

PARCEL 190020009 BOUNDARY DESCRIPTION

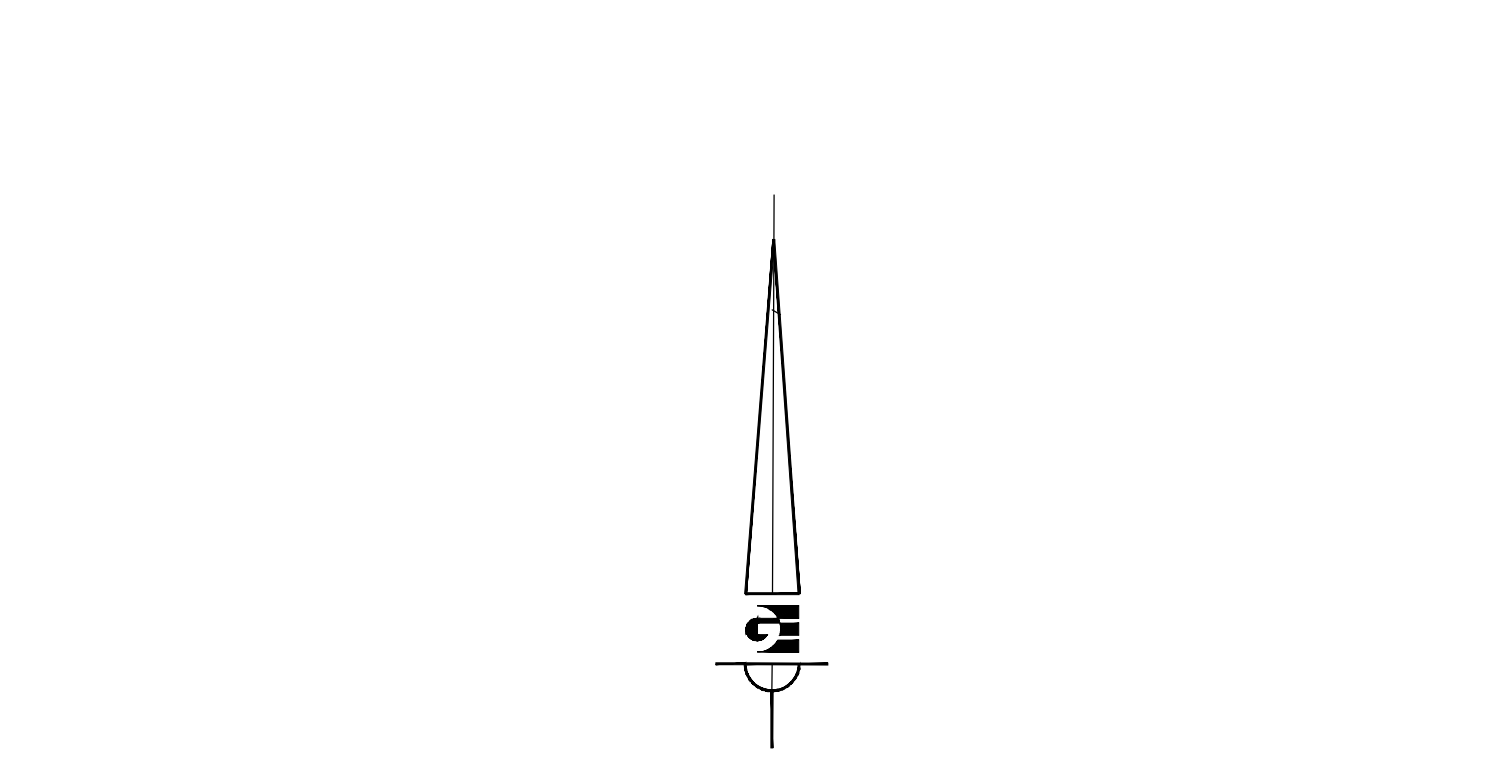
A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD BEING LOCATED SOUTH 00°24'43" WEST 1847.51 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 1530.57 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 54°46'48" WEST 320.34 FEET; THENCE NORTH 89°09'35" WEST 48.08 FEET; THENCE NORTH 00°18'10" EAST 36.91 FEET; THENCE SOUTH 89°53'18" EAST 15.00 FEET; THENCE NORTH 00°18'10" EAST 24.50 FEET; THENCE SOUTH 89°41'50" EAST 12.00 FEET; THENCE NORTH 00°18'10" EAST 100.00 FEET TO A FOUND ALUMINUM STAKE; THENCE NORTH 84°41'50" WEST 99.50 FEET TO A FOUND T POST; THENCE NORTH 06°03'10" EAST 82.00 FEET TO A FOUND REBAR; THENCE NORTH 89°41'50" WEST 31.70 FEET; THENCE NORTH 00°18'10" EAST 147.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH FORK ROAD; THENCE ALONG SAID SOUTH AND SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: (1) SOUTH 89°49'27" EAST 84.30 FEET; (2) ALONG THE ARC OF A 284.21 FOOT RADIUS CURVE TO THE RIGHT 219.86 FEET, HAVING A CENTRAL ANGLE OF 47°40'38"; CHORD BEARS SOUTH 65°59'07" EAST 213.57 FEET; (3) SOUTH 42°08'48" EAST 117.50 FEET; (4) ALONG THE ARC OF A 343.24 FOOT RADIUS CURVE TO THE LEFT 61.40 FEET, HAVING A CENTRAL ANGLE OF 10°14'56"; CHORD BEARS SOUTH 47°16'16" EAST 61.32 FEET TO THE POINT OF BEGINNING. CONTAINING 91,867 SQUARE FEET OR 2.11 ACRES.

