#### SURVEYOR'S CERTIFICATE

I, Matthew K. Peterson, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 7031451, as prescribed under the laws of the state of Utah; that I have made a survey of the following described property; that this plat correctly shows the true dimensions of the boundaries surveyed and of the visible improvements affecting the boundaries and their position in relation to said boundaries.





## RECORD DEED DESCRIPTION

### WARRANTY DEED ENT NO. 2707972

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 4700 WEST STREET, WHICH POINT LIES SOUTH 00 DEG 30 MIN 20 SEC WEST ALONG THE QUARTER SECTION LINE, 926.87 FEET AND NORTH 89 DEG 29 MIN 40 SEC WEST 96.79 FEET AND SOUTH 00 DEG 06 MIN 28 SEC WEST 150.00 FEET FROM THE CENTER OF SAID SECTION 5: THENCE SOUTH 00 DEG 06 MIN 53 SEC WEST 13.33 FEET; THENCE SOUTH 00 DEG 06 MIN 53 SEC WEST 222.66 FEET; THENCE NORTH 85 DEG 37 MIN 15 SEC WEST 323.97 FEET; THENCE SOUTH 83 DEG 41 MIN 59 SEC WEST 297. 70 FEET; THENCE SOUTH 59 DEG 40 MIN 27 SEC WEST 193.45 FEET; THENCE SOUTH 51 DEG 00 MIN 35 SEC WEST 12.06 FEET; THENCE SOUTH 46 DEG 14 MIN 52 SEC WEST 197.11 FEET; THENCE NORTH 70 DEG 44 MIN 09 SEC WEST 67.55 FEET: THENCE NORTH 20 DEG 45 MIN 53 SEC EAST 41.11 FEET: THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.59 FEET, A RADIUS OF 100.00 FEET, A CHORD BEARING OF NORTH 31 DEG 31 MIN 59 SEC EAST, AND A CHORD LENGTH OF 37.37 FEET; THENCE NORTH 42 DEG 18 MIN 04 SEC EAST 138.10 FEET; THENCE NORTH 47 DEG 12 MIN 43 SEC EAST 201.68 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 170.03 FEET, A RADIUS OF 300.00 FEET, A CHORD BEARING OF NORTH 30 DEG 58 MIN 29 SEC EAST, AND A CHORD LENGTH OF 167.77 FEET; THENCE NORTH 14 DEG 44 MIN 16 SEC EAST 116.58 FEET; THENCE SOUTH 89 DEG 53 MIN 07 SEC EAST 218.22 FEET; THENCE SOUTH 00 DEG 20 MIN 50 SEC WEST 101.60 FEET; THENCE SOUTH 89 DEG 53 MIN 07 SEC EAST 393.22 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE MIKELL BRENT ANDERSON AUTO BODY PARCEL, (08-037-0137; 08-037-0181; 008-037-0814) A REEVE & ASSOCIATES INC. REBAR AND CAP, SAID POINT BEING LOCATED SOUTH 00°30'20" WEST ALONG THE SECTION LINE 1081.15 FEET AND NORTH 89°29'40" WEST 96.78 FEET TO A REEVE & ASSOCIATES INC. PLASTIC CAP AND SOUTH 86°30'07" WEST ALONG A CHAIN LINK FENCE LINE AGREEMENT DATED JULY 06TH 2016 ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE A DISTANCE OF 394.11 FEET FROM A FOUND BRASS CAP BEING THE CENTER CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE MERIDIAN; THENCE NORTH 00°04'36" EAST 149.13 FEET; THENCE NORTH 83°09'01" WEST 207.86 FEET TO A POINT ON THE EASTARLY BOUNDARY LINE OF THE HAVEN ESTATES SUBDIVISION PHASE 3; THENCE SOUTH 14°44'16" WEST ALONG SAID EASTARLY BOUNDARY LINE 146.37 FEET; THENCE SOUTH 82°25'28" EAST 245.56 FEET TO THE POINT OF BEGINNING OF DESCRIBED PARCEL OF LAND.

