## **BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE - 15 LOCATED 2836.47 FEET NORTH 00°12'35" WEST ALONG THE EAST LINE OF SAID SECTION AND 443.51 FEET SOUTH 90°00'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 11;

RUNNING THENCE SOUTH 90°00'00" WEST 298.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-126); THENCE NORTH 01°02'36" EAST (NORTHERLY BY RECORD) 288.66 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF WEST HAVEN CONDOS LLC PROPERTY, TAX ID NO. 15-030-0001; THENCE NORTH 90°00'00" EAST 310.00 FEET (304 FEET MORE OR LESS BY RECORD) TO THE SOUTHEAST CORNER OF SAID WEST HAVEN CONDOS LLC PROPERTY BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 05°53'23" WEST 110.40 FEET (SOUTH 5°51' WEST 105 FEET BY RECORD); AND (2) SOUTH 01°38'12" WEST (SOUTH 1°39' WEST BY RECORD) 178.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES.

TOGETHER WITH A 15.00 FOOT WIDE STORM DRAINAGE EASEMENT AS SHOWN ON THIS SURVEY.

## REMAINDER PARCEL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

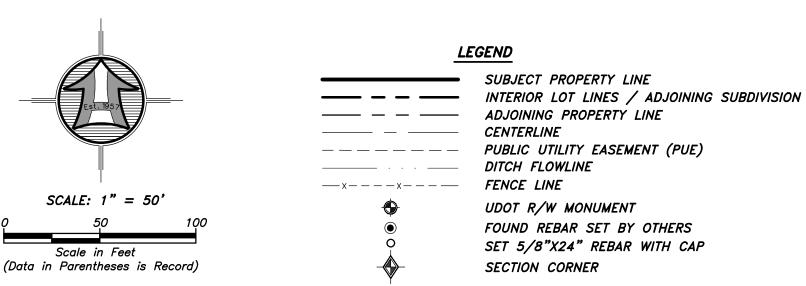
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE - 15 LOCATED 2836.47 FEET NORTH 00°12'34" WEST ALONG THE EAST LINE OF SAID SECTION AND 443.51 FEET SOUTH 90°00'00" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 11;

RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 01°38'12" WEST (SOUTH 1°39' WEST BY RECORD) 161.73 FEET; AND (2) SOUTH 08°40'23" WEST (SOUTH 8°40' WEST BY RECORD) 17.00 FEET; THENCE SOUTH 84°47'00" WEST 31.30 FEET; THENCE SOUTH 42°10'00" WEST 81.03 FEET (82.0 FEET BY RECORD); THENCE SOUTH 90°00'00" WEST 210.20 FEET (212.0 FEET BY RECORD) TO THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET (SR-126); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 2814.90 FOOT RADIUS CURVE, A DISTANCE OF 38.15 FEET, CHORD BEARS NORTH 00°39'18" EAST 38.15 FEET, HAVING A CENTRAL ANGLE OF 00°46'35"; AND (2) NORTH 01°02'36" EAST (NORTHERLY BY RECORD) 203.26 FEET; THENCE NORTH 90°00'00" EAST 298.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.565 ACRES.

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY MATT CHUGG. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE EAST LINE OF SAID SECTION WHICH BEARS NORTH 0°12'35" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



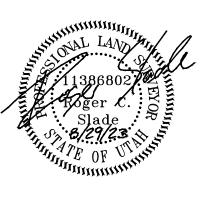


## SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS DAY OF , 2023.

ROGER C. SLADE, PLS UTAH LAND SURVEYOR LICENSE NO. 11386802



c ASSOCIATES, gineers and Land Surfacet, Brigham, Utah at www.haies.net Coden Lo Bot) 399-4905 (435) 7 HANSEN Consulting E 538 North M Visit L Brigham City

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