

TAX PARCEL 10-035-0064
HIGHLAND INVESTMENTS, LLC
ENTRY #3240854

ROS 7160

S89°21'34"E 1134.09'

S89°21'35"E 187.06'

CURRENT DESCRIPTION PARCEL 10-035-0063:

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 79.04 acres of land by adjusting the parcel lines of Weber County Tax Parcels 10-035-0011 and 10-035-0013. Basis of Bearing for subject parcel being North 89°35'53" West 2654.53 feet measured between the Weber County brass cap monuments marking the South Quarter Corner and Southwest Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence North 89°35'53" West 1316.05 feet coincident with the south lines of the Southwest Quarter Section of said Section 13; thence North 00°24'07" East 56.64 feet to the north right of way line of the 12th Street Corridor (Weber County Project Number LG_WC_1200 South) and the True Point of Beginning; Thence North 00°25'39" East 1615.97 feet along an ancient fence line and the prolongation thereof to a fence corner; Thence the following three (3) courses along said ancient fence and acquiesced boundary lines
1) South 89°35'30" East 1319.10 feet to a fence corner;
2) South 00°34'23" East 658.58 feet to a fence corner;
3) South 89°21'34" East 1342.14 feet to a fence corner to a point in an ancient fence and acquiesced boundary line; Thence South 00°14'45" West 674.64 feet along said ancient fence line; Thence South 89°45'15" East 301.09 feet; Thence South 00°14'45" West 292.10 feet to a point on the aforesaid north right of way line; Thence the following six (6) courses coincident with said right of way, 1) Westerly 169.92 feet along the arc of a 1547.52 foot radius curve to the right (center bears South 08°35'49" West) through a central angle of 06°17'28"; 2) South 00°26'52" West 2.47 feet; 3) North 89°37'43" West 100.68 feet; 4) North 02°19'59" West 3.86 feet; 5) North 89°06'40" West 558.89 feet; 6) North 89°46'48" West 2134.80 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land: A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.00 acre, 0.96 acres of Weber County Tax Parcel 10-035-0011 and a 0.04 acre portion of Tax Parcel 10-035-0012. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:
Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1325.58 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°14'45" East 644.72 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 89°48'00" West 158.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°14'00" East 275.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°48'00" East 158.40 feet to a point on the west right of way line of a 21.00 foot wide land and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said west right of way 1) South 00°12'00" West 187.93 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 00°34'07" West 87.07 feet to the point of beginning.

and SUBJECT TO:
A 21.00 foot wide Lane also known as 6150 West Street.

