

LOCATED IN THE NORTHWEST, NORTHEAST, AND SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
EDEN, WEBER COUNTY, UTAH
FEBRUARY 2025

I, NATHAN CHRISTENSEN, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND HOLDING LICENSE NO. 10175991 DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY AND LOT LINE ADJUSTMENT HAS BEEN MADE UNDER MY DIRECTION AND IN ACCORDANCE WITH SECTION 17-23-20 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION FOR THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID RECORD OF SURVEY BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE.

A circular professional seal for Nathan Christensen, a Professional Land Surveyor in the State of Utah. The seal features his signature "Nathan Christensen" across the top. Below the signature, the name "NATHAN CHRISTENSEN" is printed. Underneath the name is the surveyor number "No. 10175991" and the date "02/25/14". The outer ring of the seal contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom.



LEGAL DESCRIPTION: PARCEL NO. 22-016-0092 - SMHG MANAGEMENT LLC

OLD PARCEL NO. 22-0100932 - SPHAG INVESTMENTS LLC, QUIT CLAIM DEED, ENTRY 2702383
A PART OF THE NORTHWEST QUARTER OF THE EAST HALF OF SECTION 22, THE TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT NORTH 00 DEG 30 MIN 27 SEC EAST 70.83 FEET ALONG THE SECTION LINE AND WEST 48.57 FEET FROM THE CENTER OF SAID SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE THE FOLLOWING COURSES: NORTH 38 DEG 48 MIN 58 SEC EAST 183.24 FEET; TO A NON-TANGENT CURVE ON THE SOUTH RIGHT OF WAY LINE OF SR 158; THENCE ALONG SAID SR 158 SOUTHERLY 01 DEG 00 MIN 33 SEC EAST 10.00 FEET; TO A POINT ON THE RIGHT OF WAY LINE OF SAID SR 158; THENCE SOUTHERLY 01 DEG 00 MIN 33 SEC EAST 52.97 FEET; TO A TANGENT LINE R=458.00 FEET DELTA=106 DEG 37 MIN 18 SEC SEC WEST CH=52.97 CHB=SOUTH 48 DEG 21 MIN 33 SEC EAST; THENCE SOUTH 51 DEG 40 MIN 26 SEC EAST 241.92 FEET; TO A TANGENT CURVE; THENCE SOUTHEASTERLY 135.98 FEET; ALONG A CURVE TO THE RIGHT (R=1471.58 FEET DELTA=55 DEG 01 MIN 39 SEC T=73.75 FEET CH=130.81 FEET CHB=SOUTH 24 DEG 12 MIN 41 SEC EAST) TO A COMPOUND CURVE; THENCE SOUTHERLY 54.24 FEET; ALONG SAID CURVE TO THE RIGHT(R=667.71 FEET DELTA==0439 MIN 18 SEC T=27.13 FEET CH=54.22 FEET CHB=SOUTH 05 DEG 34 MIN 04 SEC WEST) TO A NON-TANGENT LINE; THENCE NORTH 84 DEG 05 MIN 40 SEC WEST 52.99 FEET; TO A NON-TANGENT CURVE; THENCE WESTERLY 71.08 FEET; ALONG SAID CURVE TO THE LEFT (R=38.08 FEET DELTA=106 DEG 56 MIN 55 SEC T=51.42 FEET CH=61.20 FEET CHB=NORTH 84 DEG 05 MIN 40 SEC WEST) TO A MIN 19 SEC WEST 82.39 FEET; THENCE NORTH 49 DEG 09 MIN 51 SEC WEST 166.32 FEET TO THE POINT OF BEGINNING.

