

RECORD PARCEL 220480026 BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST ALONG SAID QUARTER SECTION LINE 1,166 FEET; THENCE NORTH 937 FEET, MORE OR LESS, TO THE CENTER OF A SMALL STREAM; THENCE MEANDERING SOUTH 64D EAST ALONG THE CENTER OF SAID SMALL STREAM 406.3 FEET; THENCE EAST PARALLEL TO THE QUARTER SECTION LINE 801.2 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID LINE 753 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITIES TO THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT EAST 1,553.3 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY U-162 AND ALONG SAID RIGHT OF WAY NORTH 9D52' WEST 299.7 FEET, NORTH 16D32' EAST 443.3 FEET AND NORTH 27D45' EAST 43.5 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 40D15'30" WEST 820.20 FEET TO AN EXISTING FENCE; THENCE EAST 78.63 FEET; THENCE SOUTH 40D15' EAST 745.16 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE SOUTH 27D45' WEST 64.71 FEET TO THE POINT OF BEGINNING.

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 00°22'56" EAST 1323.85 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34 AND SOUTH 89°42'21" EAST 160.06 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 00°33'22" EAST 937.01 FEET; THENCE SOUTH 63°42'21" EAST 406.30 FEET; THENCE SOUTH 89°42'21" EAST 801.20 FEET; THENCE SOUTH 00°19'22" WEST 758.89 FEET; THENCE NORTH 89°42'21" WEST 1170.29 FEET TO THE POINT OF BEGINNING. CONTAINING 919,540 SQUARE FEET OR 21.11 ACRES.

REVISED EASEMENT BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 158 BEING LOCATED NORTH 00°22'56" EAST 751.80 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 1702.09 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 54°19'08" WEST 53.56 FEET; THENCE NORTH 46°14'29" WEST 58.55 FEET; THENCE NORTH 40°49'35" WEST 68.29 FEET; THENCE NORTH 36°40'49" 84.05 FEET; THENCE NORTH 33°56'19" WEST 73.04 FEET; THENCE NORTH 38°05'07" WEST 100.29 FEET; THENCE NORTH 42°01'57" WEST 100.06 FEET; THENCE NORTH 45°03'47" WEST 125.24 FEET; THENCE NORTH 39°34'50" WEST 94.38 FEET TO THE GRANTEE'S SOUTH PROPERTY LINE; THENCE ALONG THE GRANTEE'S SOUTH PROPERTY LINE SOUTH 89°42'21" EAST 78.18 FEET; THENCE SOUTH 39°34'50" EAST 41.39 FEET; THENCE SOUTH 45°03'47" EAST 123.96 FEET; THENCE SOUTH 42°01'57" EAST 103.71 FEET; THENCE SOUTH 38°05'07" EAST 104.53 FEET; THENCE SOUTH 33°56'19" EAST 73.77 FEET; THENCE SOUTH 36°40'49" EAST 80.45 FEET; THENCE SOUTH 40°49'35" EAST 63.29 FEET; THENCE SOUTH 46°14'29" EAST 51.48 FEET; THENCE SOUTH 54°19'08" EAST 39.33 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 26°13'31" WEST 60.83 FEET TO THE POINT OF BEGINNING.

SCALE: 1" = 100'	DATE: 3/7/23	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				