**ADJUSTED PARCEL 3
SEE SHEET 2 OF 3**

ROS 7081

A PART OF
PARCEL 10-035-0063

**ADJUSTED PARCEL 2
Contains 2.97 acres
±129,685 sq. ft.**

A PART OF
PARCEL 10-035-0063

**ADJUSTED PARCEL 1
Contains 2.97 acres
±129,689 sq. ft.**

A PART OF
PARCEL 10-035-0063

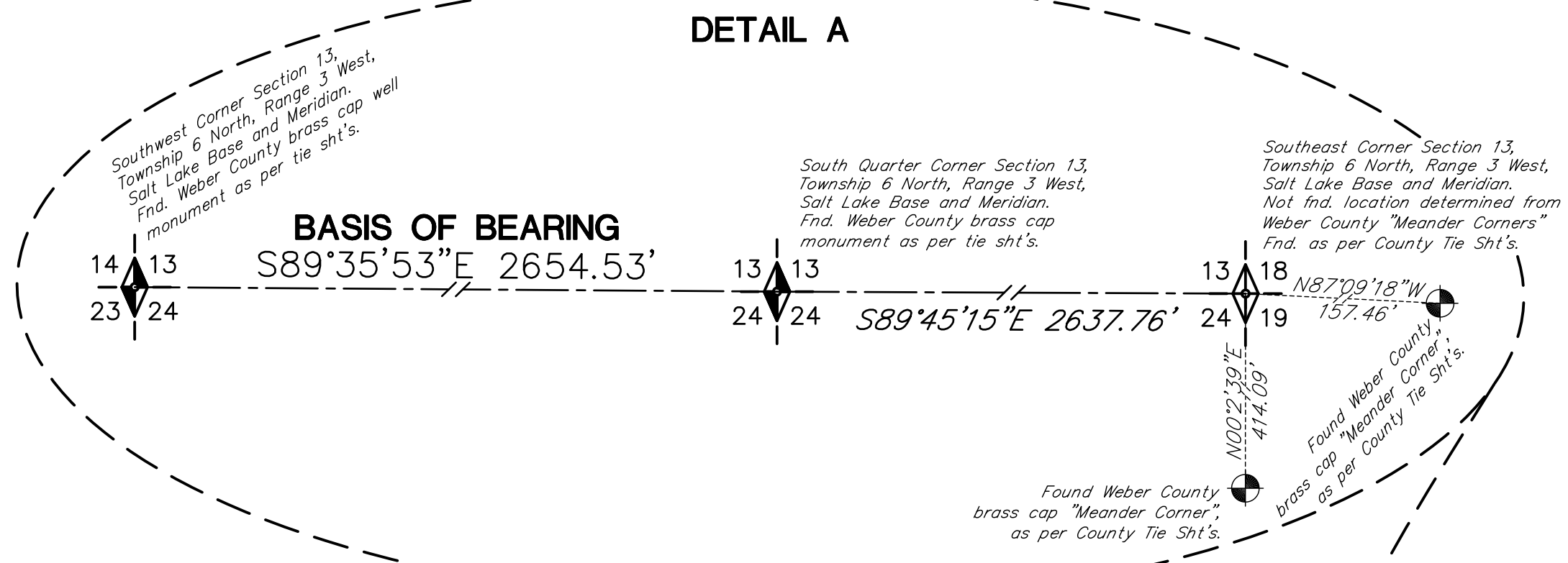
A PART OF
PARCEL 10-035-0083
ROS 7081

900 SOUTH STREET
FORMERLY SR-135

CURRENT DESCRIPTION PARCEL 10-035-0062:

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.00 acre, 0.96 acres of Weber County Tax Parcel 10-035-0011 and a 0.04 acre portion of Tax Parcel 10-035-0012. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:
Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1325.58 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°14'45" East 644.72 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 89°48'00" West 158.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°14'00" East 275.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°48'00" East 158.40 feet to a point on the west right of way line of a 21.00 foot wide land and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said west right of way 1) South 00°12'00" West 187.93 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 00°34'07" West 87.07 feet to the point of beginning.

TAX PARCEL 10-035-0007
WADELAND LAND, LLC
ENTRY #2782049



RECEIVED
OCT 26 2022
FILE # 7384

NARRATIVE:
Boundary Consultants was retained by the A&M Knight Family Trust to adjust the boundaries of their parcels for distribution between the trust's heirs. This adjustment effects Weber County Tax Parcels 10-035-0014, -0015, -0062 and -063.
This survey was carried out using a Trimble S6 Total Station and a Trimble R6S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is North as determined by the Utah TURN VRS System. Ancient fence lines encompass portions of the Subject Parcels which have been acquiesced to as boundary lines and have been honored as such with this survey, in concert with Q2 LLC v Hughes 368 P.3d 86 (2016) and other recent Utah Supreme Court Cases.
The location of the Southeast Corner of Section 13 was determined from Weber County Surveyor's Witness Monuments by distance - distance intersect. The North Quarter Corner of Section 13 is not in place, its location has been calculated from the Weber County Surveyor's "Monument Positions for Township 6 North, Range 3 West".
The right of way of 900 South Street was determined by retracing those certain Right of Way Corridor Design plans prepared by Caldwell Richards Sorenson, dated February 25, 2015.

