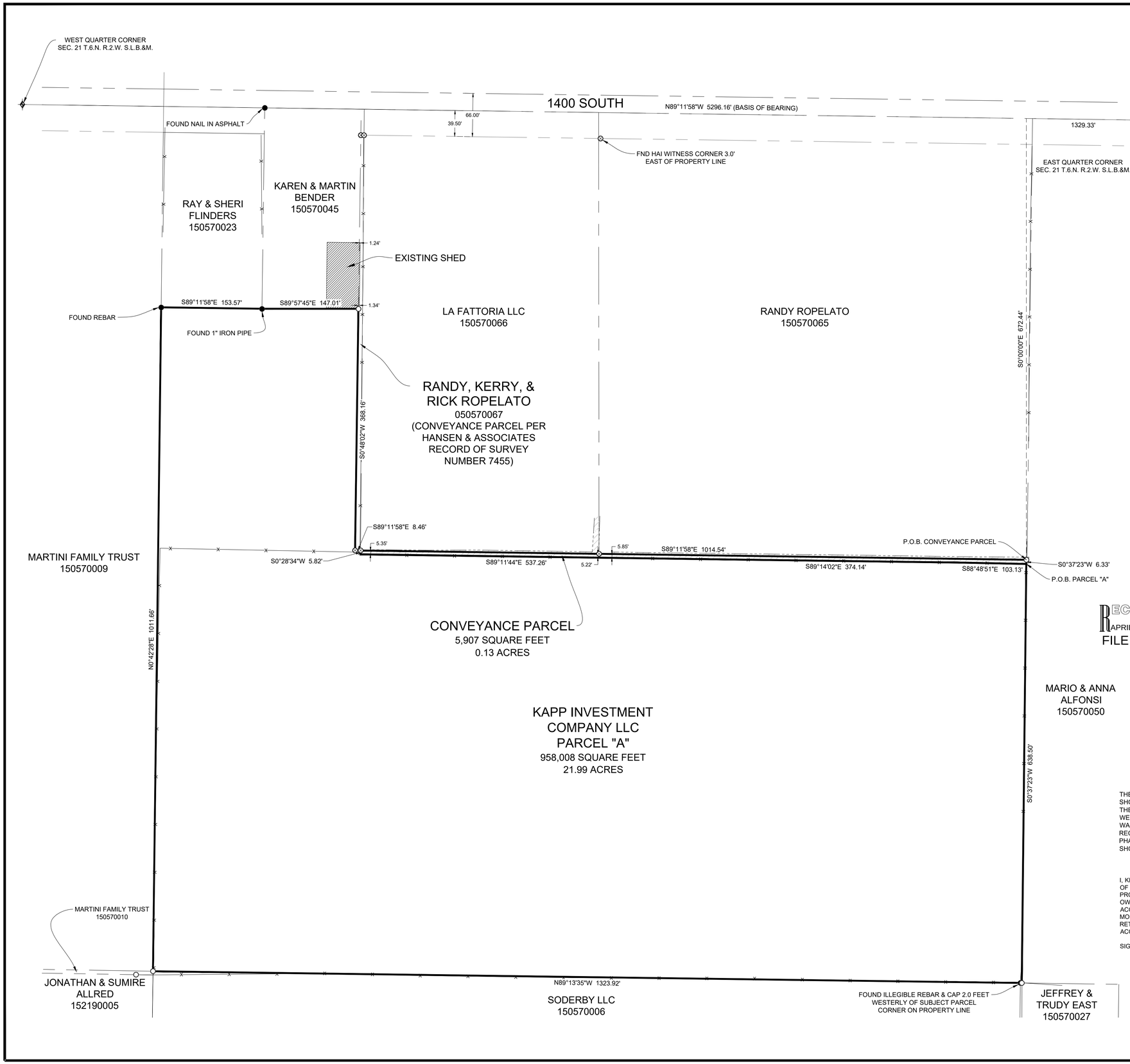

RECEIVED
APRIL 18 2023
FILE # 7532

RECORD BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 89°11'58" WEST 2342.94 FEET ALONG SAID NORTH LINE AND SOUTH 00°48'02" WEST 304.21 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 00°48'02" WEST 368.16 FEET; THENCE SOUTH 89°11'58" EAST 1023.00 FEET; THENCE SOUTH 00°37'23" WEST 644.83 FEET; THENCE NORTH 89°13'35" WEST 1323.92 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00°42'28" EAST 1011.66 FEET; THENCE SOUTH 89°11'58" EAST 153.57 FEET; THENCE NORTH 00°48'02" EAST 306.17 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH89°11'58" EAST 147.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY/UTILITY EASEMENT: A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 89°11'58" WEST 2489.94 FEET ALONG SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 89°11'58" EAST 25.00 FEET; THENCE SOUTH00°48'02" WEST 305.84 FEET; THENCE NORTH 89°57'45" WEST 25.01 FEET TO THE EAST LINE OF PARCEL 15-057-0023; THENCE ALONG SAID EAST LINE NORTH 00°48'02" EAST 306.17 FEET TO THE POINT OF BEGINNING.

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 89°11'58" WEST 1329.33 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND SOUTH 00°00'00" EAST 672.44 FEET AND SOUTH 00°37'23" WEST 6.33 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE SOUTH 00°37'23" WEST 638.50 FEET; THENCE NORTH 89°13'35" WEST 1323.92 FEET; THENCE NORTH 00°42'28" EAST 1011.66 FEET; THENCE SOUTH 89°11'58" EAST 153.57 FEET; THENCE SOUTH 89°57'45" EAST 147.01 FEET; THENCE SOUTH 00°48'02" WEST 368.16 FEET; THENCE SOUTH 89°11'58" EAST 8.46 FEET; THENCE SOUTH 00°28'34" WEST 5.82 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°11'44" EAST 537.26 FEET; (2) SOUTH 89°14'02" EAST 374.14 FEET; (3) SOUTH 88°48'51" EAST 103.13 FEET TO THE POINT OF BEGINNING. CONTAINING 957,970 SQUARE FEET OR 21.99 ACRES.

