

**VALLEY NURSERY INC  
ORIGINAL BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT EAST 448.14 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 26, AND RUNNING THENCE EAST 251.13 FEET; THENCE SOUTH 130' WEST 190.24 FEET TO THE NORTH LINE OF THE COUNTY ROAD; THENCE ALONG THE NORTH LINE OF THE COUNTY ROAD AS FOLLOWS: SOUTH 28'32" EAST 35.3 FEET; THENCE SOUTH 55'48" EAST 90.0 FEET; THENCE SOUTH 78'48" EAST 72.5 FEET; THENCE SOUTH 77'47" EAST 33 FEET; THENCE SOUTH 85'35" EAST 47 FEET THENCE SOUTH 85'35" EAST 80.0 FEET TO THE EAST LINE OF THE GRANTORS' PROPERTY; LEAVING THE NORTH LINE OF THE COUNTY ROAD, THENCE SOUTH 130' WEST 30 FEET MORE OR LESS TO THE SOUTH LINE OF ROAD, THENCE SOUTH 86'48'38" EAST ALONG SAID SOUTH LINE 12 FEET TO THE NORTHEAST CORNER OF THE PROPERTY AS DEFINED BY QCD RECORDED IN BOOK 783 PAGE 97; THENCE SOUTH 2'37" WEST 304.75 FEET TO THE CENTER LINE OF A DITCH, THENCE FOLLOWING ALONG SAID DITCH NORTH 85'32'07" WEST 85.63 FEET; THENCE NORTH 53'08" WEST 51.45 FEET; THENCE NORTH 87'12" WEST 74 FEET; THENCE NORTH 65'30" WEST 96 FEET TO THE EAST LINE OF THE COUNTY ROAD; THENCE NORTH 2'59" EAST 10 FEET TO THE SOUTH LINE OF SAID DITCH AS DEFINED BY WD RECORDED IN BOOK 291 PAGE 440, THENCE CROSSING SAID COUNTY ROAD, THENCE NORTH 83'05" WEST 33.98 FEET TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTH 2'47" WEST 333.39 FEET ALONG THE WEST LINE OF SAID COUNTY ROAD TO THE SOUTH LINE OF THE COUNTY ROAD; THENCE SOUTH 84'30" EAST 24.8 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO THE EAST LINE OF GRANTOR'S PROPERTY; THENCE SOUTH 130' WEST 355 FEET ALONG THE EAST LINE OF SAID GRANTORS' PROPERTY TO THE NORTH LINE OF THE UNION PACIFIC RAILROAD CO'S RIGHT-OF-WAY, THENCE NORTH 83'09" WEST 284.58 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 130' EAST 1176.71 FEET TO THE POINT OF BEGINNING, EXCEPT THE UNION PACIFIC RAILROAD CO'S RIGHT-OF-WAY AND THE COUNTY ROAD, EXCEPT THE 30 FOOT WIDE ROAD CONVEYED TO THE TOWN OF UTAH. (1013-737) CONTAINS 8.00 ACRES MORE OR LESS, EXCEPT PROPERTY DEEDED TO ALLEN B COMBE AND KIRK COMBE IN BOOK 1412 PAGE 845.

**STUART REVOCABLE TRUST  
ORIGINAL BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1.75 CHAINS EAST OF THE NORTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE EAST 5.04 CHAINS; THENCE SOUTH 130' WEST TO NORTH LINE OF THE UNION PACIFIC RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE WESTERLY ALONG RIGHT-OF-WAY TO A POINT SOUTH 130' WEST OF BEGINNING; THENCE NORTH 130' EAST 17.15 CHAINS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS OR PORTION OCCUPIED BY THE UNION PACIFIC RAILROAD COMPANY'S RIGHT-OF-WAY, CONTAINING 8.46 ACRES, M/L SUBJECT TO A RIGHT-OF-WAY DESCRIBED AS PER WARRANTY DEED (1026-724) ALSO EXCEPTING THE FOLLOWING AS RECORDED E# 2376860 TO WEBER PATHWAYS: PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1.75 CHAINS EAST OF THE NORTHWEST CORNER OF SAID SECTION 26, RUNNING THENCE EAST 5.04 CHAINS; THENCE SOUTH 130' WEST TO NORTH LINE OF THE UNION PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, THENCE WESTERLY ALONG RIGHT OF WAY TO A POINT SOUTH 130' WEST OF BEGINNING, THENCE NORTH 130' EAST 17.15 CHAINS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS OR PORTION OCCUPIED BY THE UNION PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO WEBER COUNTY FOR ROAD, AS RECORDED IN BOOK 32 OF DEEDS, PAGE 507, ALSO EXCEPTING THOSE PARTS LYING SOUTH OF 6450 SOUTH STREET.

