

PARCEL NO. 1 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2247.99 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 30.52 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°34'43" WEST 160.50 FEET ALONG AN EXISTING FENCE LINE IN PART; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°00'23" WEST 107.20 FEET; AND (2) SOUTH 47°00'25" EAST 32.14 FEET; THENCE SOUTH 01°58'10" WEST 47.52 FEET; THENCE NORTH 88°06'39" WEST 28.04 FEET; THENCE SOUTH 01°10'23" WEST 65.67 FEET; THENCE NORTH 88°18'43" WEST 174.08 FEET; THENCE NORTH 87°26'41" WEST 676.30 FEET TO THE EAST LINE OF THE WILLARD CANAL; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 01°56'41" WEST 262.00 FEET; AND (2) NORTH 01°00'19" EAST 102.00 FEET TO THE SOUTHWEST CORNER OF PETERSEN PROPERTIES LLC PROPERTY, TAX ID NO. 15-005-0082; THENCE ALONG THE BOUNDARY OF SAID PETERSEN PROPERTIES LLC PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°09'16" EAST 749.59 FEET; (2) NORTH 01°06'41" EAST 234.70 FEET (NORTH 00°13' EAST 230.41 FEET BY RECORD); AND (3) NORTH 89°40'02" EAST 279.99 FEET (NORTH 88°21'12" EAST 280.90 FEET BY RECORD) TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 5.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 89°40'02" WEST 124.06 FEET TO AN EXISTING FENCE LINE; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°39'38" WEST 82.68 FEET; (2) SOUTH 89°57'52" WEST 33.55 FEET; (3) SOUTH 01°54'24" WEST 154.49 FEET; AND (4) SOUTH 89°03'08" EAST 29.05 FEET; THENCE SOUTH 01°11'19" WEST 108.68 FEET; THENCE SOUTH 89°14'37" EAST 130.16 FEET (SOUTH 89°14'41" EAST 130.00 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 8.416 ACRES.

TOGETHER WITH AN 28.00 FOOT WIDE RIGHT-OF-WAY FOR INGRESS AND EGRESS, AS DESCRIBED IN ENTRY NO. 2879340 IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 2031.28 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE NORTH 89°19'20" WEST 123.00 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 00°39'38" EAST 129.85 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°40'02" EAST 124.06 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 132.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.371 ACRES.

PARCEL NO. 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 2031.28 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 108.46 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 89°03'08" WEST 159.05 FEET ALONG AN EXISTING FENCE LINE IN PART; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 01°54'24" EAST 154.49 FEET; (2) NORTH 89°57'52" EAST 33.55 FEET; (3) SOUTH 00°39'38" WEST 47.17 FEET; AND (4) SOUTH 89°19'20" EAST 123.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.430 ACRES.

PARCEL NO. 4 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 2247.99 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE NORTH 89°14'37" WEST 130.16 FEET (NORTH 89°14'41" WEST 130.00 FEET BY RECORD); THENCE NORTH 01°11'19" EAST (NORTH 01°11'19" EAST BY RECORD) 108.68 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 89°03'08" EAST 130.01 FEET ALONG SAID EXISTING FENCE LINE IN PART TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 108.24 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.324 ACRES.

PARCEL NO. 5 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2408.31 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE NORTH 89°13'06" WEST 136.36 FEET ALONG AN EXISTING FENCE LINE IN PART TO AN EXISTING FENCE CORNER; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 47°00'25" WEST 32.14 FEET; (2) NORTH 01°00'23" EAST 107.20 FEET; AND (3) SOUTH 89°34'43" EAST 160.50 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 129.81 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.470 ACRES.

PARCEL NO. 6 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2408.31 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 115.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°54'27" WEST 165.18 FEET ALONG AN EXISTING FENCE LINE IN PART; THENCE NORTH 01°10'23" EAST 67.14 FEET; THENCE SOUTH 88°06'39" EAST 28.04 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 01°58'10" EAST 47.52 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE SOUTH 89°13'06" EAST 136.36 FEET ALONG AN EXISTING FENCE LINE IN PART TO THE POINT OF BEGINNING. CONTAINING 0.403 ACRES.