PARCEL "B" 160020009 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD BEING LOCATED SOUTH 00°24'43" WEST 1859.80 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 1935.62 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 88°21'00" WEST 69.00 FEET; THENCE NORTH 89°42'00" WEST 180.00 FEET; THENCE NORTH 27°07'00" EAST 1.17 FEET; THENCE SOUTH 89°42'00" EAST 37.49 FEET; THENCE NORTH 26°48'00" EAST 13.40 FEET; THENCE SOUTH 89°42'00" EAST 136.00 FEET; THENCE NORTH 88°21'00" EAST 69.00 FEET; THENCE SOUTH 00°18'10" WEST 13.04 FEET TO THE POINT OF BEGINNING. CONTAINING 2,753 SQUARE FEET OR 0.06 ACRES.

PARCEL 160020006 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTH FORK ROAD BEING LOCATED SOUTH 00°24'43" WEST 2024.64 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND NORTH 90°00'00" WEST 1839.03 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 89°41'50" WEST 426.00 FEET; THENCE NORTH 26°48'10" WEST 181.00 FEET; THENCE SOUTH 89°42'00" EAST 180.00 FEET; THENCE NORTH 88°21'00" EAST 69.00 FEET; THENCE NORTH 00°46'53" EAST 80.48 FEET; THENCE SOUTH 89°41'50" EAST 31.70 FEET; THENCE SOUTH 06°03'10" WEST 82.00 FEET; THENCE SOUTH 84°41'50" EAST 99.50 FEET; THENCE SOUTH 00°18'10" WEST 100.00 FEET; THENCE NORTH 89°41'50" WEST 12.00 FEET; THENCE SOUTH 00°18'10" WEST 24.50 FEET; THENCE NORTH 89°53'18" WEST 15.00 FEET; THENCE SOUTH 00°18'10" WEST 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 67,816 SQUARE FEET OR 1.56 ACRES.



RECEIVED
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FILE # 7555

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY MOUNTAIN LUXURY REAL ESTATE ON BEHALF OF THE PROPERTY OWNERS. THE CONTROL USED TO ESTABLISH THE BOUNDARIES WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION, PHYSICAL FEATURES AS CALLED FOR IN DEEDS, AND FOUND BOUNDARY MONUMENTS AS SHOWN HEREON. VESTING DEEDS RECORDED AS ENTRY #2911378, 2842811, THE DEDICATED PLAT OF EMERSON HILLS SUBDIVISION PHASE 3, THE DEDICATED PLAT OF EMERSON HILLS SUBDIVISION PHASE 1 (RIGHT-OF-WAY FOR NORTH FORK DRIVE), AND DEEDS FROM ADJOINING LAND OWNERS WERE USED TO DETERMINE PROPERTY LINES. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°24'43" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID COORDINATES.

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 31st DAY OF MAY, 2023.

PROFESSIONAL LAND SURVEYOR
5/31/23
8227228
Klint H. Whitney
STATE OF UTAH
KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1:40, XREF	DATE: 4/25/18	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

DWG.: PL001 - MISC SURVEY 1800 - MOUNTAIN LUXURY SURVEY/MOUNTAIN LUXURY.DWG

PROPERTY SURVEY FOR HARRIS/SOUTHWICK
6455 NORTH AND 6449 NORTH, NORTH FORK ROAD, EDEN
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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