NEW PARCEL NO. 22-0160092 - SMHG INVESTMENTS LLC
BEGINNING AT A POINT BEING NORTH 0°30'19" EAST 70.40 FEET ALONG THE SECTION LINE, AND
NORTH 89°29'41" WEST 48.57 FEET, FROM THE FOUND MONUMENT AT THE CENTER CORNER OF
SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING
THENCE NORTH 55°40'39" WEST, 40.21 FEET; THENCE NORTH 38°50'28" EAST, 121.05 FEET; THENCE
NORTH 56°12'43" WEST, 85.26 FEET; THENCE NORTH 55°45'11" EAST, 98.17 FEET, TO THE
SOUTHERLY ROW LINE OF HIGHWAY 158; THENCE FOLLOWING SAID SOUTHERLY ROW LINE
FOLLOWING FOUR (4) COURSES, 1) THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT,
HAVING A RADIUS OF 458.00 FEET, (CHORD BEARS SOUTH 42°10'47" EAST, 151.13 FEET), THROUGH
A CENTRAL ANGLE OF 18°59'36", FOR AN ARC DISTANCE OF 151.82 FEET TO A POINT OF
TANGENCY; 2) THENCE SOUTH 51°40'34" EAST, 241.92 FEET, 2) THENCE SOUTHEASTERLY A
TANGENCY CURVE TO THE RIGHT, HAVING A RADIUS OF 141.58 FEET, (CHORD BEARS SOUTH
24°09'40" EAST, 130.81 FEET), THROUGH A CENTRAL ANGLE OF 55°01'46", FOR AN ARC DISTANCE
OF 135.98 FEET; 4) THENCE SOUTHERLY ALONG A TANGENT COMPOUND CURVE THE RIGHT,
HAVING A RADIUS OF 667.71 FEET, (CHORD BEARS SOUTH 5°40'50" WEST, 54.23 FEET), THROUGH
A CENTRAL ANGLE OF 4°39'16", FOR AN ARC DISTANCE OF 54.25 FEET; THENCE NORTH 84°05'48"
WEST, 52.99 FEET; THENCE WESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A
RADIUS OF 38.08 FEET, (CHORD BEARS NORTH 84°05'48" WEST 61.20 FEET), THROUGH A
CENTRAL ANGLE OF 106°56'55", FOR AN ARC DISTANCE OF 71.08 FEET; THENCE NORTH 84°05'48"
WEST, 138.51 FEET; THENCE NORTH 10°48'27" WEST, 82.39 FEET; THENCE NORTH 49°09'59" WEST,
166.32 FEET, TO THE POINT OF BEGINNING.

CONTAINING 89,064 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 22-016-0092 - BEQUIA INVESTMENT LTD. TO
PARCEL 22-017-0019 - SMHG MANAGEMENT LLC

PROPERTY FROM PARCEL 22-017-0019 TO PARCEL 22-016-0092 BEGINNING AT A POINT BEING NORTH 0°30'19" EAST 70.40 FEET ALONG THE SECTION LINE, AND NORTH 89°29'41" WEST 48.57 FEET, FROM THE FOUND MONUMENT AT THE CENTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING, THENCE NORTH 55°40'39" WEST, 40.21 FEET; THENCE NORTH 38°50'28" EAST, 121.05 FEET; THENCE NORTH 56°12'43" WEST, 85.26 FEET; THENCE NORTH 55°45'11" EAST, 98.17 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 458.00 FEET, (CHORD BEARS SOUTH 38°51'53" EAST, 98.64 FEET), THROUGH A CENTRAL ANGLE OF 122°1'48", FOR AN ARC DISTANCE OF 98.83 FEET; THENCE SOUTH 38°48'50" WEST, 183.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13,373 SQUARE FEET, MORE OR LESS

LEGAL DESCRIPTION: PARCEL NO. 22-017-0019 BEQUIA INVESTMENT LTD

OLD PARCEL NO. 22-017/2019 - BEQUIA INVESTMENTS LTD, WARRANTY DEED, ENTRY 2803/41
PART OF THE NORTH HALF OF SECTIONS 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE
BASE & MERIDIAN, BEGINNING AT A POINT NORTH 00°30'27" EAST 70.40 FEET AND WEST 48.57
FEET FROM THE CENTER OF SECTION 22; RUNNING THENCE NORTH 55°40'31" WEST 368.67 FEET;
THENCE NORTH 83°42'40" WEST 23.32 FEET; TO THE SOUTH BOUNDARY OF WOLF CREEK
SUBDIVISION PHASE 1; THENCE ALONG SAID WOLF CREEK SUBDIVISION PHASE 1 THE FOLLOWING
TWO COURSES: NORTH 04°59'10" WEST 61.40 FEET; THENCE NORTH 69°10'50" EAST 328.85 FEET; TO
THE WEST RIGHT OF WAY LINE OF WOLF CREEK DRIVE (SR-158); THENCE ALONG THE SAID WEST
RIGHT OF WAY LINE OF WOLF CREEK DRIVE (SR-158) THE FOLLOWING THREE COURSES:
SOUTHERLY 127.70 FEET; ALONG A CURVE TO THE LEFT (R=1393.3; DELTA=05°15'04", TAN=63.89,
CH=127.65), SOUTHERLY SOUTH 23°30'13" EAST) TO A COMPOUND CURVE; THENCE SOUTHERLY 7.04 FEET;
ALONG SAID COMPOUND CURVE TO THE LEFT (R=1415.43", DELTA=00°17'06", TAN=3.52", CH=7.04",
CHB= SOUTH 26°07'32" EAST) TO A COMPOUND CURVE; THENCE SOUTHERLY 150.09 FEET; ALONG
SAID COMPOUND CURVE TO THE LEFT (R=458.00", DELTA=18°46'34", TAN=75.72", CH=149.42,
CHB= SOUTH 35°39'22" EAST) TO A NON-TANGENT LINE; THENCE SOUTH 38°48'58" WEST 183.29
FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EASEMENT: A STRIP OF LAND 25 FEET IN WIDTH SITUATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF WOLF CREEK DRIVE (SR-158), SAID POINT BEING NORTH 00°30'27" E 290.45 FEET AND EAST 2.48 FEET FROM THE CENTER SECTION 22; RUNNING THENCE SOUTH 55°45'19" WEST 52.15 FEET; THENCE SOUTH 42°33'49" EAST 112.84 FEET, TO THE NORTH BOUNDARY LINE OF PARCEL NO. 22-016-0001

