

PARCEL 150490022 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 14.25 CHAINS NORTH AND 24.54 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING SOUTH 5.50 CHAINS; THENCE WEST 3 CHAINS; THENCE NORTH 5.50 CHAINS; THENCE EAST 3 CHAINS TO PLACE OF BEGINNING. CONTAINING 1.65 ACRES.

PARCEL 150490022 SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°31'54" WEST 1623.81 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 567.80 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG THE NORTH LINE OF THE PARCELS SHOWN AND DESCRIBED IN RECORDS OF SURVEY NUMBERS 5285 & 5600 NORTH 89°05'42" WEST 183.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4600 WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°56'39" EAST 379.86 FEET TO THE SOUTH LINE OF THE PARCELS AS DESCRIBED IN RECORD OF SURVEY NUMBER 7485; THENCE ALONG SAID SOUTH PARCEL LINE SOUTH 89°05'58" EAST 183.67 FEET; THENCE SOUTH 00°54'18" WEST 379.88 FEET TO THE POINT OF BEGINNING. CONTAINING 69,822 SQUARE FEET OR 1.60 ACRES.

PARCEL 150490056 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 14.25 CHAINS NORTH AND 11.62 CHAINS NORTH 89° WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 1° WEST 6.75 CHAINS, THENCE SOUTH 34° EAST 4.08 CHAINS; THENCE SOUTH 64° EAST 2.80 CHAINS TO CENTER OF ROAD, THENCE FOLLOWING CENTER OF ROAD WEST 15.3 CHAINS THENCE NORTH 5.75 CHAINS, THENCE WEST 2.5 CHAINS, THENCE NORTH 5.5 CHAINS, THENCE SOUTH 89° EAST 12.92 CHAINS TO BEGINNING. CONTAINING 13.92 ACRES, M/L LESS AND EXCEPT HENRY FLATS CLUSTER SUBDIVISION FOR ASSESSMENT, PG 639 (E 2875519)

PARCEL 150490065 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 4600 WEST STREET, POINT ALSO BEING ON AN EXISTING FENCE LINE LOCATED 1475.12 FEET SOUTH 00°41'55" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND 791.13 FEET SOUTH 89°18'05" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 89°05'34" EAST (EAST BY RECORD) 323.86 FEET ALONG AN EXISTING FENCE LINE AND CONTINUING ALONG THE EAST PROJECTION OF SAID EXISTING FENCE LINE TO AN EXISTING FENCE LINE; THENCE SOUTH 02°50'16" WEST (SOUTH BY RECORD) 194.83 FEET ALONG SAID EXISTING FENCE LINE; THENCE NORTH 89°05'34" WEST (WEST BY RECORD) 317.44 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°56'55" EAST 194.52 FEET (NORTH BY RECORD) ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.432 ACRES.

PARCEL 150490002 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 455 FEET SOUTH AND 33 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION 17; THENCE WEST 617 FEET; THENCE SOUTH 643.5 FEET; THENCE WEST 832 FEET; THENCE SOUTH 34°30' EAST 745.5 FEET; THENCE EAST 16.5 CHAINS; THENCE NORTH 4 CHAINS; THENCE WEST 33 FEET; THENCE NORTH TO BEGINNING.

AGREED UPON BOUNDARY LINE DESCRIPTION BETWEEN PARCELS 150490003, 150490022, 150490065, AND 150490056

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 88°31'54" WEST 1623.81 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 567.80 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE NORTH 00°54'18" EAST 379.88 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE AND ITS EXTENSION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°07'09" EAST 133.37 FEET; THENCE SOUTH 88°05'34" EAST 431.94 FEET; THENCE NORTH 33°35'34" WEST 452.70 FEET TO THE POINT OF TERMINATION.

PARCEL 150490003 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 25.60 CHAINS AND NORTH 89D WEST 15.62 CHAINS FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF AFORE SAID SECTION; RUNNING THENCE NORTH 89D WEST 6.22 CHAINS; THENCE NORTH 5.50 CHAINS; THENCE EAST 2.50 CHAINS; THENCE SOUTH 34D30' EAST 6.80 CHAINS TO THE PLACE OF BEGINNING. CONTAINING 2.95 ACRES.

PARCEL 150490003 SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING AT THE EXTENSION OF AN EXISTING FENCE LINE ALSO BEING AN EXTENSION OF THE EAST LINE OF THE PARCELS AS SHOWN AND DESCRIBED IN RECORD OF SURVEY NUMBER 7485, SAID POINT BEING LOCATED NORTH 88°31'54" WEST 1484.47 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 946.82 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID FENCE LINE AND EAST PARCEL LINE FROM SURVEY 7485 NORTH 02°50'16" EAST 362.99 FEET TO A POINT ON ANOTHER EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 89°56'21" EAST 163.10 FEET; THENCE SOUTH 33°35'34" EAST 452.70 FEET TO A POINT ON ANOTHER EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 88°05'34" WEST 431.94 FEET TO THE POINT OF BEGINNING. CONTAINING 109,131 SQUARE FEET OR 2.50 ACRES.

