## OVERALL SURVEYED BOUNDARY DESCRIPTION

MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3300 SOUTH STREET WHICH POINT IS 40.00 FEET S.00°32'10"W. ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 4, AND RUNNING THENCE S.89°16'10"E. 269.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO AN EXISTING FENCE; THENCE S.00°32'10"W. 158.00 FEET ALONG SAID EXISTING FENCE AND THE PROJECTION THEREOF TO THE NORTHERLY BOUNDARY LINE OF FAVERO ESTATES PHASE 2, A SUBDIVISION RECORDED AS ENTRY NUMBER 1952273 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND THE PROJECTION THEREOF N.89°16'10"W. 269.00 FEET TO THE WESTERLY LINE OF SAID SECTION 4; THENCE N.00°32'10"E. 158.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 42,502 SQUARE FEET OR 0.976 ACRE, MORE OR LESS.

## PARCEL "A" DESCRIPTION

A PARCEL OF LAND SITUATE IN LOT 4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 3300 SOUTH STREET WHICH POINT IS 40.00 FEET S.00°32'10"W. ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 4, AND RUNNING THENCE S.89°16'10"E. 7.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.00°32'10"W. 140.40 FEET; THENCE N.88°17'11"W. 7.00 FEET TO THE WESTERLY LINE OF SAID SECTION 4; THENCE N.00°32'10"E. 140.28 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 982 SQUARE FEET OR 0.023 ACRE, MORE OR LESS.

# PARCEL "B" DESCRIPTION

A PARCEL OF LAND SITUATE IN LOT 4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS

— EXISTING FENCE

EDGE OF DIRT LANE

ADJOINING PARCEL LINES

BEGINNING AT A POINT 198.00 FEET S.00°32'10"W. ALONG THE WESTERLY LINE OF SAID SECTION 4, FROM THE NORTHWEST CORNER OF SAID SECTION 4, AND RUNNING THENCE N.00°32'10"E. 17.72 FEET ALONG SAID SECTION LINE TO THE PROJECTION OF AN EXISTING FENCE; THENCE S.88°17'11"E. 75.28 FEET ALONG SAID EXISTING FENCE TO THE PROJECTION OF THE WESTERLY BOUNDARY LINE OF FAVERO ESTATES PHASE 2, A SUBDIVISION RECORDED AS ENTRY NUMBER 1952273 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID PROJECTION OF FAVERO ESTATES PHASE 2 S.00°43'50"W. 16.43 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID FAVERO ESTATES PHASE 2; THENCE N.89°16'10"W. 75.21 FEET ALONG THE PROJECTION OF THE NORTHERLY BOUNDARY LINE OF SAID FAVERO ESTATES PHASE 2 TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 1,285 SQUARE FEET OR 0.030 ACRE, MORE OR LESS.

## PARCEL "C" DESCRIPTION

FOR THE HOESEL AND WEBB PROPERTIES..

AS THE BOUNDARY LINE.

WEBB AS THE BOUNDARY LINE.

A PARCEL OF LAND SITUATE IN LOT 4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8. BOUNDARY LINE AGREEMENT RECORDED JUNE 23, 2003 AS ENTRY NO. 1950179

9. BOUNDARY LINE AGREEMENT RECORDED OCTOBER 13, 2020 AS ENTRY NO. 3092548

• THIS DOCUMENT ALSO DEFINES THE EXISTING FENCE LINE AS A CATTLE FENCE.

THIS DOCUMENT DEFINES THE EXISTING FENCE LINE ON THE EAST BOUNDARY OF WEBB

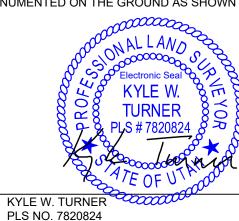
THIS DOCUMENT DEFINES THE EXISTING FENCE LINE ON THE SOUTH BOUNDARY OF

BEGINNING AT A POINT 198.00 FEET S.00°32'10"W. ALONG THE WESTERLY LINE OF SAID SECTION 4, AND 75.21 FEET S.89°16'10"E. FROM THE NORTHWEST CORNER OF SAID SECTION 4, SAID POINT IS ALSO THE NORTHWEST CORNER OF LOT 2 OF FAVERO ESTATES PHASE 2, A SUBDIVISION RECORDED AS ENTRY NUMBER 1952273 IN THE OFFICE OF THE WEBER COUNTY RECORDER; AND RUNNING THENCE N.00°43'50"E. 16.43 FEET ALONG THE PROJECTION OF THE WESTERLY BOUNDARY LINE OF SAID FAVERO ESTATES PHASE 2 TO AN EXISTING FENCE; THENCE S.88°17'11"E. 193.78 FEET ALONG SAID EXISTING FENCE TO AN EXISTING FENCE CORNER; THENCE S.00°32'10"W. 13.11 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID FAVERO ESTATES PHASE 2; THENCE N.89°16'10"W. 193.79 FEET ALONG SAID FAVERO ESTATES PHASE 2 TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 2,862 SQUARE FEET OR 0.066 ACRE, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 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 MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