CONVEYANCE PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING LOCATED NORTH 89°11'58" WEST 1329.33 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND SOUTH 00°00'00" EAST 672.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE SOUTH 00°37'23" WEST 6.33 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 88°48'51" WEST 103.13 FEET; (2) NORTH 89°14'02" WEST 374.14 FEET; (3) NORTH 89°11'44" WEST 537.26 FEET; THENCE NORTH 00°28'34" EAST 5.82 FEET; THENCE SOUTH 89°11'58" EAST 1014.54 FEET TO THE POINT OF BEGINNING. CONTAINING 5,907 SQUARE FEET OR 0.14 ACRES.

0' 35' 70' 140' 210'
Scale in Feet
1" = 70'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET/LOCATED 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND 24" REBAR AND CAP MARKED HANSEN & ASSOCIATES
- SUBJECT PROPERTY BOUNDARY
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING IRRIGATION DITCH

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICKY KAPP. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, WHICH BEARS NORTH 89°11'58" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 2678000, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 6406, 7455, 6443 AND THE DEDICATED PLATS OF DEGIORGIO SUBDIVISION PHASE 2 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 7TH DAY OF APRIL, 2023.

PROFESSIONAL LAND SURVEYOR
4/7/23
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1" = 70'
DATE: 4/7/23
DESIGN: ------
DRAWN: JTN
CHECKED: KHW

REVISIONS

DATE	DESCRIPTION

DWG.: R:\2801 - MISC SURVEY\2335 - RICKY KAPP\SURVEY\RICKY KAPP.DWG

PROPERTY SURVEY FOR RICKY KAPP
3869 WEST 1400 SOUTH, WEBER COUNTY, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1380 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066

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