NORTH QUARTER CORNER OF SECTION 2, T. 6 N., R. 2 W., SLB&M FOUND WEBER CO. SURVEY BRASS CAP MONUMENT 1972

WILLARD CANAL

SEGMENT	DIRECTION	LENGTH
L1	S01°06'41"W	5.00'
L2	S01°06'41"W	30.52'
L3	S88°06'39"E	28.04'
L4	S01°58'10"W	47.52'
L5	S89°57'52"W	33.55'
L6	S47°00'25"E	32.14'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF PROPERTY TAX ID NO.'S 15-005-0017, 15-005-0055, 15-005-0075, 15-005-0119, 15-005-0084, 15-005-0081 & 15-004-0108 AND TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JARED HADLEY FOR PETERSEN INC. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS# 5165 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 2, T6N, R2W, SLB&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°01'43" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

PETERSEN PROPERTIES LLC
15-005-0082

PARCEL NO. 1
PETERSEN PROPERTIES LLC
15-005-0119
CONT. 8.416 ACRES

PETERSEN INC.
15-004-0003

PARCEL NO. 7 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2648.13 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE NORTH 87°14'46" WEST 165.38 FEET ALONG AN EXISTING FENCE LINE TO A FENCE CORNER; THENCE NORTH 01°10'23" EAST 120.02 FEET; THENCE NORTH 88°54'27" EAST 165.18 FEET ALONG AN EXISTING FENCE LINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'41" WEST (SOUTH 00°13' WEST BY RECORD) 124.82 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.464 ACRES.

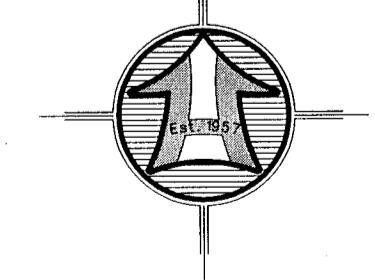
PARCEL NO. 8 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 760.97 FEET NORTH 89°01'43" WEST AND 2648.13 FEET SOUTH 01°06'41" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 2;

RUNNING THENCE SOUTH 01°06'41" WEST (SOUTH 01°04'13" WEST BY RECORD) 211.26 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 88°21'41" WEST 310.86 FEET (312.90 FEET BY RECORD); THENCE NORTH 10°18'19" EAST 147.69 FEET; THENCE NORTH 18°13'19" EAST 67.74 FEET; THENCE NORTH 13°13'19" EAST 70.60 FEET; THENCE NORTH 55°39'41" WEST 103.70 FEET; THENCE SOUTH 88°18'39" EAST (SOUTH 88°18'43" EAST BY RECORD) 174.08 FEET; THENCE SOUTH 01°10'23" WEST 121.49 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 87°14'46" EAST 165.38 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 1.741 ACRES.

- LEGEND**
- SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - PREVIOUS PROPERTY LINE
 - - - CENTERLINE
 - - - FENCE LINE
 - STREET MONUMENT
 - FOUND SURVEY MARKER
 - SET 5/8"x24" REBAR WITH CAP SECTION CORNER



PARCEL NO. 8
PETERSEN INC.
15-004-0108
CONT. 1.741 ACRES

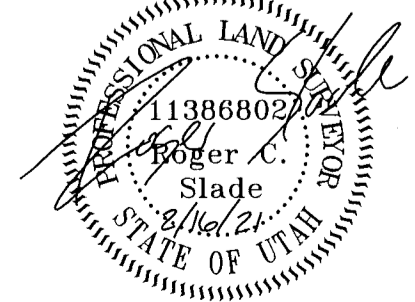
SURVEYOR'S CERTIFICATE

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 17-23-12 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 HERON.

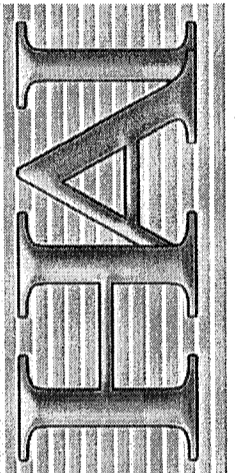
SIGNED THIS 16TH DAY OF FEBRUARY, 2021.

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

RECEIVED
MAR 19 2021
BY: 6822



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Drawn By: RS Date: 02/15/2021
Designed By: JKH
Checked By: JKH
Approved By: JKH
Scale: 1" = 60'
Drawing File: 20-3-358-19.dwg
JOB NUMBER: 20-3-358

PROPERTY SURVEY FOR
PETERSEN INC.
±1600 NORTH 2000 WEST
FARR WEST, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 2
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet
1
of
1
Sheets