

THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS EXISTING FENCE LINES, THE SCOTT DIXON SUBDIVISION, BYBEE SUBDIVISION PHASE 1, EN GEDI DEVELOPMENT, RIVERSIDE ACRES SUBDIVISION, RECORDED AS ENTRY NO.'S 1518746, 1880898, 2121939 & 3148536, AND ROS#'S 2269 & 6468 ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THERE ARE SOME OLD EXISTING POSTS ALONG THE WEST BOUNDARY OF PARCEL NO. 1 AS SHOWN HEREON. THESE OLD EXISTING POSTS HAVE BEEN HELD ON THIS SURVEY AS EVIDENCE OF THE LOCALLY ACCEPTED PROPERTY LINE. RULON DYE, ADJOINER TO THE WEST OF PARCEL NO. 1 HAS GIVEN ORAL TESTIMONY TO OUR CLIENT, SCOTT DIXON, THAT THESE OLD EXISTING POSTS ARE ON THE

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH

PARCEL NO. 1 DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF RULON & GAYLA DYE REVOCABLE LIVING TRUST PROPERTY, TAX ID NO. 07-102-0079 LOCATED 362.42 FEET (359.00 FEET BY RECORD) SOUTH 89°34'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FROM THE WEST QUARTER CORNER OF SAID SECTION 26;

RUNNING THENCE NORTH 00°03'26" EAST 1018.37 FEET (NORTH 00°03'54" EAST 1018.53 FEET BY RECORD) ALONG THE EAST LINE OF SAID RULON & GAYLA DYE REVOCABLE LIVING TRUST BEING LOCALLY ACCEPTED AS THE PROPERTY LINE, AS EVIDENCED BY EXISTING OLD POSTS TO THE SOUTH LINE OF SCOTT DIXON SUBDIVISION, RECORDED AS ENTRY NO. 1518746 IN THE WEBER COUNTY RECORDER'S OFFICE: THENCE SOUTH 83°22'31" EAST 217.68 FEET (218.93 FEET BY RECORD) ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF BRUCE WAYMENT LIVING TRUST PROPERTY, TAX ID NO. 07-102-0076; THENCE NORTH 01°33'54" EAST 316.37 FEET ALONG THE EAST LINE OF SAID BRUCE WAYMENT LIVING TRUST PROPERTY TO THE SOUTH RIGHT-OF-WAY LINE OF 6600 SOUTH STREET; THENCE SOUTH 83°22'31" EAST 60.23 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF NEIL & LEORA DYE REVOCABLE LIVING TRUST PROPERTY, TAX ID NO. 07-102-0048; THENCE SOUTH 01°33'54" WEST 316.37 FEET TO THE SOUTHWEST CORNER OF SAID NEIL & LEORA DYE REVOCABLE LIVING TRUST PROPERTY; THENCE SOUTH 83°22'31" EAST 125.62 FEET (124.37 FEET BY RECORD) ALONG THE SOUTH LINE OF SAID NEIL & LEORA DYE REVOCABLE LIVING TRUST PROPERTY TO THE WEST LINE OF BYBEE SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1880898 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°17'01" EAST 178.84 FEET (158.86 FEET BY RECORD) ALONG THE WEST LINE OF SAID BYBEE SUBDIVISION PHASE 1 TO AN ANGLE POINT IN THE BOUNDARY OF EN GEDI DEVELOPMENT, RECORDED AS ENTRY NO. 2121939; THENCE SOUTH 00°35'31" WEST 38.29 FEET ALONG THE WEST LINE OF SAID EN GEDI DEVELOPMENT; THENCE NORTH 89°56'05" WEST 389.06 FEET; THENCE SOUTH 00°03'26" EAST 490.62 FEET; THENCE SOUTH 89°56'06" EAST 574.61 FEET; THENCE SOUTH 86°01'31" EAST 298.96 FEET TO THE WEST BOUNDARY OF RIVERSIDE ACRES SUBDIVISION, RECORDED AS ENTRY NO. 3418536 IN THE WEBER COUNTY RECORDER'S OFFICE, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 2152 EAST STREET; THENCE ALONG THE BOUNDARY OF SAID RIVERSIDE ACRES SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 05°08'38" WEST 153.19 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; (2) SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE, A DISTANCE OF 81.52 FEET, CHORD BEARS SOUTH 24°03'02" EAST 78.04 FEET, HAVING A CENTRAL ANGLE OF 58°23'08" ALONG SAID WEST RIGHT-OF-WAY LINE; AND (3) SOUTH 04°33'37" WEST 61.38 FEET TO THE NORTHEAST CORNER OF STUART IRRIGATION LLC PROPERTY, TAX ID NO. 07-103-0026; THENCE ALONG THE BOUNDARY OF SAID STUART IRRIGATION LLC PROPERTY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°57'28" WEST 85.03 FEET; (2) NORTH 76°46'32" WEST 140.11 FEET; (3) NORTH 85°18'56" WEST 52.75 FEET; (4) SOUTH 35°47'20" WEST 30.13 FEET; AND (5) NORTH 90°00'00" WEST 158.12 FEET TO AN ANGLE POINT IN THE BOUNDARY OF STUART AND MARLEN BOYD PROPERTY, TAX ID NO. 07-103-0027; THENCE ALONG SAID STUART AND MARLEN BOYD PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°00'00" WEST 26.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; AND (2) NORTH 89°34'40" WEST 448.05 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 8.36 ACRES.

