

TAX PARCEL 10-035-0017  
WESTSIDE INVESTMENTS, LC  
ENTRY #009803

TAX PARCEL 10-035-0018  
WESTSIDE INVESTMENTS, LC  
ENTRY #009803

893.3530'E 935.85'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

**NEW 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, being an unapproved subdivision of Weber County Tax Parcel 10-035-0068, described in that certain Parcel Adjustment - Quit Claim Deed recorded as Entry 3261355 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'33" East 2654.53 feet measured between 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 North 89°35'33" West 313.78 feet coincident with the south line of the Southwest Quarter of said Section 13, thence North 00°24'07" East 60.72 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" set in an on-ancient fence line; thence North 00°21'56" East 935.85 feet along said on-ancient fence line to a fence corner; thence North 00°34'23" West 658.58 feet along an on-ancient fence line to a fence corner; thence North 89°21'34" West 132.14 feet to a number five rebar and cap stamped "PLS 356548"; thence South 11°17'22" West 971.20 feet to the point of beginning.

Contains 29.66 acres ±1,291,849 sq. ft.

**TAX PARCEL 10-035-0004 HOWARD ENTRY #2883088**

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 89°37'57" West 314.69 feet to a number five rebar and cap stamped "PLS 356548" set in an on-ancient fence line; thence North 00°21'56" East 1612.24 feet to a point in an on-ancient fence line on a number five rebar and cap stamped "PLS 356548"; thence the following three (3) courses coincident with an on-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 South 00°34'07" West 257.23 feet to the point of beginning.

Contains 59.31 acres

**TAX PARCEL 10-035-0084 HIGHLAND INVESTMENTS, LLC ENTRY #3240864 ROS 7180**

Commencing at the South Quarter Corner of said Section 13, thence North 89°35'33" West 313.78 feet coincident with the south line of the Southwest Quarter of said Section 13, thence North 00°24'07" East 60.72 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" set in an on-ancient fence line; thence North 00°21'56" East 935.85 feet along said on-ancient fence line to a fence corner; thence North 00°34'23" West 658.58 feet along an on-ancient fence line to a fence corner; thence North 89°21'34" West 132.14 feet to a number five rebar and cap stamped "PLS 356548"; thence South 11°17'22" West 971.20 feet to the point of beginning.

Contains 29.66 acres ±1,291,832 sq. ft.

**NEW 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, being the remainder parcel to an unapproved subdivision of Weber County Tax Parcel 10-035-0068, described in that certain Parcel Adjustment - Quit Claim Deed recorded as Entry 3261355 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'33" 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 North 89°35'33" West 313.78 feet coincident with the south line of the Southwest Quarter of said Section 13, thence North 00°24'07" East 60.72 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 11°17'22" East 971.20 feet to a number five rebar and cap stamped "PLS 356548"; thence South 89°21'34" East 1266.22 feet along an on-ancient fence line and its prolongation to a number five rebar and cap stamped "PLS 356548"; thence South 00°14'45" West 693.96 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°34'07" West 257.23 feet to a point on the north right of way of said 900 South Street; thence North 89°45'15" 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 1132.71 feet to the point of beginning.

Contains 29.66 acres ±1,291,832 sq. ft.

**CURRENT DESCRIPTION ENTRY #32610355 PARCEL 3:**

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°35'33" 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 89°37'57" West 314.69 feet to a number five rebar and cap stamped "PLS 356548" set in an on-ancient fence line; thence North 00°21'56" East 1612.24 feet to a point in an on-ancient fence line on a number five rebar and cap stamped "PLS 356548"; thence the following three (3) courses coincident with an on-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 South 00°34'07" West 257.23 feet to the point of beginning.

Contains 59.31 acres

**NARRATIVE:**

Boundary Consultants was retained by the A&M Knight Family Trust to subdivide their remainder parcel, Tax Parcel 10-035-0068 (Parcel #3 of Entry #3261355), into the depicted configuration to satisfy the final wishes of Myrtle T. Knight, as stated in her Last Will and Testament. This survey supersedes and replaces Record of Survey #7450 of the Weber County Surveyors Records. Boundary Consultants was retained by the Weber County Planning Department about this division as it creates a new parcel of land without going through the approval process with the Land Use Authority which violates Utah State Statutes and Weber County Codes. As a result of the violation of the Land Use Codes Subject Parcel 2, the newly created parcel, will need to go through the Counties subdivision process prior to any type of development improvements being made upon it. Subject Parcel 1 is the remainder to the "legal" parent parcel and as such is entitled to all those rights appurtenant to its historic rights. This survey was carried out using a Trimble S6 Total Station and a Trimble R55 GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4392.00 feet and no collaboration. Basis of Bearing for this survey is North as determined by the Utah TURN VMS System. Ancient fence lines encompass portions of the Subject Parcels which have been acquired 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 Southwest 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 is determined by the Utah Supreme Court in "The Position of the True Point of Beginning for Section 13, Township 6 North, Range 3 West". The right of way of 900 South Street was determined by retrograding those certain Right of Way Corridor Design Plans prepared by Caldwell Richards & Associates, dated February 25, 2015. See Record of Survey #7384 on file in the Weber County Surveyor's Office.

TAX PARCEL 10-035-0068  
KNIGHT  
ENTRY #3282374  
PARCEL 4 ROS 7384

N00°21'56"E 1612.24'

NEW PARCEL 2  
Contains 29.66 acres  
±1,291,713 sq. ft.

TAX PARCEL 10-035-0068  
A&M KNIGHT FAMILY TRUST  
PARCEL 3 ROS 7384

971.20'

132.14'

S00°34'23"W 658.58'

1266.22'

TAX PARCEL 10-035-0084  
HIGHLAND INVESTMENTS, LLC  
ENTRY #3240864  
ROS 7180

NEW PARCEL 1  
Contains 29.66 acres  
±1,291,832 sq. ft.

**NEW 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, being the remainder parcel to an unapproved subdivision of Weber County Tax Parcel 10-035-0068, described in that certain Parcel Adjustment - Quit Claim Deed recorded as Entry 3261355 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'33" 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 North 89°35'33" West 313.78 feet coincident with the south line of the Southwest Quarter of said Section 13, thence North 00°24'07" East 60.72 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 11°17'22" East 971.20 feet to a number five rebar and cap stamped "PLS 356548"; thence South 89°21'34" East 1266.22 feet along an on-ancient fence line and its prolongation to a number five rebar and cap stamped "PLS 356548"; thence South 00°14'45" West 693.96 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°34'07" West 257.23 feet to a point on the north right of way of said 900 South Street; thence North 89°45'15" 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 1132.71 feet to the point of beginning.

Contains 29.66 acres ±1,291,832 sq. ft.

N89°45'15"W 314.69'

S89°45'15"E 2637.76' (Calc'd)

10-035-0088  
KNIGHT  
ENTRY #3282375

PARCEL 1 ROS 7384

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'

132.14'