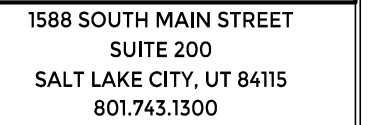
NEW PARCEL NO. 22-017-0019 - BEQUIA INVESTMENTS LTD

BEGINNING AT A POINT BEING NORTH 0°30'19" EAST 70.40 FEET ALONG THE SECTION LINE, AND NORTH 89°29'41" WEST 48.57 FEET, AND NORTH 55°40'39" WEST 40.21 FEET, FROM THE FOUND MONUMENT AT THE CENTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING, THENCE NORTH 55°40'39" NORTH, 326.47 FEET; THENCE NORTH 83°42'34" WEST, 25.59 FEET; THENCE NORTH 4°59'04" WEST, 61.40 FEET; THENCE NORTH 6°10'56" EAST, 329.08 FEET TO THE WESTERLY LINE OF HIGHWAY 158; THENCE ALONG SAID WESTERLY ROW LINE FOLLOWING TWO (2) COURSES, 1) SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,415.43 FEET, (CHORD BEARS SOUTH 23°32'36" EAST 134.67 FEET), THROUGH A CENTRAL ANGLE OF 5°27'13", FOR AN ARC DISTANCE OF 134.72 FEET; 2) THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 458.00 FEET, (CHORD BEARS SOUTH 29°28'40" EAST, 51.25 FEET), THROUGH A CENTRAL ANGLE OF 6°24'55", FOR AN ARC DISTANCE OF 51.28 FEET; THENCE SOUTH 55°45'11" WEST, 98.17 FEET; THENCE SOUTH 56°12'43" EAST, 85.26 FEET; THENCE SOUTH 38°50'28" WEST, 121.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 76,058 SQUARE FEET, MORE OR LESS

SURVEY NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO PERFORM A TOPOGRAPHIC AND BOUNDARY SURVEY OF PARCEL 22-017-0019 OWNED SMHG MANAGEMENT LLC. AND A LOT LINE ADJUSTMENT BETWEEN PARCEL 22-016-0092, OWNED BY BEQUIA INVESTMENT LTD. AND SAID PARCEL 22-017-0019 OWNED SMHG MANAGEMENT LLC.
2. BASIS OF BEARING WAS MEASURED FROM THE CENTER QUARTER CORNER OF SECTION 22 AND THE NORTH QUARTER CORNER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND IS CONSIDERED TO BEAR N00°30'19"W 2677.16 FEET. THE RECORD AREA REFERENCE PLAT BEARING OF THIS LINE IS N00°30'16"W 2677.16 FEET AS ON RECORD WITH THE WEBER COUNTY SURVEYOR'S OFFICE.
3. THE PROJECT BENCHMARK IS LOCATED AT THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN HAS AN ELEVATION OF 5326.85 FEET.
4. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THEY WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
5. PROPERTY ADDRESS: 3900 N. WOLF CREEK DRIVE, EDEN, UTAH 84310. WEBER COUNTY PARCEL NO. 22-016-0092

[illegible]