**BOUNDARY LINE ADJUSTMENT DESCRIPTION**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T5N, R1W, SLBM, A FOUND BRASS CAP, THENCE NORTH 89°44'18" WEST 418.37 FEET, ALONG THE NORTH LINE OF SAID SECTION 26, THENCE SOUTH 00°15'42" WEST 213.92 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET, THE NORTH END OF THE BOUNDARY LINE ADJUSTMENT AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°19'19" WEST 961.74 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY AND THE SOUTH END AND POINT OF TERMINUS OF THE BOUNDARY LINE ADJUSTMENT.

**VALLEY NURSERY INC  
SURVEYED BOUNDARY DESCRIPTION**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T5N, R1W, SLBM, A FOUND BRASS CAP, THENCE NORTH 89°44'18" WEST 418.37 FEET, ALONG THE NORTH LINE OF SAID SECTION 26, THENCE SOUTH 00°15'42" WEST 213.92 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET, THE NORTHWEST CORNER OF DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF 2000 EAST STREET THE FOLLOWING 3 COURSES: 1. NORTH 84°40'10" EAST 159.26 FEET TO A TANGENT CURVE TO THE RIGHT, 2. ALONG A 120.00 FOOT CURVE 205.54' (CHORD BEARS SOUTH 46°15'43" EAST 181.32 FEET), 3. SOUTH 02°48'24" WEST 29.45 FEET; THENCE SOUTH 89°49'21" WEST 120.02 FEET; THENCE SOUTH 02°36'21" WEST 90.00 FEET; THENCE NORTH 89°49'21" EAST 119.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 2000 EAST STREET; THENCE SOUTH 02°48'24" WEST 414.28 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6550 SOUTH STREET; THENCE SOUTH 85°31'51" EAST 25.04 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°18'20" WEST 351.35 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 83°19'39" WEST 304.66 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET; THENCE NORTH 84°40'10" EAST 314.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 6.32 ACRES MORE OR LESS DESCRIPTION BEING A PORTION OF PARCEL # 07-102-0065