PARCEL NO. 2 DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF EN GEDI DEVELOPMENT, RECORDED AS ENTRY NO. 2121939 IN THE WEBER COUNTY RECORDER'S OFFICE LOCATED 760.26 FEET (758.99 FEET BY RECORD) SOUTH 89°34'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 744.46 FEET (745.03 FEET BY RECORD) NORTH 00°10'48" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 26;

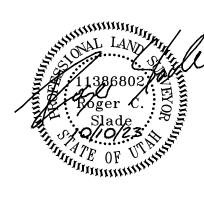
COURSES: (1) SOUTH 84°47'59" EAST 360.98 FEET; (2) SOUTH 04°01'11" WEST 61.31 FEET; AND (3) SOUTH 85°58'49" EAST 164.99 FEET (166.30 FEET BY RECORD) TO THE NORTHWEST CORNER OF RIVERSIDE ACRES SUBDIVISION, RECORDED AS ENTRY NO. 3148536, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 2125 EAST STREET; THENCE SOUTH 05°08'38" WEST 394.52 FEET ALONG SAID WEST RIGHT-OF WAY LINE; THENCE NORTH 86°01'31" WEST 298.96 FEET; THENCE NORTH 89°56'06" WEST 574.61 FEET; THENCE NORTH 00°03'26" WEST 490.62 FEET; THENCE SOUTH 89°56'06" EAST 389.06 FEET TO THE WEST BOUNDARY OF SAID EN GEDI DEVELOPMENT; THENCE SOUTH 00°35'31" WEST 13.18 FEET ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING. CONTAINING 9.50 ACRES.



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.

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



ASSOCIA neers and I street, Bright t www.hai

SCALE: 1" = 100' Scale in Feet (Data in Parentheses is Record)

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SUBJECT PROPERTY LINE ADJOINING SUBDIVISION ADJOINING PROPERTY LINE PREVIOUS PROPERTY LINE CENTERLINE PUBLIC UTILITY EASEMENT (PUE) FENCE LINE FOUND REBAR SET BY OTHERS SET 5/8"X24" REBAR WITH CAP SECTION CORNER

BEARS SOUTH 89°34'40" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

RUNNING THENCE ALONG THE BOUNDARY OF SAID EN GEDI DEVELOPMENT THE FOLLOWING THREE (3)

SIGNED THIS 10TH DAY OF OCTOBER, 2023.