RECORD OF SURVEY
PARCEL NO. 22-016-0092 & 22-017-0019
EDEN, WEBER COUNTY, UTAH

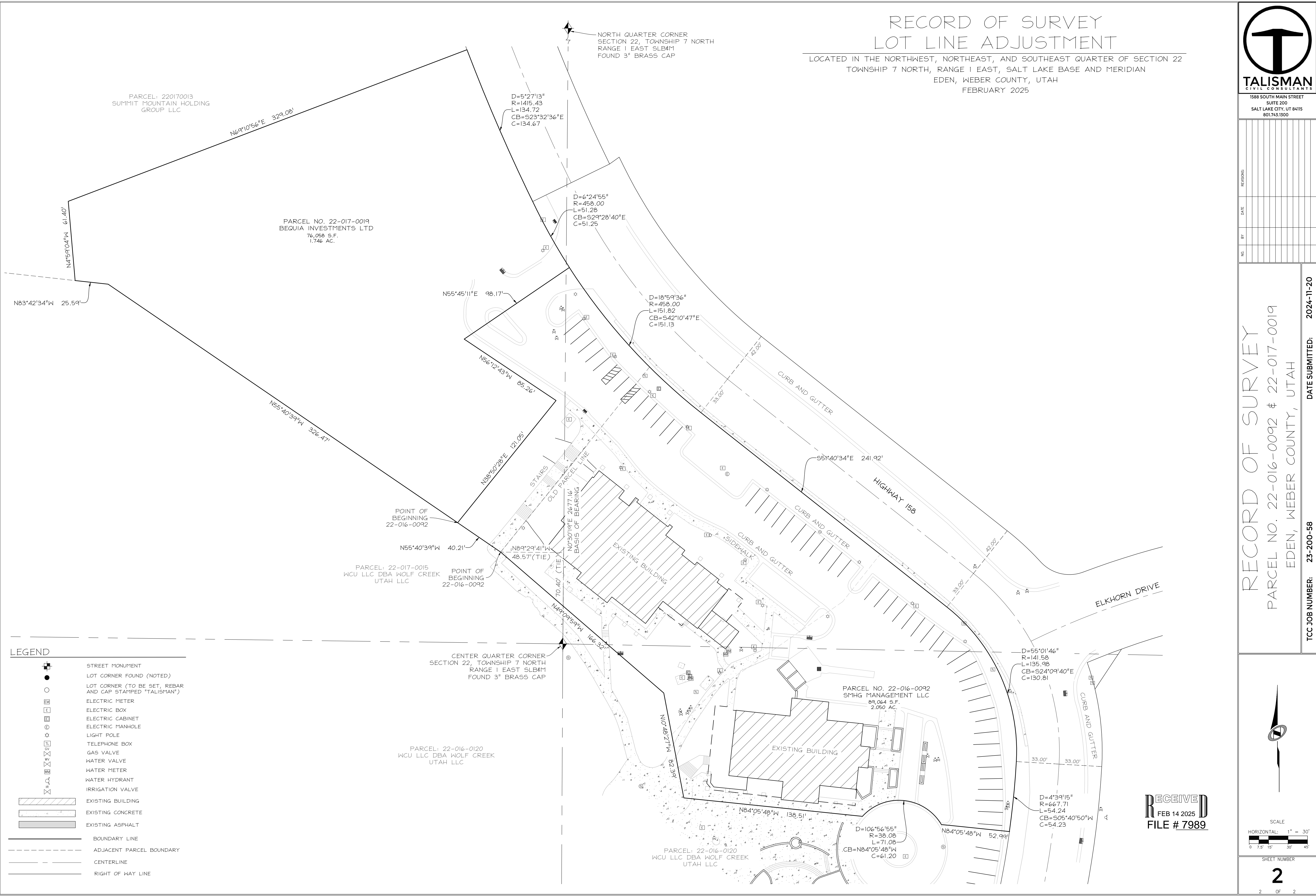
2025-02-14

DATE SUBMITTED:

TCC JOB NUMBER: 23-200-58

SHEET NUMBER

1



RECORD OF SURVEY
LOT LINE ADJUSTMENT

LOCATED IN THE NORTHWEST, NORTHEAST, AND SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
EDEN, WEBER COUNTY, UTAH
FEBRUARY 2025



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300


REVISIONS	DATE	BY	NO.

RECORD OF SURVEY

PARCEL NO. 22-016-0092 & 22-017-0019
EDEN, WEBER COUNTY, UTAH

TCC JOB NUMBER: 23-200-58

DATE SUBMITTED: 2024-11-20



SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
2
2 OF 2

RECEIVED
FEB 14 2025
FILE # 7989