

RECORD BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33, AND RUNNING THENCE SOUTH 04°11'18" EAST 614.05 FEET ALONG THE EAST LINE OF SAID SECTION 33 TO A POINT IN THE CENTER OF THE COUNTY ROAD; THENCE WESTERLY ALONG THE CENTERLINE OF THE COUNTY ROAD SOUTH 77°05'19" WEST 30.62 FEET TO A POINT OF TANGENCY ON A 750 FOOT RADIUS CURVE; THENCE WESTERLY 236.23 FEET ALONG THE ARC OF SAID 750 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 83°05'54" WEST 376.80 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 230.09 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 82°05'06" WEST 60.05 FEET TO A POINT OF TANGENCY ON A 2000 FOOT RADIUS CURVE; THENCE WESTERLY 297.17 FEET ALONG THE ARC OF SAID 2000 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTH 88°03'09" WEST 1097.79 FEET TO A POINT OF TANGENCY ON A 1000 FOOT RADIUS CURVE; THENCE WESTERLY 305.18 FEET ALONG THE ARC OF SAID 1000 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 73°05'14" WEST 1000.08 FEET TO A POINT OF TANGENCY ON A 700 FOOT RADIUS CURVE; THENCE WESTERLY 172.12 FEET ALONG THE ARC OF SAID 700 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 87°02'70" WEST 257.71 FEET TO A POINT IN THE CENTER OF A COUNTY ROAD BRIDGE OVER BEAVER CREEK; THENCE DOWNSTREAM FOLLOWING CENTERLINE OF BEAVER CREEK SOUTH 32°26'50" WEST 63.32 FEET; THENCE SOUTH 32°31'43" EAST 165.89 FEET; THENCE SOUTH 9°04'00" EAST 156.18 FEET; THENCE SOUTH 40°05'06" WEST 193.51 FEET; THENCE SOUTH 29°37'22" EAST 68.96 FEET; THENCE SOUTH 00°05'02" EAST 115.00 FEET; THENCE SOUTH 35°04'33" EAST 109.86 FEET; THENCE SOUTH 30°35'36" WEST 68.60 FEET; THENCE SOUTH 84°03'01" WEST 95.43 FEET; THENCE SOUTH 30°38'23" WEST 450.19 FEET; THENCE SOUTH 44°05'58" WEST 77.78 FEET; THENCE SOUTH 16°07'33" WEST 325.68 FEET; THENCE SOUTH 76°00'05" WEST 228.71 FEET; THENCE SOUTH 46°05'10" WEST 48.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33 WHICH POINT IS ALSO THE POINT OF CONFLUENCE OF BEAVER CREEK WITH THE SOUTH FORK OF THE OGDEN RIVER; THENCE SOUTH 89°45'32" WEST 789.99 FEET ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE NORTH 10°30' EAST ALONG THE WEST LINE OF SAID SECTION 33 TO A POINT 4066 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 33, THENCE IN A NORTHEASTERLY DIRECTION TO A POINT 1216.26 FEET SOUTH AND 1101.37 FEET EAST OF THE NORTHWEST CORNER OF SECTION 33; THENCE SOUTH 89°45'30" EAST 765.38 FEET; THENCE NORTH 17°24'04" EAST 1263.14 FEET TO THE NORTH LINE OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH ALONG EAST LINE TO POINT OF BEGINNING, EXCEPTING THEREFROM, THE FOLLOWING: PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1074 FEET EAST AND 80 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING ON THE NORTH BANK OF SOUTH FORK RIVER AND WEST BANK OF BEAVER CREEK, AT THE JUNCTION OF SAID STREAMS, RUNNING THENCE WESTERLY ALONG THE NORTH BANK OF SOUTH FORK RIVER TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 150 FEET; THENCE EASTERLY PARALLEL TO AND 150 FEET; DISTANT NORTH OF THE NORTH BANK OF SOUTH FORK RIVER 1074 FEET, MORE OR LESS, TO THE WEST BANK OF BEAVER CREEK THENCE SOUTHERLY ALONG THE WEST BANK OF SAID CREEK 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO: EXCEPTING THEREFROM THAT PORTION WITHIN STATE ROAD

WHEELER CREEK INVESTMENTS LC 230410014

PARCEL A BOUNDARY DESCRIPTION (NOT APPROVED FOR DEVELOPMENT AT THIS TIME)

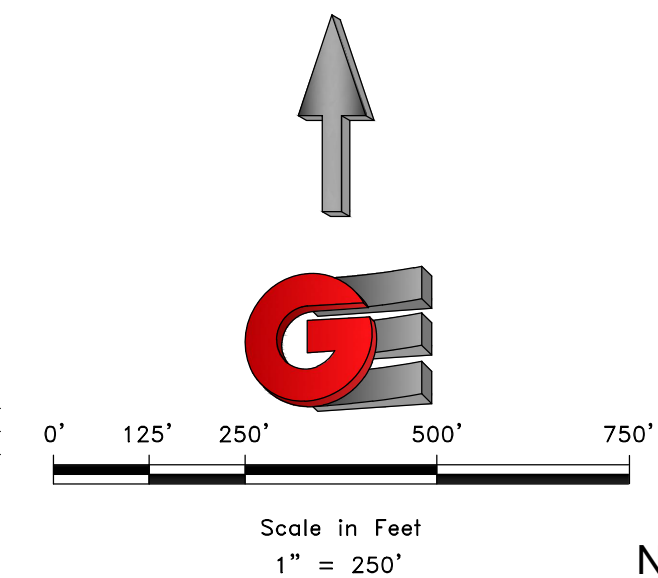
A PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 44°27'46" 3355.44 FEET ALONG THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 33 AND NORTH 90°00'00" WEST 3615.37 FEET FROM SAID NORTH QUARTER CORNER, RUNNING THENCE SOUTH 79°49'55" WEST 401.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 39; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 06°13'00" EAST 1061.30 FEET; (2) ALONG THE ARC OF A 2104.20 FOOT RADIUS CURVE TO THE RIGHT 206.85 FEET, HAVING A CENTRAL ANGLE OF 05°37'57"; CHORD BEARS NORTH 09°01'59" EAST 206.77 FEET; THENCE SOUTH 89°51'13" EAST 342.31 FEET; THENCE SOUTH 04°36'18" WEST 379.64 FEET; THENCE SOUTH 05°27'53" WEST 462.26 FEET; THENCE SOUTH 03°12'33" WEST 349.40 FEET TO THE POINT OF BEGINNING, CONTAINING 10.32 ACRES.