4/25/2023 DATE

KYLE W. TURNE

### RECORD DESCRIPTION

WARRANTY DEED - ENTRY NUMBER 2910203

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF A COUNTY ROAD WHICH IS 2 RODS SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION. AND RUNNING THENCE SOUTH 10 RODS: THENCE EAST 32 RODS: THENCE NORTH 10 RODS TO SOUTH LINE OF COUNTY ROAD. THENCE WEST ALONG THE SOUTH LINE OF COUNTY ROAD 32 RODS TO THE PLACE

#### LESS WARRANTY DEED - ENTRY NUMBER 3034773

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING 3300 SOUTH STREET BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 4 OF SECTION 4, T.5N., R.2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT WHICH CORNER IS 33.00 FEET S.00°32'07"W. (SOUTH BY RECORD) ALONG THE WEST LINE OF SAID SECTION 4 FROM THE NORTHWEST CORNER OF SAID SECTION 4: AND RUNNING THENCE S.89°16'07"E. (EAST BY RECORD) 264.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT: THENCE S.00°32'07"W. (SOUTH BY RECORD) 7.00 FEET ALONG THE FASTERI Y BOLINDARY LINE OF SAID ENTIRE TRACT TO A LINE PARALLEL WITH AND 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID SECTION 4: THENCE N.89°16'07"W. 264.00 FEET ALONG SAID PARALLEL LINE TO A POINT IN SAID WEST LINE OF SECTION 4; THENCE N.00°32'07"E. (NORTH BY RECORD) 7.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,847 SQUARE FEET OR 0.424 ACRE IN AREA. MORE OR LESS

GRANTOR ALSO HEREBY QUIT CLAIMS TO WEBER COUNTY ANY RIGHT, TITLE, OR INTEREST THEY MAY HAVE WITHIN THE EXISTING 3300 SOUTH STREET RIGHT OF WAY

#### SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF KEVIN HOESEL FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES IN RELATION TO EXISTING IMPROVEMENTS, AND TO PREPARE LEGAL DESCRIPTIONS TO RESOLVE PARCEL BOUNDARY LINES THAT ARE NOT COMMON TO SAID EXISTING IMPROVEMENTS. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°16'10"E. BETWEEN THE NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND

### OVERALL SURVEYED BOUNDARY NOTES:

THE NORTHERLY BOUNDARY LINE OF THE OVERALL SURVEYED PROPERTY IS LOCATED PARALLEL WITH AND 40.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTHERLY LINE OF SAID SECTION 4, AS EVIDENCED BY WARRANTY DEED ENTRY NUMBER 3034773, WHERE WEBER COUNTY ACQUIRED LAND FOR A 40.00 FOOT HALF WIDTH FOR 3300 SOUTH STREET.

AN EXISTING FENCE AND THE PROJECTION OF SAID FENCE WAS HELD FOR THE EASTERLY BOUNDARY LINE OF THE OVERALL SURVEYED PROPERTY. THE FOLLOWING INFORMATION WAS USED IN THE BOUNDARY DETERMINATION. THE DEED LOCATION OF THE EASTERLY BOUNDARY LINE IS NOT COINCIDENT WITH AN EXISTING FENCE LINE THAT RUNS NORTH-SOUTH BETWEEN THE HOESEL PROPERTY (PARCEL 08-035-0013) AND THE WEBB PROPERTY (PARCEL 08-035-0064), ROLLO MILLER AND IRENE MILLER (MILLERS) WERE THE OWNERS OF THE OVERALL PROPERTY WHICH ENCOMPASSED WHAT IS NOW THE HOESEL AND WEBB PROPERTIES. THE MILLERS ACQUIRED THE PARCEL IN 1969 IN WARRANTY DEED RECORDED AS ENTRY NUMBER 459377 IN BOOK 817 AT PAGE 42. IN 1996 THE MILLERS DEEDED PART OF THE PARCEL TO THE WEBBS IN WARRANTY DEED ENTRY NUMBER 1417886. THE MILLERS OVERALL PARCEL CONTAINED 32 RODS (528 FEET) WIDE FRONTAGE ALONG 3300 SOUTH. THE DEED TO THE WEBBS CONTAINED 16 RODS (264 FEET) WIDE FRONTAGE ALONG 330 SOUTH, WHICH, BY DESCRIPTION APPEARS TO BE AN EVEN ONE HALF SPLIT TO THE FRONTAGE OF THE PROPERTIES. HOWEVER, WHEN MEASURED FROM THE MONUMENTED SECTION LINE THE EXISTING FENCE LINES ALONG THE WESTERLY AND EASTERLY BOUNDARY LINES OF THE WEBB PARCEL ARE SHIFTED EASTERLY APPROXIMATELY 5 FEET, BUT SAID FENCES MAINTAIN APPROXIMATELY 16 RODS (264 FEET) WIDE FRONTAGE ALONG 3300 SOUTH. THIS RETRACEMENT SURVEY ACCEPTS THE EXISTING FENCE LINES ALONG SAID WESTERLY AND EASTERLY BOUNDARY LINES OF THE WEBB PROPERTY TO BE THE INTENDED BOUNDARY LINES AS ESTABLISHED. THIS IS FURTHER EVIDENCED BY A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 1950179 WHICH DEFINES SAID EASTERLY FENCE LINE OF THE WEBB PROPERTY AS THE BOUNDARY BETWEEN THE WEBBS AND THE FAVEROS. THIS SURVEY SHOWS THE LOCATION OF TWO FOUND ENTELLUS (MARKED H&A) REBAR WITH CAP NEAR THE CORNERS OF THE EASTERLY BOUNDARY LINE OF THE OVERALL SURVEYED PROPERTY. SAID ENTELLUS REBAR WITH CAPS WERE NOT ACCEPTED AS MARKING SAID EASTERLY BOUNDARY LINE. THESE SURVEY FINDINGS WERE PRESENTED TO ENTELLUS FOR REVIEW AND CONSIDERATION.

