

JOY-MCFARLAND / COMBE BOUNDARY LINE AGREEMENT DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. A BOUNDARY LINE AGREEMENT LOCATED ALONG AN EXISTING FENCE LINE BEING LOCATED NORTH 89°08'13" WEST 1414.28 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 217.42 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°21'21" WEST 487.85 FEET; (2) SOUTH 88°14'34" EAST 97.18 FEET TO THE POINT OF TERMINATION.

JOY-MCFARLAND / CORDNER BOUNDARY LINE AGREEMENT DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. A BOUNDARY LINE AGREEMENT LOCATED ALONG AN EXISTING FENCE LINE BEING LOCATED NORTH 89°08'13" WEST 1228.87 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 216.29 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING SIX (6) COURSES: (1) SOUTH 00°51'47" WEST 75.52 FEET; (2) SOUTH 01°42'38" WEST 40.39 FEET; (3) NORTH 88°17'22" WEST 3.47 FEET; (4) SOUTH 01°23'10" WEST 88.61 FEET; (5) NORTH 88°57'13" WEST 79.05 FEET; (6) SOUTH 00°51'59" WEST 284.01 FEET TO THE POINT OF TERMINATION.

COMBINED PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 250 NORTH STREET AND THE PROJECTION OF AN EXISTING FENCE LINE BEING LOCATED NORTH 89°08'13" WEST 1228.87 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND NORTH 00°00'00" EAST 216.29 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12; RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 00°51'47" WEST 75.52 FEET; (2) SOUTH 01°42'38" WEST 40.39 FEET; (3) NORTH 88°17'22" WEST 3.47 FEET; (4) SOUTH 01°23'10" WEST 88.61 FEET; (5) NORTH 88°57'13" WEST 79.05 FEET; (6) SOUTH 00°51'59" WEST 284.01 FEET; (7) NORTH 88°14'34" WEST 97.18 FEET; (8) NORTH 00°21'21" EAST 487.85 FEET TO THE CENTERLINE OF 250 NORTH STREET; THENCE ALONG SAID CENTERLINE SOUTH 88°47'19" EAST 185.44 FEET TO THE POINT OF BEGINNING. CONTAINING 1.498 ACRES.

ORIGINAL PARCEL 150340017 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 1321.5 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND RUNNING THENCE NORTH 222.42 FEET TO THE CENTER OF THE COUNTY ROAD, THENCE NORTH 89D30' EAST 99 FEET, ALONG THE CENTER OF ROAD, THENCE SOUTH 0D23' EAST 440 FEET, THENCE EAST 99 FEET, THENCE NORTH 217.58 FEET TO THE PLACE OF BEGINNING.

ORIGINAL PARCEL 150340015 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE CENTER OF COUNTY ROAD, 1238 FEET WEST AND NORTH 0D13' WEST 222.42 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 89D30' WEST 83.5 FEET, THENCE SOUTH 0D13' EAST 207 FEET, THENCE SOUTH 89D30' EAST 83.5 FEET, THENCE NORTH 0D13' WEST 207 FEET TO THE POINT OF BEGINNING.

ORIGINAL PARCEL 150340021 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 1070.25 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; RUNNING THENCE NORTH 0D13' WEST 222.42 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE NORTH 89D30' WEST ALONG THE CENTER OF SAID ROAD 167.75 FEET; THENCE SOUTH 0D13' EAST 207 FEET; THENCE NORTH 89D13' WEST 83.5 FEET; THENCE SOUTH 278 FEET, MORE OR LESS, TO EXISTING FENCE; THENCE EASTERLY ALONG SAID FENCE TO A POINT WHICH IS SOUTH 0D13' EAST FROM BEGINNING; THENCE NORTH 0D13' WEST 262.58 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. EXCEPTING THAT PORTION THEREOF WITHIN THE BOUNDARIES OF THE SLATERVILLE CANAL.

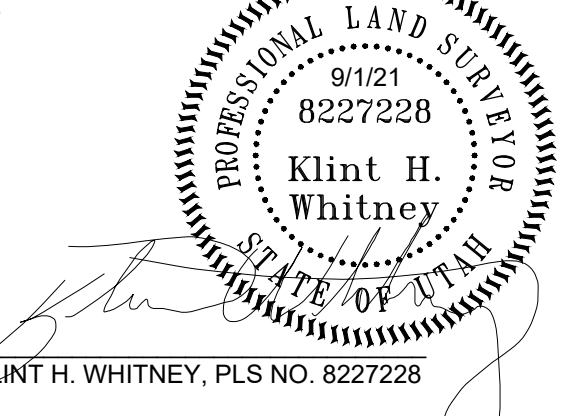
NARRATIVE

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 JEFF HALES. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°08'13" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBERS 908412, 2376712, 1458489 AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 6396, 821, AND 1755 WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

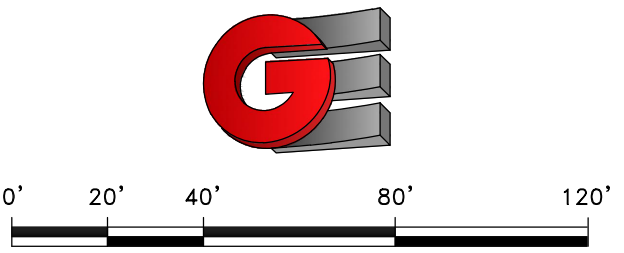
SURVEYOR'S CERTIFICATE

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 1ST DAY OF SEPTEMBER, 2021.