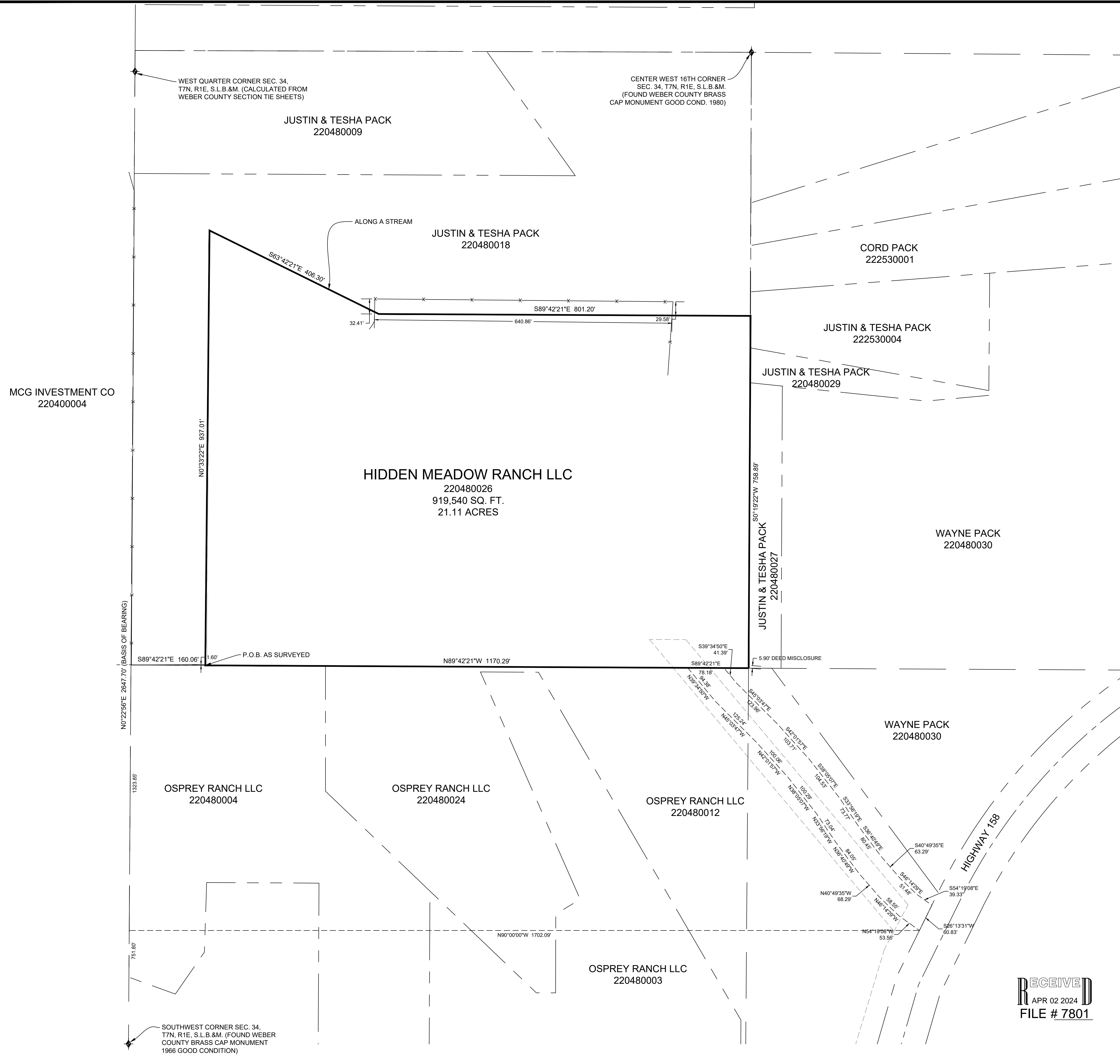
DWG. NO. 220480026 SURVEY ANDY BARFUSS

PROPERTY SURVEY FOR ANDY BARFUSS  
2101 NORTH HIGHWAY 158, EDEN, UTAH  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, 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

**S1**  
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**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 ANDY BARFUSS. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°22'56" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3021645, AND DEEDS OF ADJOINING PROPERTY OWNERS. THE HISTORIC DESCRIPTION OF THE ACCESS AND UTILITY EASEMENT DOES NOT FOLLOW THE EXISTING ROAD. A NEW DESCRIPTION CENTERED ON THE EXISTING ROAD HAS BEEN PROVIDED.

**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 7TH DAY OF MARCH, 2023.

**RECEIVED**  
APR 02 2024  
FILE # 7801

**PROFESSIONAL LAND SURVEYOR**  
3/7/23  
8227228  
Klint H. Whitney  
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228