THE SOUTHERLY BOUNDARY LINE OF THE OVERALL SURVEYED PROPERTY FOLLOWS THE NORTHERLY BOUNDARY OF FAVERO ESTATES PHASE 2 SUBDIVISION AND IT'S EXTENSION TO THE WESTERLY BOUNDARY OF SAID SECTION 4. THERE IS AN EXISTING FENCE THAT RUNS EAST-WEST NEAR SAID SOUTHERLY BOUNDARY LINE. THIS EXISTING FENCE WAS NOT ACCEPTED AS A BOUNDARY LINE. THE BOUNDARY DETERMINATION OF THE SOUTHERLY LINE IS SUPPORTED BY THE FAVERO ESTATES PHASE 2 PLAT WHICH SHOWS THE LOCATION OF THE SUBDIVISION IN RELATION TO THE EXISTING FENCE WITH NO INDICATION THAT THE EXISTING FENCE IS A BOUNDARY; AND FURTHER EVIDENCED BY THE LANGUAGE IN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 3092548, WHICH STATES THE FENCE LINE WAS LOCATED AS A CATTLE FENCE.

THE WESTERLY BOUNDARY LINE OF THE OVERALL SURVEYED PROPERTY IS ALONG THE WESTERLY LINE OF SAID SECTION 4 WHICH LINE IS MARKED BY WEBER COUNTY MONUMENTS. AN EXISTING DIRT LANE HAS BEEN CONSTRUCTED ALONG SAID WESTERLY LINE OF SAID SECTION 4 AND CURRENTLY OCCUPIES THE WESTERLY 8.25 FEET OF THE OVERALL SURVEYED PROPERTY. PRESCRIPTIVE RIGHTS MAY EXIST FOR THE USE OF SAID LANE OVER THE SURVEYED PROPERTY. THE FULL WIDTH OF SAID LANE WAS NOT MEASURED, ONLY THAT PART OF THE LANE THAT EFFECTS THE SURVEYED PROPERTY IS SHOWN.

## PARCEL "A", PARCEL "B", PARCEL "C", AND REMAINDER PARCEL NOTES:

AS DESCRIBED ABOVE, THE OVERALL BOUNDARY FROM THIS SURVEY IS NOT COMMON TO THE EXISTING IMPROVEMENTS ON THE WESTERLY AND SOUTHERLY BOUNDARY LINES. MR. HOESEL AND NEIGHBORING PROPERTY OWNERS EDWARDS, FAVERO, AND CHARLESWORTH HAVE AGREED TO RESOLVE THESE DIFFERENCES. LEGAL DESCRIPTIONS HAVE BEEN PREPARED AS PART OF THIS SURVEY THAT MAY BE USED IN LEGAL DOCUMENTS TO TRANSFER TITLE TO PARCEL "A", PARCEL "B", AND PARCEL "C". THE REMAINDER PARCEL DESCRIBES THE HOESEL PROPERTY, WHICH IS THE OVERALL SURVEYED BOUNDARY LESS PARCEL "A", PARCEL "B", AND PARCEL "C".

## REMAINDER PARCEL DESCRIPTION

A PARCEL OF LAND SITUATE IN LOT 4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS

BEGINNING AT A POINT 40.00 FEET S.00°32'10"W. ALONG THE WESTERLY LINE OF SAID SECTION 4, AND 7.00 FEET S.89°16'10"E. FROM THE NORTHWEST CORNER OF SAID SECTION 4, WHICH POINT IS ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF 3300 SOUTH STREET, AND RUNNING THENCE S.89°16'10"E. 262.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO AN EXISTING FENCE; THENCE S.00°32'10"W. 144.89 FEET ALONG SAID EXISTING FENCE TO AN EXISTING FENCE INTERSECTION; THENCE ALONG SAID EXISTING FENCE N.88°17'11"W. 262.05 FEET; THENCE N.00°32'10"E. 140.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 37,373 SQUARE FEET OR 0.858 ACRE, MORE OR LESS.

SUR SUR

OF RECORD



S 300 OF 3

20157 PROJECT NO.

SHEET NO.