RECEIVED
SEP 13 2021
FILE # 6971



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
- ORIGINAL LOT LINE

ORIGINAL PARCEL 150380034 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND PART OF THE WEST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT 1070.25 FEET WEST AND 262.58 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; RUNNING THENCE WEST 251.25 FEET; THENCE NORTH 45 FEET; THENCE WEST 99 FEET; THENCE SOUTH 0D23' EAST 2702.92 FEET, MORE OR LESS, TO THE CENTER OF MILL CREEK; THENCE EASTERLY ALONG THE CENTER OF SAID MILL CREEK TO A POINT SOUTH 0D13' EAST OF THE POINT OF BEGINNING; THENCE NORTH 0D13' WEST 2719.93 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY DEEDS RECORDED OCTOBER 19, 1964 IN BOOK 787 PAGE 488 AND 489 OF RECORDS. ALSO: EXCEPTING THAT PORTION WITHIN THE BOUNDARIES OF THE SLATERVILLE CANAL. ALSO: EXCEPT THE FOLLOWING: A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT NORTH 90D WEST 1070.25 FEET, SOUTH 2906 FEET, NORTH 34D25' WEST 593 FEET, AND SOUTH 120 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, US SURVEY BEING THE SOUTHERLY BOUNDARY OF PROPERTY DEEDED TO THE STATE ROAD COMMISSION OF UTAH, AS SHOWN IN BOOK 787, PAGE 489; THENCE SOUTH 120 FEET, (MORE OR LESS) TO THE NORTH BOUNDARY OF THAT CERTAIN PROPERTY DEEDED TO THE STATE ROAD COMMISSION OF UTAH SHOWN IN BOOK 787, PAGE 488, THENCE SOUTH 34D25' EAST 364.1 FEET (MORE OR LESS) TO THE CENTER OF MILL CREEK, THENCE EASTERLY SOUTH 79D43'47" EAST 95.36 FEET (MORE OR LESS) TO THE WEST BOUNDARY OF SAID FREEWAY, KNOWN AS INTERSTATE 15, THENCE NORTH 34D24'49" WEST ALONG SAID WESTERLY LINE OF THE FREEWAY 530.154 FEET (MORE OR LESS) TO THE POINT OF BEGINNING. (E# 2186640) ALSO: ALL OF THAT LAND IN THE DISTRICT OF SLATERVILLE & MARRIOTT, WEBER COUNTY, UTAH, BEING PART OF THE NORTHWEST QUARTER OF SECTION 13 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 89D08'13" EAST (BASIS OF BEARINGS) 762.53 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 00D28'47" EAST 185.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF 250 NORTH STREET; THENCE ALONG SAID LINE NORTH 88D54'46" WEST 195.36 FEET; THENCE SOUTH 00D18'45" WEST 1267.19 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF I-15 WHICH IS ALSO A POINT ON A RIGHT OF WAY FENCE; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A TANGENT CURVE WITH A RADIUS OF 2750.00 FEET AND A CENTRAL ANGLE OF 10D43'02" 514.39 FEET TO THE LEFT (CHORD BEARS SOUTH 25D59'23" EAST 513.64 FEET); (2) SOUTH 31D20'54" EAST 752.93 FEET; THENCE NORTH 00D51'47" EAST 2175.72 FEET TO THE NORTH LINE OF SAID SECTION 13, THENCE NORTH 00D28'47" EAST 184.18 FEET TO SAID SOUTH LINE OF 250 NORTH STREET; THENCE ALONG SAID LINE NORTH 88D54'46" WEST 195.36 FEET; THENCE SOUTH 00D28'47" WEST 267.00 FEET; THENCE NORTH 88D54'46" WEST 150.00 FEET; THENCE NORTH 00D28'47" EAST 81.47 FEET TO THE POINT OF BEGINNING. ALSO: BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 15 AND THE SOUTH RIGHT OF WAY LINE OF 250 NORTH STREET (THAT PARCEL OWNED BY STATE OF UTAH ROAD COMMISSION FOR CUL-DE-SAC TAX ID NO. 15-034-0047) SAID POINT BEING NORTH 136.26 FEET AND EAST 179.14 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 78D19'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL OWNED BY STATE OF UTAH ROAD COMMISSION FOR CUL-DE-SAC 70.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF SAID PARCEL FOR A CUL-DE-SAC NORTH 45D53'51" EAST 47.08 FEET TO SAID SOUTH LINE OF 250 NORTH STREET; THENCE SOUTH 88D54'46" EAST 182.91 FEET TO THE WEST LINE OF THE REMAINDER PARCEL OF COMBE SUBDIVISION, SLATERVILLE & MARRIOTT DISTRICTS, WEBER COUNTY, UTAH; THENCE SOUTH 00D18'45" WEST ALONG SAID WEST LINE 1267.19 FEET TO THE SAID EAST RIGHT OF WAY LINE OF INTERSTATE 15. SAID POINT IS ALSO ON A 4344.20 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A NON-TANGENT CURVE 512.43 FEET THROUGH A CENTRAL ANGLE OF 06D45'30" (LONG CHORD NORTH 15D30'19" WEST 512.13 FEET) THENCE NORTH 11D00'58" WEST 743.92 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=40' XREF		DATE: 9/1/21		DESIGN: KHW		DRAWN: KHW		CHECKED: KHW	
REVISIONS		DESCRIPTION		DATE		DATE		DATE	
PROPERTY SURVEY FOR JOY - MCFARLAND TRUSTEES									
1707 WEST 250 NORTH, OGDEN, UTAH, LOCATED IN THE									
SW QUARTER OF SEC 12 AND THE NW QUARTER OF SEC 13									
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.									
CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066									
S1									
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