

- LEGEND**
- Subject Property Line
  - - - Adjoining Property Line
  - - - Previous Property Line
  - - - Centerline
  - - - Fence Line
  - ⊙ Found rebar set by others
  - ⊙ Set 5/8"x24" Rebar With Cap
  - ⊙ Section Corner

**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 GAGE FROERER FOR KATHY VERNIEUW. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 21, T6N, R2W, SLB&M. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°11'59" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**PARCEL 1 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE K.C. AND KILEY M. GAY PROPERTY, TAX ID NO. 15-452-0001, POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 768.77 FEET SOUTH 89°11'59" EAST ALONG NORTH LINE OF SAID SOUTHWEST QUARTER AND 36.25 FEET SOUTH 00°48'01" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21;  
 RUNNING THENCE SOUTH 88°57'07" EAST (EAST BY RECORD) 176.92 FEET ALONG SAID SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°30'40" WEST 225.33 FEET; THENCE NORTH 89°29'13" WEST 176.92 FEET TO THE SOUTHEAST CORNER OF SAID K.C. AND KILEY M. GAY PROPERTY; THENCE NORTH 00°30'47" EAST 226.98 FEET (227.08 FEET BY RECORD) ALONG THE EAST LINE OF SAID K.C. AND KILEY M. GAY PROPERTY TO THE POINT OF BEGINNING. CONTAINING 40,010 SQUARE FEET OR 0.92 ACRES.

**PARCEL 2 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF THE K.C. AND KILEY M. GAY PROPERTY, TAX ID NO. 15-452-0001, LOCATED 577.50 FEET SOUTH 89°11'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND 264.19 FEET SOUTH 00°30'47" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21;  
 RUNNING THENCE SOUTH 89°29'13" EAST 341.10 FEET; THENCE SOUTH 00°30'47" WEST 638.53 FEET; THENCE NORTH 89°29'13" WEST 341.10 FEET TO THE EAST LINE OF THE WEBER SCHOOL DISTRICT PROPERTY, TAX ID NO. 15-057-0059; THENCE NORTH 00°30'47" EAST (NORTH BY RECORD) 638.53 FEET ALONG SAID EAST LINE OF THE WEBER SCHOOL DISTRICT PROPERTY TO THE POINT OF BEGINNING. CONTAINING 217,802 SQUARE FEET OR 5.00 ACRES.

**PARCEL 3 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 945.69 FEET SOUTH 89°12'04" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER AND 37.04 FEET SOUTH 00°47'57" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION 21;  
 RUNNING THENCE SOUTH 88°57'07" EAST (EAST BY RECORD) 374.52 FEET ALONG THE SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF THE MARTINI FAMILY TRUST PROPERTY, TAX ID NO. 15-057-0009; THENCE ALONG THE WEST LINE OF SAID MARTINI FAMILY TRUST PROPERTY SOUTH 00°30'47" WEST (SOUTH BY RECORD) 1281.17 FEET TO THE SOUTHWEST CORNER OF SAID MARTINI FAMILY TRUST, POINT BEING ON THE NORTH LINE OF THE HALCYON ESTATES PHASE 1 SUBDIVISION, RECORDED IN WEBER COUNTY RECORDERS OFFICE, ENTRY NO. 3088713; THENCE NORTH 89°02'45" WEST 742.52 FEET (WEST 742.50 FEET BY RECORD) ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE WEBER SCHOOL DISTRICT PROPERTY, TAX ID NO. 15-057-0059; THENCE NORTH 00°30'47" EAST (NORTH BY RECORD) 415.10 FEET ALONG THE EAST LINE OF SAID WEBER SCHOOL DISTRICT PROPERTY; THENCE SOUTH 89°29'13" EAST 341.10 FEET; THENCE NORTH 00°30'40" EAST 638.53 FEET; THENCE SOUTH 89°29'13" EAST 26.91 FEET; THENCE NORTH 00°30'40" EAST 225.33 FEET TO THE POINT OF BEGINNING. CONTAINING 650,370 SQUARE FEET OR 14.93 ACRES.

**SURVEYOR'S CERTIFICATE**

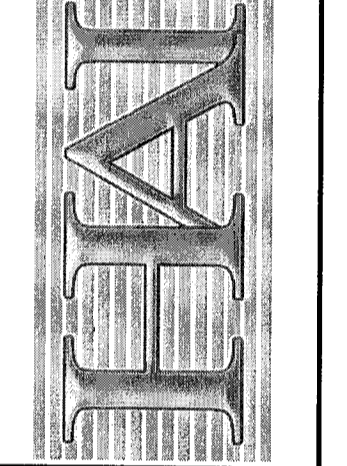
I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 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 HEREON.

SIGNED THIS 2ND DAY OF NOVEMBER, 2021.

MATT PRETL, PLS  
 UTAH LAND SURVEYOR LICENSE NO. 10437995



HANSEN & ASSOCIATES, INC.  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
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 (435) 734-3400  
 (801) 566-8805  
 (435) 734-0272  
 Celebrating over 60 Years of Business



Drawn By: MRP Date: 10/25/2021  
 Designed By: RS  
 Checked By: RS  
 Approved By: MRP  
 Scale: 1" = 100'  
 Drawing File: 21-3-276v19  
 JOB NUMBER: 21-3-276

PROPERTY SURVEY FOR  
**KATHY VERNIEUW**  
 +/- 1.400 S. AND 4300 W.  
 WEBER COUNTY, UTAH  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.