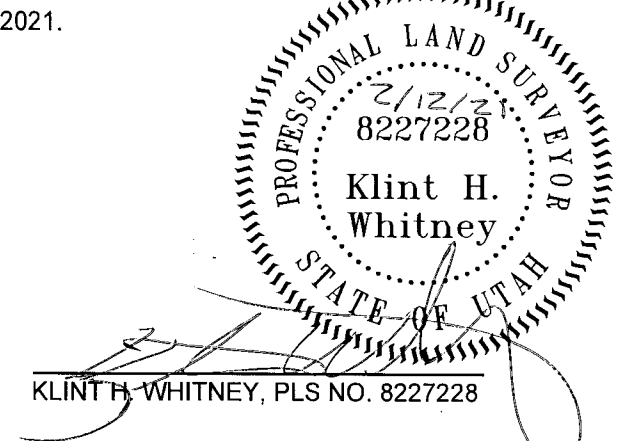
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND DIVIDE THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAN BAUGH. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, WHICH BEARS NORTH 0°41'12" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEEDS RECORDED AS ENTRY NUMBER 2470354, 2719131, 2719132, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2797, 3444, 6074 AND THE DEDICATED PLATS OF HIPWELL SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

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 12TH DAY OF FEBRUARY, 2021.



SCALE	1" = 60'
DATE	7/1/20
DESIGN	
DRAWN	KHW
CHECKED	KHW

PROPERTY OF
FEB 16 2021
BY: 6797

PROPERTY SURVEY FOR DAN BAUGH
554 N 4300 W, OGDEN UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING
150 SOUTH 775 EAST, OGDEN, UT
OFFICE: 801.476.3020 FAX: 801.476.0056

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