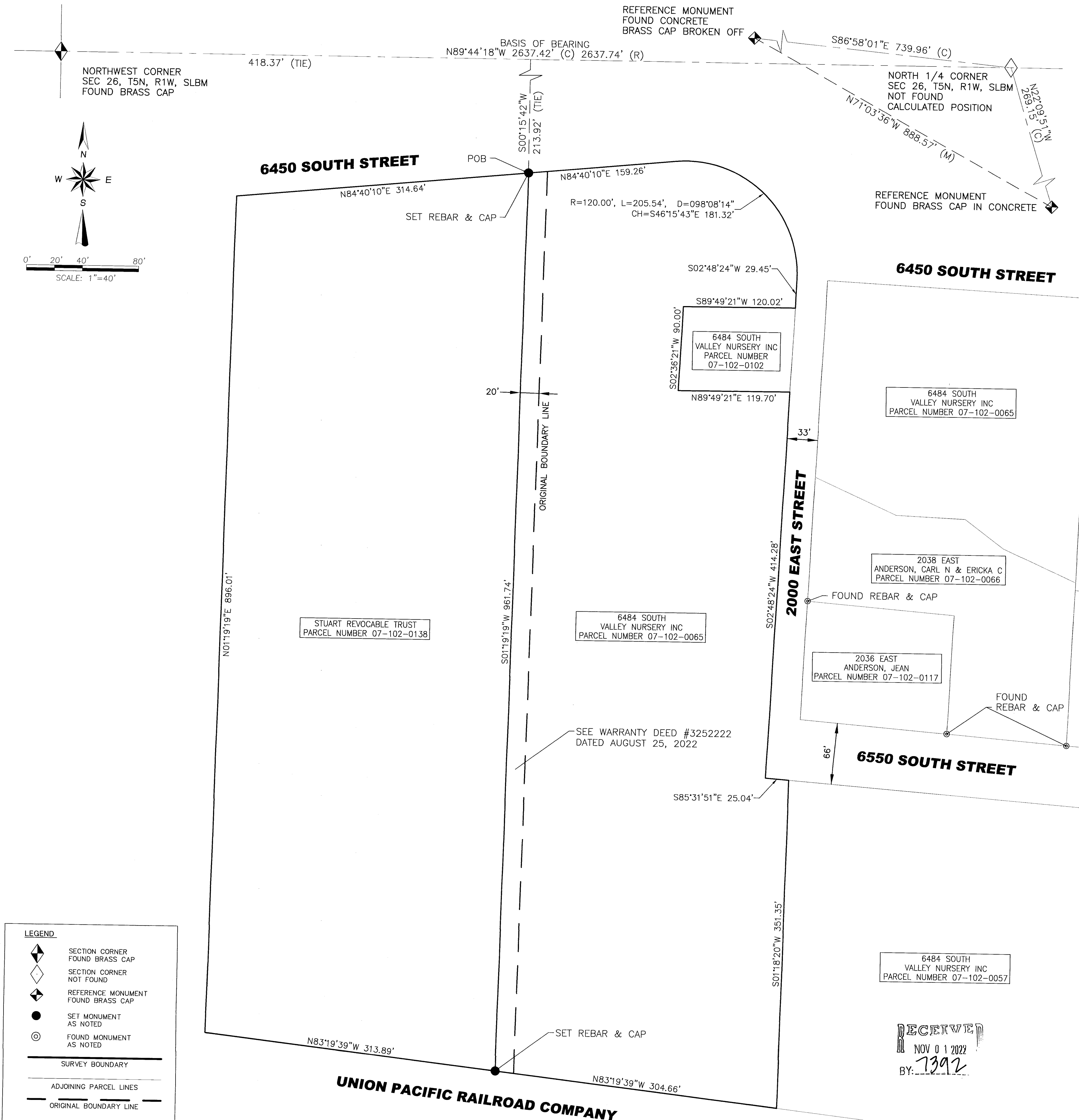
**STUART REVOCABLE TRUST  
SURVEYED BOUNDARY DESCRIPTION**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, T5N, R1W, SLBM, A FOUND BRASS CAP, THENCE NORTH 89°44'18" WEST 418.37 FEET, ALONG THE NORTH LINE OF SAID SECTION 26, THENCE SOUTH 00°15'42" WEST 213.92 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET, THE NORTHWEST CORNER OF DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°19'19" WEST 961.74 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 83°19'39" WEST 313.89 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 01°19'19" EAST 896.01 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 6450 SOUTH STREET; THENCE NORTH 84°40'10" EAST 314.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 6.66 ACRES MORE OR LESS

LEGEND	
	SECTION CORNER FOUND BRASS CAP
	SECTION CORNER NOT FOUND
	REFERENCE MONUMENT FOUND BRASS CAP
	SET MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
	SURVEY BOUNDARY
	ADJOINING PARCEL LINES
	ORIGINAL BOUNDARY LINE

**VALLEY NURSERY INC**

**BOUNDARY LINE ADJUSTMENT**  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.  
WEBER COUNTY, UTAH



**SURVEY CERTIFICATE**

THIS IS TO CERTIFY THAT TO THE BEST OF MY BELIEF, PROFESSIONAL KNOWLEDGE, AND ABILITY OF COOK SURVEYING & ASSOCIATES LLC, AT THE REQUEST OF VALLEY NURSERY INC, DURING THE MONTH OF JULY, 2022, COOK SURVEYING & ASSOCIATES LLC, PREPARED A BOUNDARY LINE ADJUSTMENT, BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, OF THE SUBJECT PROPERTY LOCATED IN UTAH, WEBER COUNTY, UT.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT UTAH STATE STANDARDS.