PARCEL 150490030 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 19.47 CHAINS NORTH AND 21.84 CHAINS NORTH 89° WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE WEST 5.5 CHAINS, THENCE NORTH 5.78 CHAINS, MORE OR LESS, TO A POINT 25.18 CHAINS NORTH, 27.34 CHAINS NORTH 89° WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE EAST 4.25 CHAINS, THENCE SOUTH 33° EAST 6.89 CHAINS TO A POINT EAST FROM PLACE OF BEGINNING, THENCE WEST 2.5 CHAINS TO PLACE OF BEGINNING. CONTAINING 3.54 ACRES.

PARCEL 150490030 SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH AND EAST LINES OF THE PARCELS AS SHOWN AND DESCRIBED IN RECORD OF SURVEY NUMBER 7485, SAID POINT BEING LOCATED NORTH 88°31'54" WEST 1484.47 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 946.82 FEET AND NORTH 02°50'16" EAST 362.99 FEET ALONG SAID EAST LINE OF THE PARCELS DESCRIBED IN RECORD OF SURVEY 7485 FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID NORTH LINE OF SAID PARCELS FROM RECORD OF SURVEY 7485 NORTH 89°59'16" WEST 329.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4600 WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°00'16" EAST 372.85 FEET TO A POINT AT THE EXTENSION OF AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88°40'47" EAST 290.75 FEET; THENCE SOUTH 32°58'18" EAST 436.03 FEET; THENCE SOUTH 89°56'21" WEST 35.81 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 89°56'21" WEST 163.10 FEET THE THE POINT OF BEGINNING. CONTAINING 150,781 SQUARE FEET OR 3.46 ACRES.

PARCEL 150490033 RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 18.75 CHAINS WEST AND 10 CHAINS SOUTH 2°30' WEST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 2°30' WEST 4.63 CHAINS; THENCE NORTH 89° WEST 8.19 CHAINS; THENCE NORTH 2°30' EAST 10.6 CHAINS; THENCE SOUTHEASTERLY 10 CHAINS, MORE OR LESS, TO BEGINNING. CONTAINING 6 ACRES, M/L.

AGREED UPON FENCE LINE DESCRIPTION BETWEEN PARCELS 150490030 AND 150490033

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE EXTENSION OF AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 88°31'54" WEST 1484.47 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 946.82 FEET AND NORTH 02°50'16" EAST 362.99 FEET ALONG THE EAST LINE OF THE PARCELS DESCRIBED IN RECORD OF SURVEY 7485 AND ALONG THE NORTH LINE OF SAID PARCELS FROM RECORD OF SURVEY 7485 NORTH 89°59'16" WEST 329.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4600 WEST AND ALONG SAID RIGHT-OF-WAY LINE NORTH 00°00'16" EAST 372.85 FEET TO A POINT AT THE EXTENSION OF AN EXISTING FENCE LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID FENCE LINE SOUTH 88°40'47" EAST 290.75 FEET TO THE POINT OF TERMINATION.

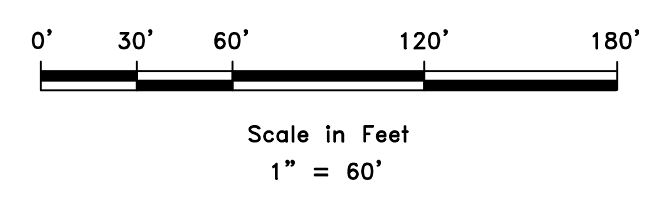
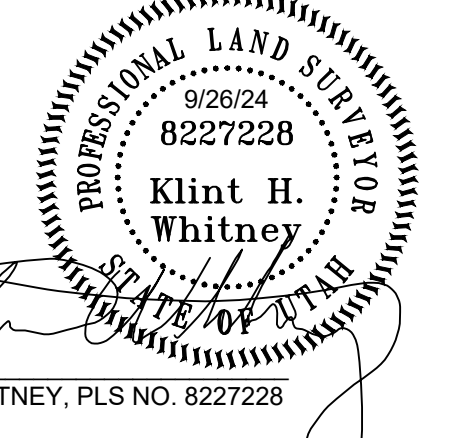
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HANCOCK COMPANIES. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, WHICH BEARS NORTH 88°31'54" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3273597, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORDS OF SURVEY NUMBERS 5285, 5600, 7485, AND THE DEDICATED PLAT OF HENRY FLATS CLUSTER SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

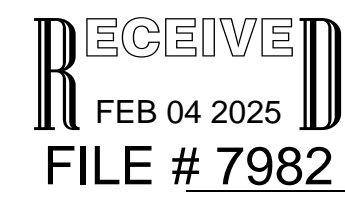
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED 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 26TH DAY OF SEPTEMBER, 2024.



LEGEND

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



SCALE: 1" = 60' DATE: 7/3/24 DESIG: JTN DRAWN: JTN CHECKED: KHV DWG.: R:\030 - HANCOCK COMPANIES\2024\RIGHT TRUST SURVEY\RIGHT TRUST AGREEMENT.DWG	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION			PROPERTY SURVEY FOR HANCOCK COMPANIES 300 SOUTH 4600 WEST, OGDEN, UTAH LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.
DATE	DESCRIPTION					
<p>GARDNER ENGINEERING CIVIL & LAND PLANNING MUNICIPAL & LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84065 P. 801.476.0202 F. 801.476.0066</p>						
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 2em; font-weight: bold;">S1</div> <div style="font-size: 2em; font-weight: bold;">1</div> </div>						