PARCEL B BOUNDARY DESCRIPTION (NOT APPROVED FOR DEVELOPMENT AT THIS TIME)

A PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 44°27'46" 3355.44 FEET ALONG THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 33 AND NORTH 90°00'00" WEST 3615.37 FEET FROM SAID NORTH QUARTER CORNER, RUNNING THENCE SOUTH 03°12'33" WEST 46.59 FEET; THENCE SOUTH 02°58'37" EAST 1097.18 FEET TO THE NORTH LINE OF CAUSEY ROAD; THENCE ALONG THE NORTH LINE OF SAID CAUSEY ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 88°15'00" WEST 203.89 FEET; (2) NORTH 88°28'52" WEST 208.24 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE AND ITS PROJECTION NORTH 02°27'54" EAST 619.23 FEET; THENCE SOUTH 88°48'27" WEST 164.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 89; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG THE ARC OF A 2334.77 FOOT RADIUS CURVE TO THE LEFT 467.56 FEET, HAVING A CENTRAL ANGLE OF 11°57'14"; CHORD BEARS NORTH 11°57'14" EAST 466.78 FEET; THENCE NORTH 79°49'55" EAST 401.95 FEET TO THE POINT OF BEGINNING, CONTAINING 10.38 ACRES.

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



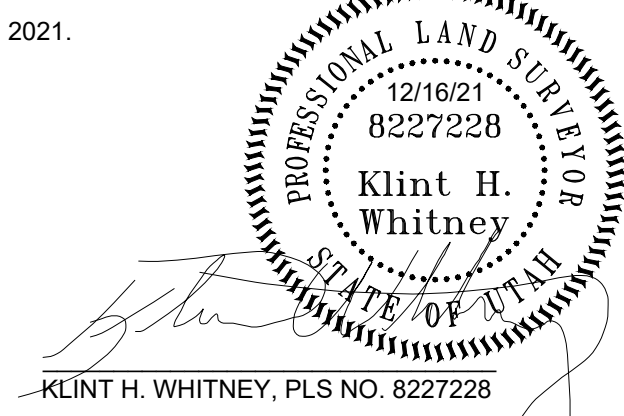
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY KEVIN LABATTE. THE BASIS OF BEARING IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE EAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 44°27'46" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 1327349, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 1060, 438, 4815, 1045, AND THE DEDICATED PLATS OF RED CLIFF SUBDIVISION AND THE KATHY PARK 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 16TH DAY OF DECEMBER, 2021.



RECEIVED
DEC 28 2021
FILE # 7103

WHEELER CREEK INVESTMENTS LC 230130045

REMAINDER PARCEL CONT. 268.64 AC. (NOT SURVEYED)

JULIE CASPER 230130257

DEXTER FARR 230130260

PAMELA BOTT 230130265

JAY M NORTH LLC SERIES 2 231270002

STEVEN MORRISON 231270001

FEENY FAMILY L C 230130041

SPENCER BOWMAN 231140004

SUE ELLEN TURCOTTE LIVING TRUST 231140001

SUE ELLEN TURCOTTE LIVING TRUST 231140002

RAY STORY FAMILY TRUST 230130259

SHARON HALES 230130236

PARCEL A CONT. 10.32 AC.

PARCEL B CONT. 10.38 AC.

REMAINDER PARCEL CONT. 3.90 AC.

L=206.85', R=2104.20'
Δ=5°37'57" CH=N9° 01' 59"E 206.77'

L=467.56', R=2334.77'
Δ=11°28'27" CH=N11° 57' 14"E 466.78'

NORTH QUARTER CORNER SEC. 33, T7N, R3E, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 0.83' ABOVE GROUND 1944 GOOD COND.)

NORTHEAST CORNER SEC. 33, T7N, R3E, S.L.B.&M. (CALCULATED FROM PRIOR SURVEYS)

EAST QUARTER CORNER SEC. 33, T7N, R3E, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT 0.83' ABOVE GROUND 1944 GOOD COND.)

SCALE: 1" = 250'	DATE: 12/13/21	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				
PROPERTY SURVEY FOR KEVIN LABATTE HIGHWAY 39 AND CAUSEY DRIVE, HUNTSVILLE, UTAH LOCATED IN SECTION 33, TOWNSHIP 7 NORTH, RANGE 3 EAST, S.L.B. AND M.				
GARDNER ENGINEERING CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066				
S1 1				