*Kyle A. Cook*  
KYLE A COOK - PLS DATE 10-31-22

**SURVEY NARRATIVE**

COOK SURVEYING & ASSOCIATES LLC WAS ASKED BY VALLEY NURSERY INC TO PERFORM A BOUNDARY LINE ADJUSTMENT OF PARCEL NUMBER 07-102-0065 AND PARCEL NUMBER 07-102-0138 TO ADJUST THE COMMON BOUNDARY LINE 20' WESTERLY OF THE ORIGINAL PROPERTY LINE.

THE VALLEY NURSERY INC QUIT-CLAIM DEED #417654 AND THE CARL N AND ERICKA C ANDERSON WARRANTY DEED #2911891 WERE FOUND ON FILE AND OF RECORD AT THE WEBER COUNTY RECORDERS OFFICE AND USED TO DETERMINE THE COMMON BOUNDARY LINE ALONG THE CENTERLINE OF THE IRRIGATION DITCH REFERENCED IN BOTH DESCRIPTIONS. FOUND REBAR AND CAPS AROUND THE ANDERSON PROPERTY WERE ALSO USED TO DETERMINE PARCEL LOCATION. THE BASIS OF BEARING WAS ESTABLISHED BY USING THE FOUND REFERENCE MONUMENTS FOR THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN AS SHOWN ON THE WEBER COUNTY SURVEYOR'S SECTION CORNER SHEET DATED JUNE 7, 2004.