ADJUSTED PARCEL 1 DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:
Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1133.45 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°34'07" East 54.88 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 00°34'07" East 257.23 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°45'15" East 512.56 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°14'45" West 278.27 feet to a point on said north right of way and a number five rebar and cap stamped "PLS 356548"; Thence the following five (5) courses coincident with said right of way, 1) westerly 169.80 feet along the arc of a 1547.52 foot radius curve to the left (center bears South 08°44'21" West) through a central angle of 06°17'12"; 2) South 00°32'55" West 2.48 feet; 3) North 89°28'52" West 100.68 feet; 4) North 02°19'59" West 3.86 feet; 5) North 88°57'57" West 244.19 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PARCEL:

A 21.00 foot wide right of way, known as 6150 West Street, lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1318.49 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°14'45" East 52.33 feet to a point on the north right of way of 900 South Street (SR-153) and the True Point of Beginning;
Thence North 01°49'49" East 259.88 feet; Thence South 89°45'15" East 21.00 feet; Thence South 01°49'49" West 260.16 feet to a point on said right of way; Thence North 88°57'57" West 21.00 feet coincident with said right of way to the point of beginning.

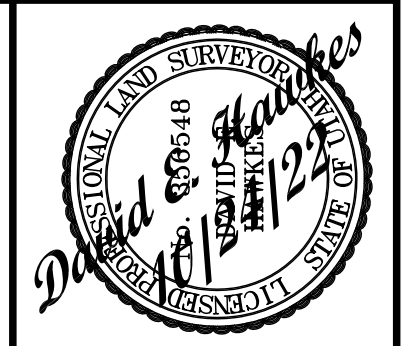
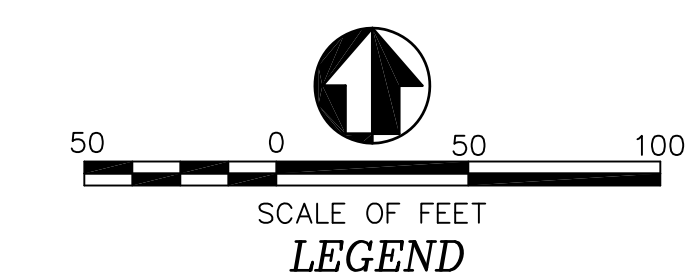
Contains 2.97 acres

ADJUSTED PARCEL 2 DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1133.45 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°34'07" East 54.88 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548"; Thence North 00°34'07" East 257.23 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°45'15" East 3.42 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 00°14'45" East 693.96 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°21'34" East 187.06 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°14'45" West 692.67 feet coincident with the west right of way of 6150 West Street to a number five rebar and cap stamped "PLS 356548"; Thence North 89°45'15" West 187.05 feet to the point of beginning.

Contains 2.97 acres



DATE: 10-24-22
SCALE: 1"=50'
PROJECT NUMBER: 2026001

RECORD OF SURVEY & PARCEL ADJUSTMENT OF
WEBER COUNTY TAX PARCELS 10-035-0014, -0015, -0062, -0063
A&M KNIGHT FAMILY TRUST
LYING AND SITUATE IN THE SOUTH HALF OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
(801) 792-1569
dave@boundaryconsultants.biz

| | | | |
|----------|-----|---------|-----|
| DESIGNED | DEH | DATE | DEH |
| DRAWN | DEH | CHECKED | DEH |
| SHEET | 1 | | |
| OF | 3 | | |

TAX PARCEL 10-035-0017
WESTSIDE INVESTMENTS, LLC
ENTRY #2000803
ENTRY #20008418
ENTRY #2005175
ENTRY # 2005174

TAX PARCEL 10-035-0016
WESTSIDE INVESTMENTS, LLC
ENTRY #2000803
ENTRY #20008418
ENTRY #2005175
ENTRY # 2005174

TAX PARCEL 10-035-0004
HOWARD WILLIAM G.
ENTRY #2883088
ENTRY #2873446

TAX PARCEL 10-035-0084
HIGHLAND INVESTMENTS, LLC
ENTRY #3240854

TAX PARCEL 10-035-0084
HIGHLAND INVESTMENTS, LLC
ENTRY #3240854

CURRENT DESCRIPTION PARCEL 10-035-0063:

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Thence North 00°25'39" East 1615.97 feet along an ancient fence line and the prolongation thereof to a fence corner; Thence the following three (3) courses along said ancient fence and acquired boundary lines
1) South 89°35'30" East 1319.10 feet to a fence corner;
2) South 00°34'23" East 658.58 feet to a fence corner;
3) South 89°21'34" East 1342.14 feet to a fence corner to a point in an ancient fence and acquired boundary line; Thence South 00°14'45" West 674.64 feet along said ancient fence line; Thence South 89°45'15" East 301.09 feet; Thence South 00°14'45" West 292.10 feet to a point on the aforesaid north right of way line; Thence the following six (6) courses coincident with said right of way, 1) Westerly 169.92 feet along the arc of a 1547.52 foot radius curve to the right (center bears South 08°35'49" West) through a central angle of 06°17'28";
2) South 00°26'52" West 2.47 feet; 3) North 89°37'43" West 100.68 feet;
4) North 02°19'59" West 3.86 feet; 5) North 89°06'40" West 558.89 feet;
6) North 89°46'48" West 2134.80 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described parcel of land: A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.00 acre, 0.96 acres of Weber County Tax Parcel 10-035-0011 and a 0.04 acre portion of Tax Parcel 10-035-0012. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

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Thence North 89°48'00" West 158.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°14'00" East 275.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°48'00" East 158.40 feet to a point on the west right of way line of a 21.00 foot wide land and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said west right of way 1) South 00°12'00" West 187.93 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 00°34'07" West 87.07 feet to the point of beginning.

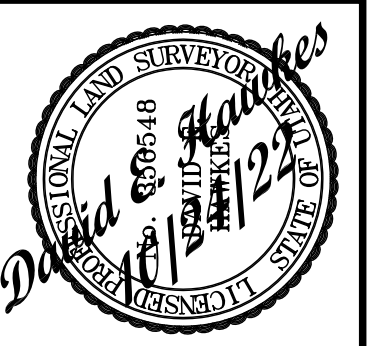
and SUBJECT TO:
A 21.00 foot wide Lane also known as 6150 West Street.

ADJUSTED PARCEL 3 DESCRIPTION:

A parcel of land lying and situate in the Southeast and Southwest Quarters of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1133.45 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°34'07" East 54.88 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 88°57'57" West 314.69 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°38'04" West 1749.99 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°21'56" East 1612.24 feet to a point in an ancient fence line and a number five rebar and cap stamped "PLS 356548"; Thence the following three (3) courses coincident with an ancient fence and acquired boundary, 1) South 89°35'30" East 935.85 feet to a fence corner; 2) South 00°34'23" West 658.58 feet to a fence corner; 3) South 89°21'34" East 1134.09 feet to a fence corner; Thence South 00°14'45" West 693.96 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°45'15" West 3.42 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 88°57'57" West 314.69 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°34'07" West 257.23 feet to the point of beginning.

