

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- LOT LINE
- - - NEIGHBORING LOTS
- - - MONUMENT LINE
- x FENCE (SEE SURVEY FOR TYPE)

BOUNDARY DESCRIPTION

PARCEL 1:
 PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 89°57'30" EAST 869.50 FEET AND SOUTH 0°02'30" WEST 38 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2, RUNNING THENCE EAST ALONG THE SOUTH LINE OF COUNTY ROAD 520 FEET TO THE WEST LINE OF THE OGDEN HOOPER ROAD, ALSO KNOWN AS MIDLAND DRIVE; THENCE SOUTHWESTERLY ALONG SAID WEST LINE OF SAID ROAD 436.6 FEET, MORE OR LESS; THENCE SOUTH 89°28' WEST 260 FEET, MORE OR LESS; THENCE NORTH 15°18' EAST 335.46 FEET TO THE POINT OF BEGINNING, EXCEPTING THE FOLLOWING:

A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 3600 SOUTH STREET SAID POINT BEING 1088.45 FEET SOUTH 88°55'1" EAST (STATE PLANE GRID BEARING) AND 37.52 FEET SOUTH THE WEST 1/4 CORNER OF SAID SECTION 2, AND RUNNING THENCE SOUTH 89°01'21" EAST 254.86 FEET ALONG SAID SOUTH LINE OF 3600 SOUTH STREET TO THE WESTERLY LINE OF MIDLAND DRIVE; THENCE SOUTH 44°28'33" WEST 304.81 FEET ALONG SAID WESTERLY LINE OF MIDLAND DRIVE; THENCE NORTH 45°31'27" WEST 182.79 FEET; THENCE NORTH 43°33'09" EAST 129.40 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION DEEDED BY WARRANTY DEED, RECORDED ON NOVEMBER 20, 2008, AS ENTRY NO. 2376404 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE EXTENSION AND WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 79 KNOWN AS PROJECT NO. STP-007912(2), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2, IN TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWESTERLY RIGHT OF WAY LINE OF THE EXISTING STATE ROUTE 108, AT A POINT APPROXIMATELY 30.25 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE SR-108 CENTERLINE OF SAID PROJECT AT ENGINEER STATION 226+78.15; SAID POINT OF BEGINNING IS 1,144.93 FEET SOUTH 89°14'11" EAST (SOUTH 89°57'30" EAST BY RECORD) ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 2 AND 274.74 FEET SOUTH 0°45'19" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 44°23'56" WEST 123.33 FEET ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 89°40'22" WEST (SOUTH 89°28' WEST BY RECORD) 36.04 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID PROJECT CENTERLINE AT APPROXIMATE ENGINEER STATION 225+27.57; THENCE NORTH 44°50'00" EAST 150.43 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO A NORTHEASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 45°12'27" EAST 24.75 FEET, MORE OR LESS, ALONG SAID NORTHEASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PARCEL 080220004 AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S88°58'00"E 884.87 FEET AND S01°02'00"W 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE LINE OF A WIRE FENCE THE FOLLOWING 3 COURSES: (1) SOUTH 89°01'21" EAST 204.25 FEET; (2) SOUTH 43°35'02" WEST 129.36 FEET; (3) SOUTH 45°30'36" EAST 178.50 FEET; THENCE SOUTH 46°41'52" WEST 147.87 FEET; THENCE NORTH 89°33'20" WEST 162.69 FEET; THENCE NORTH 89°01'42" WEST 79.24 FEET; THENCE NORTH 33°45'15" EAST 157.28 FEET; THENCE NORTH 4°56'59" EAST 191.09 FEET ALONG THE PROJECTED LINE OF A FENCE TO THE POINT OF BEGINNING.

CONTAINS 67,087 SQUARE FEET OR 1.520 ACRES.

PARCEL 08022064 AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS S88°58'00"E 884.87 FEET AND S01°02'00"W 37.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 4°56'59" WEST 191.09 FEET ALONG THE PROJECTED LINE OF A FENCE; THENCE SOUTH 33°45'15" WEST 157.28 FEET; THENCE ALONG THE LINE OF A WIRE FENCE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°01'42" WEST 79.24 FEET; (2) NORTH 5°34'45" EAST 324.03 FEET; (3) SOUTH 89°59'01" EAST 151.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 43,616 SQUARE FEET OR 1.02 ACRES.

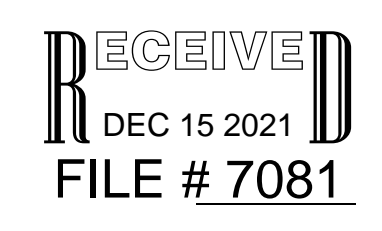
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SOLVE A QUESTION IN BOUNDARY AND TO MONUMENT THE SAME ON THE GROUND.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 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 16TH DAY OF NOVEMBER, 2021.



SCALE:	1" = 30'
DATE:	11/16/2021
DESIGN:	
DRAWN:	MJB
CHECKED:	WDL

REVISIONS	DESCRIPTION
DATE	

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PROPERTY SURVEY FOR TWG DEVELOPMENT
 3613 S MIDLAND DRIVE, WEST HAVEN, UTAH
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

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