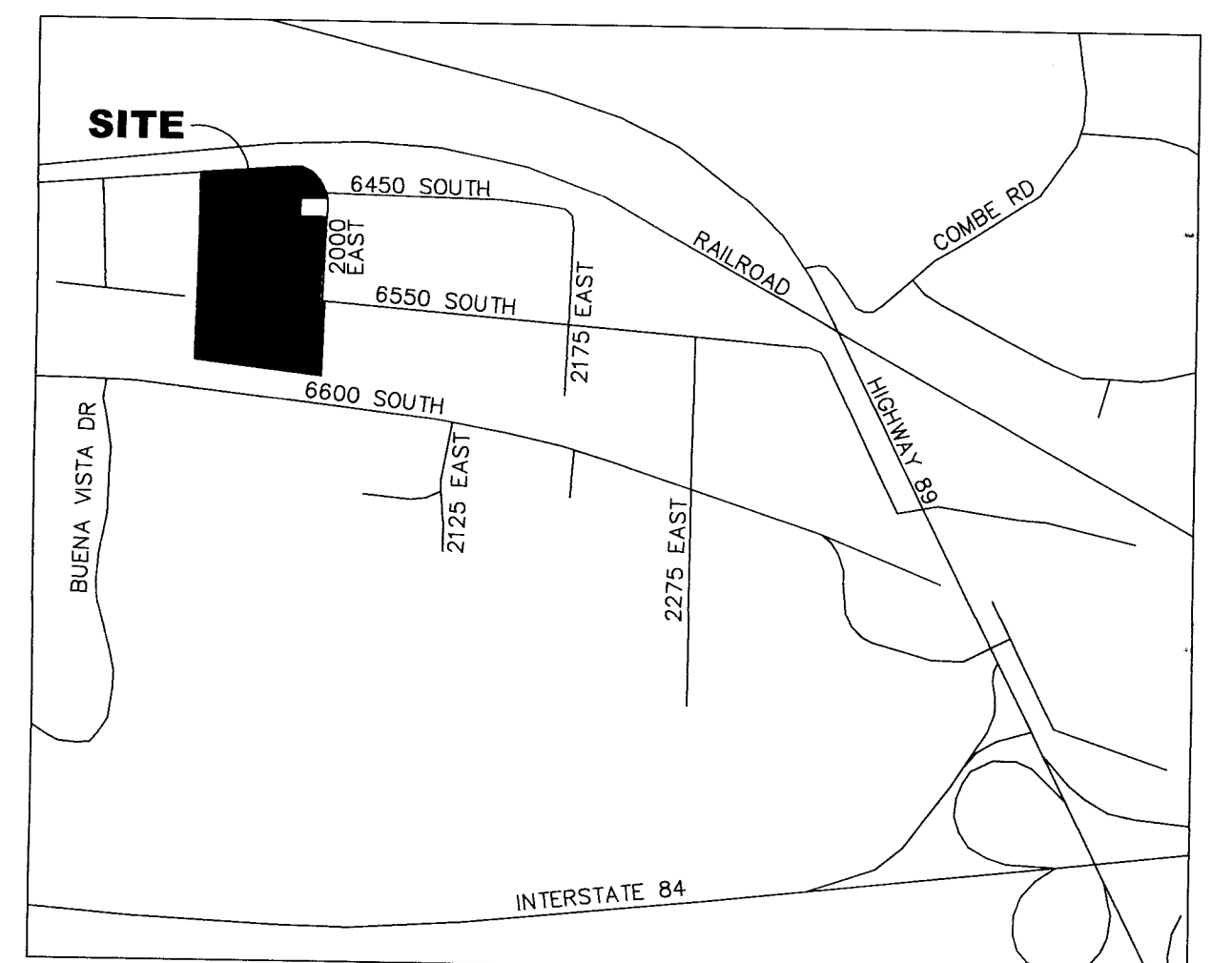
**BASIS OF BEARING**

BASIS OF BEARING IS NORTH 89°44'18" WEST 2637.42 FEET (CALCULATED) BETWEEN THE NORTHWEST CORNER, A FOUND BRASS CAP, AND THE CALCULATED NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE MERIDIAN, SAID NORTH QUARTER CORNER WAS CALCULATED USING THE TWO FOUND REFERENCE MONUMENTS AS SHOWN ON THIS DRAWING AND ON FILE IN THE WEBER COUNTY SURVEYORS OFFICE.

**REFERENCE**

ARTHUR AND KATHLEEN COMBE WARRANTY DEED #142923 DATED MAY 25, 1948  
VALLEY NURSERY INC QUIT-CLAIM DEED #417654 DATED JANUARY 8, 1964  
CARL N AND ERICKA C ANDERSON WARRANTY DEED #2911891 DATED MARCH 27, 2018  
CLAUDE E STUART RECORD OF SURVEY #001352 DATED MAY 20, 1996  
VALLEY NURSERY INC WARRANTY DEED #3252222 DATED AUGUST 25, 2022

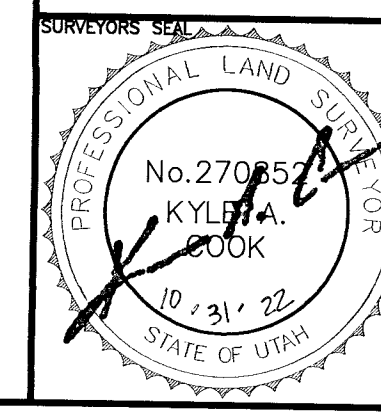
**VICINITY MAP**



**BOUNDARY LINE ADJUSTMENT**

**VALLEY NURSERY INC**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH



PREPARED BY: COOK SURVEYING & ASSOCIATES LLC  
331 SOUTH MID GRANDE AVE. SUITE #320  
SALT LAKE CITY, UTAH 84101  
(801) 364-4051  
PREPARED FOR: VALLEY NURSERY INC  
6484 SOUTH 2000 EAST, UTAH 84405  
PROJECT NUMBER: 21-05-130 DRAWN BY: SRH  
DATE PRINTED: 10/14/22 CHECKED BY: KAC

RECEIVED  
NOV 0 1 2022  
BY: 7392

**UNION PACIFIC RAILROAD COMPANY**