

UNITED STATES OF AMERICA
190050001

WESTERN BASIN LAND AND LIVESTOCK
190080001

WESTERN BASIN LAND & LIVESTOCK
190080011

CHRISTENSEN LAND CO
190040006

COLTEN HENRIE
190040004

MAUEL VELA
190040005

JOHN LARKIN
190040002

NORTHWEST COR. SEC. 21,
T7N, R2W, S.L.B.&M.
(FOUND WEBER COUNTY
BRASS CAP MONUMENT)
P.O.B.

P.O.B.

NORTH QUARTER COR. SEC. 21,
T7N, R2W, S.L.B.&M.
(FOUND WEBER COUNTY
BRASS CAP MONUMENT)

REMAINDER PARCEL
CONT. 11.469 ACRES

AG-PARCEL
CONT. 2.649 ACRES

REMAINDER PARCEL
CONT. 11.469 ACRES

CORDELL HENRIE
193940001

GERARDO FLORES
190090056

DUSTIN HENRIE
190090081

GERARDO FLORES
190090080

HIPWELL TRUST
190090075

TRAVIS HIPWELL
190090035

TRAVIS HIPWELL
190090079

SNP PROPERTIES LLC
190090071

SOUTHWEST COR. SEC. 21,
T7N, R2W, S.L.B.&M.
(FOUND WEBER COUNTY
BRASS CAP MONUMENT)

OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89°49'37" EAST 495.01 FEET; THENCE SOUTH 00°53'41" WEST 924.42 FEET TO AN EXISTING FENCE LINE ON THE BANK OF A DRAINAGE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 34°01'46" WEST 209.19 FEET; (2) SOUTH 42°32'43" WEST 302.41 FEET; (3) SOUTH 35°46'01" WEST 125.65 FEET; (4) SOUTH 55°09'10" WEST 132.84 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 00°53'42" EAST 1500.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14.118 ACRES.

AG-PARCEL BOUNDARY DESCRIPTION

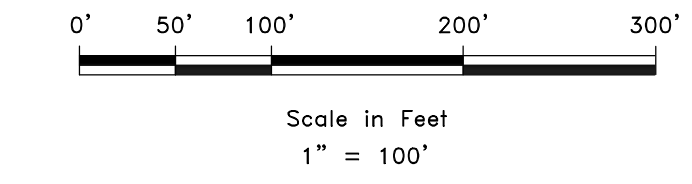
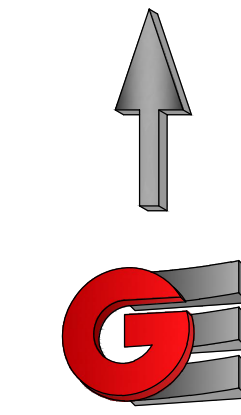
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 21 BEING LOCATES SOUTH 89°49'37" EAST 160.41 FEET ALONG THE NORTH LINE OF SAID SECTION 21; RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°49'37" EAST 60.00 FEET; THENCE SOUTH 00°53'42" WEST 172.78 FEET; THENCE SOUTH 89°06'18" EAST 274.59 FEET; THENCE SOUTH 00°53'41" WEST 311.15 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 89°45'16" WEST 334.66 FEET; THENCE NORTH 00°53'42" EAST 489.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2.649 ACRES.

FUTURE RIGHT-OF-WAY BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 21 BEING LOCATES SOUTH 89°49'37" EAST 160.41 FEET ALONG THE NORTH LINE OF SAID SECTION 21; RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°49'37" EAST 60.00 FEET; THENCE SOUTH 00°53'42" WEST 489.31 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 89°45'16" WEST 60.01 FEET; THENCE NORTH 00°53'42" EAST 489.83 FEET TO THE POINT OF BEGINNING.

REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21 AND RUNNING THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89°49'37" EAST 495.01 FEET; THENCE SOUTH 00°53'41" WEST 924.42 FEET TO AN EXISTING FENCE LINE ON THE BANK OF A DRAINAGE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 34°01'46" WEST 209.19 FEET; (2) SOUTH 42°32'43" WEST 302.41 FEET; (3) SOUTH 35°46'01" WEST 125.65 FEET; (4) SOUTH 55°09'10" WEST 132.84 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21 NORTH 00°53'42" EAST 1500.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 21 BEING LOCATES SOUTH 89°49'37" EAST 160.41 FEET ALONG THE NORTH LINE OF SAID SECTION 21; RUNNING THENCE ALONG SAID NORTH LINE SOUTH 89°49'37" EAST 60.00 FEET; THENCE SOUTH 00°53'42" WEST 172.78 FEET; THENCE SOUTH 89°06'18" EAST 274.59 FEET; THENCE SOUTH 00°53'41" WEST 311.15 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 89°45'16" WEST 334.66 FEET; THENCE NORTH 00°53'42" EAST 489.83 FEET TO THE POINT OF BEGINNING. CONTAINING 11.469 ACRES.



LEGEND

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

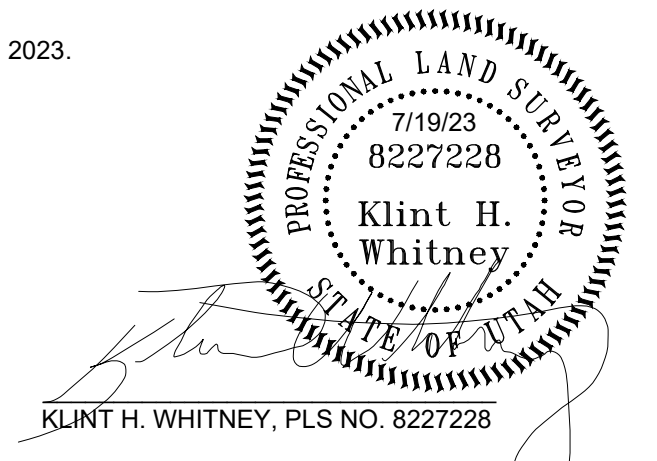
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY AMY MARRIOTT. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST WHICH BEARS SOUTH 89°49'37" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 2590818, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 6687, 6038 AND THE DEDICATED PLAT OF CHARLESWORTH ESTATES 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 19TH DAY OF JULY, 2023.

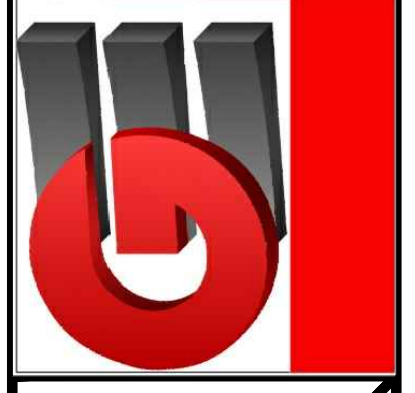


SCALE:	1:100 XREF
DATE:	7/19/23
DESIGN:	
DRAWN:	KHW
CHECKED:	KHW

REVISIONS	DESCRIPTION

PROPERTY SURVEY FOR AMY MARRIOTT
4275 WEST 4000 NORTH, WEBER COUNTY, UTAH
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84005
P 801.476.0202 F 801.476.0066



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