#### AS-SURVEYED DESCRIPTION OF PARCEL

LESS AND EXCEPTING WARRANTY DEED ENTRY NO. 3167261

A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 4700 WEST STREET, WHICH POINT IS 926.87 FEET S.00°30'20"W. ALONG THE QUARTER SECTION LINE AND 97.83 FEET N.89°29'40"W. AND 154.27 FEET S.00°06'28"W. FROM THE CENTER OF SAID SECTION 5; AND RUNNING THENCE S.00°06'53"W. 231.72 FEET; THENCE N.85°37'15"W. 3.74 FEET TO THE NORTHEAST CORNER OF COUNTRY COVE SUBDIVISION; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID COUNTRY COVE SUBDIVISION THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N.85°37'15"W. 320.23 FEET; THENCE (2) S.83°41'59"W. 297.70 FEET; THENCE (3) S.59°40'27"W. 193.45 FEET; THENCE (4) S.51°00'35"W. 12.06 FEET; THENCE S.46°14'52"W. 197.11 FEET; THENCE N.70°44'09"W. 67.55 FEET TO A SOUTHWEST CORNER OF LOT 67 OF HAVEN ESTATES SUBDIVISION PHASE 2; THENCE ALONG THE EASTERLY BOUNDARY LINE OF HAVEN ESTATES SUBDIVISION PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N.20°45'53"E. 41.11 FEET; THENCE (2) NORTHEASTERLY 37.59 FEET ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS N.31°31'59"E. FOR A DISTANCE OF 37.37 FEET, CENTRAL ANGLE = 21°32'17"); THENCE (3) N.42°18'04"E. 138.10 FEET; THENCE (4) N.47°12'43"E. 201.68 FEET; THENCE NORTHEASTERLY 170.03 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS N.30°58'29"E. FOR A DISTANCE OF 167.77 FEET, CENTRAL ANGLE = 32°28'24"); THENCE N.14°44'16"E. 14.44 FEET; THENCE S.82°25'28"E. 245.56 FEET; THENCE N.86°29'48"E. 394.13 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 184,542 SQ. FT. OR 4.236 ACRES.

# NARRATIVE OF BOUNDARY

ESI Engineering Inc. performed a boundary survey of the subject property on August 6th, 2021 pursuant to the subdivision of said property. Mr. Kirk wishes to transfer a portion of said property to Weber Basin Water Conservancy District to facilitate the construction of a pump house facility. The basis of bearings for this survey is S.00°30'20"W. from the found existing brass monument at the Center of Section 5 and the found existing brass monument at the South Quarter Corner of Section 5. During the course of our survey, a number of existing survey monuments were found at property corner locations as shown hereon.

Kirk Family Enterprises and the adjoining northerly property owner Mikell Brent Anderson signed and recorded a fence line / boundary line agreement (Entry No. 2802699 and subsequently Entry No. 2803772) along with a record of survey (No. 5488) pursuant to the agreement of various existing fence lines to be their mutual property boundary.

The southerly boundary line of the subject parcel is referenced to be along an existing irrigation pipeline and the westerly boundary line is referenced to be along the Wilson Canal. Record bearings and distances contained in deeds and adjoining subdivision plats along these features were used as they appear to be in agreement with each other and fit the existing features and fence lines.

LEGEND			
<b>•</b>	SECTION CORNER (FOUND)	BOUNDARY LINE AGREEMENT LINE	
•	SET PROPERTY CORNER (5/8" REBAR & ALUMINUM CAP	ADJACENT PROPERTY OR LOT LINES	
	STAMPED ESI ENGINEERING INC., UNLESS NOTED OTHERWISE)	PERPETUAL EASEMENT LINE	
(GP)	GATE POST	BURIED WATER LINE (BLUE STAKE)	
	5/1121 331	MONUMENT TIE LINE	
(EPP)	POWER POLE	BOUNDARY LINE	
MSS	SANITARY SEWER MANHOLE	FENCE	
$\bowtie$	WATER VALVE	QUARTER SECTION LINE	
×	FOUND PROPERTY CORNER	HOOPER CANAL EASEMENT CENTERLINE	
	INFORMATION SHOWN IN (XXXX) ARE RECORD		