Contains 59.31 acres



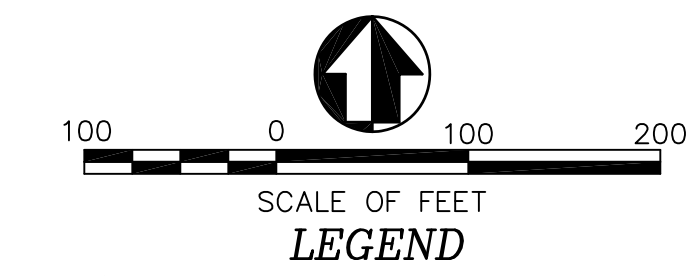
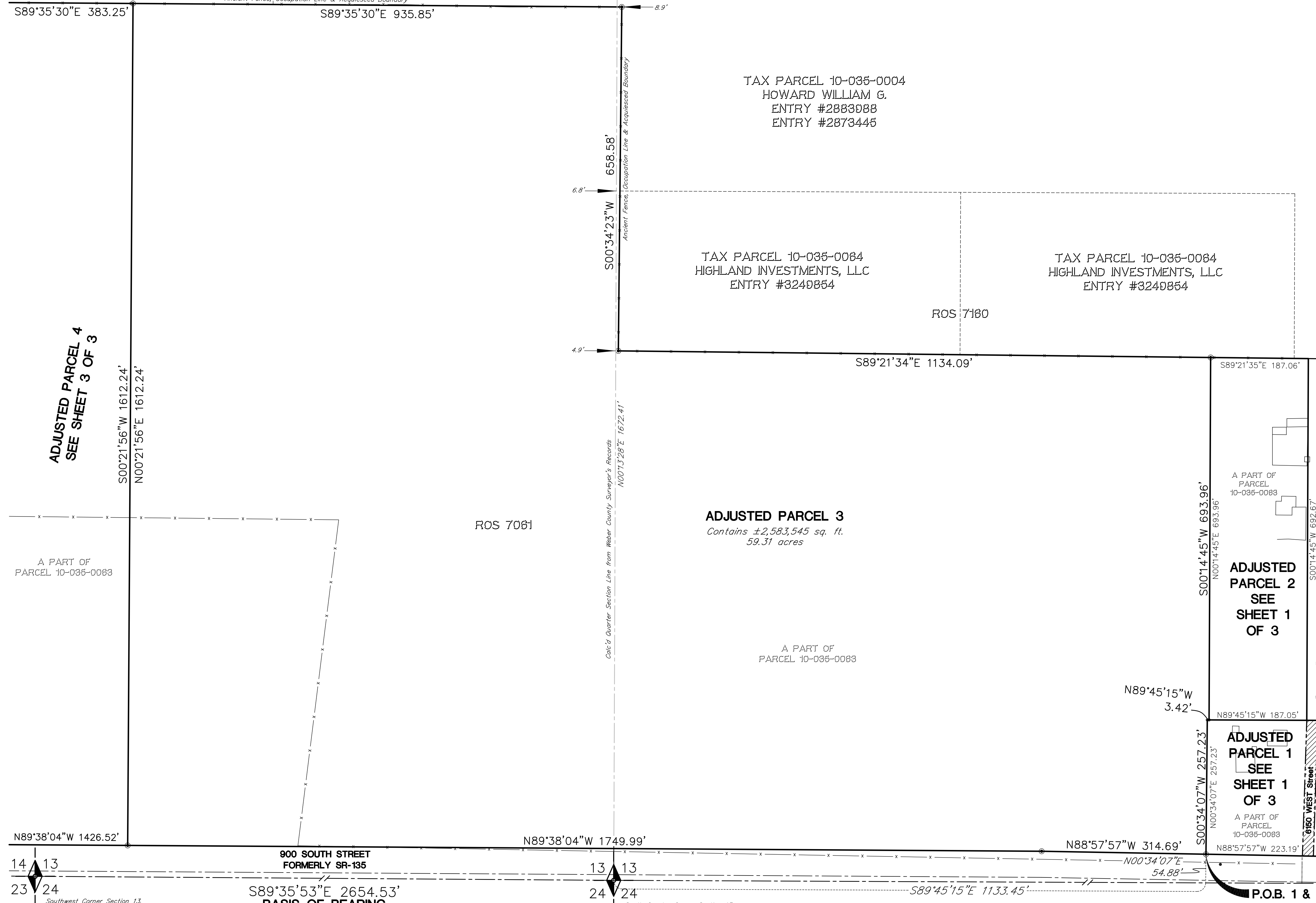
DATE: 10-24-22
SCALE: 1"=50'
PROJECT NUMBER: 2026001

RECORD OF SURVEY & PARCEL ADJUSTMENT OF
WEBER COUNTY TAX PARCELS 10-035-0014, -0015, -0062, -0063
A&M KNIGHT FAMILY TRUST
LYING AND SITUATE IN THE SOUTH HALF OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
(801) 792-1569
dave@boundaryconsultants.biz

DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH

SHEET: 2
OF: 3



- LEGEND**
- 28 = SECTION CORNER & SECTION LINE
 - 33 = BOUNDARY
 - - - = RIGHT OF WAY LINES
 - - - = ROOT PARCEL BOUNDARY
 - - - = ADJOINING PARCEL LINES
 - x - - - x = ANCIENT WIRE FENCE
 - - - = DIMENSION LINES
 - = SET #5 REBAR AND CAP STAMPED "PLS 356548"

RECEIVED
OCT 26 2022
FILE # 7384

Southwest Corner Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. Weber County brass cap monument as per tie sh't's.
South Quarter Corner Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Fnd. Weber County brass cap monument as per tie sh't's.

ADJUSTED PARCEL 4
SEE SHEET 3 OF 3

