

# PARCEL A BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°33'35" WEST 1242.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 694.61 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 00°42'05" WEST 326.00 FEET; THENCE NORTH 89°17'55" WEST 423.02 FEET; THENCE NORTH 02°08'20" WEST 326.40 FEET; THENCE SOUTH 89°17'55" EAST 439.20 FEET TO THE POINT OF BEGINNING. CONTAINING 3.226 ACRES.

### PARCEL B BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°33'35" WEST 1242.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 694.61 FEET AND SOUTH 00°42'05" WEST 326.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 00°42'05" WEST 342.15 FEET; THENCE NORTH 89°17'55" WEST 395.76 FEET; THENCE NORTH 05°31'41" WEST 173.83 FEET; THENCE NORTH 02°08'20" WEST 169.55 FEET; THENCE SOUTH 89°17'55" EAST 423.02 FEET TO THE POINT OF BEGINNING. CONTAINING 3.236 ACRES.

### PARCEL C BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°33'35" WEST 1242.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 694.61 FEET AND SOUTH 00°42'05" WEST 668.15 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 00°42'05" WEST 404.82 FEET; THENCE SOUTH 89°32'52" WEST 222.75 FEET TO THE RIGHT-OF-WAY LINE OF ARTISTS WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT 110.59 FEET, HAVING A CENTRAL ANGLE OF 111°09'43", CHORD BEARS NORTH 87°47'24" WEST 94.04 FEET; (2) ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE RIGHT 10.16 FEET, HAVING A CENTRAL ANGLE OF 52°55'09", CHORD BEARS SOUTH 63°05'18" WEST 9.80 FEET; (2) SOUTH 89°32'52" WEST 25.41 FEET; THENCE NORTH 05°31'41" WEST 414.31 FEET; THENCE SOUTH 89°17'55" EAST 395.76 FEET TO THE POINT OF BEGINNING. CONTAINING 3.458 ACRES.

## PARCEL D BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°33'35" WEST 1242.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 694.61 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 89°17'55" EAST 162.67 FEET; THENCE SOUTH 37°50'50" EAST 151.26 FEET; THENCE SOUTH 00°09'24" EAST 1000.64 FEET; THENCE NORTH 87°43'20" EAST 255.34 FEET; THENCE SOUTH 00°40'17" EAST 245.17 FEET; THENCE SOUTH 00°39'40" EAST 248.71 FEET; THENCE NORTH 90°00'00" WEST 439.83 FEET; THENCE NORTH 01°24'03" EAST 503.86 FEET; THENCE SOUTH 89°32'52" WEST 318.69 FEET TO THE EAST RIGHT-OF-WAY LINE OF ARTIST WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT 31.59 FEET, HAVING A CENTRAL ANGLE OF 31°45'24", CHORD BEARS NORTH 16°19'50" WEST 31.19 FEET; THENCE NORTH 89°32'52" EAST 222.75 FEET; THENCE NORTH 00°42'05" EAST 1072.97 FEET TO THE POINT OF BEGINNING. CONTAINING 11.573 ACRES.

## ACCESS AND UTILITY EASEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT BEING LOCATED NORTH 89°33'35" WEST 1272.81 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND SOUTH 00°00'00" EAST 694.47 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; RUNNING THENCE SOUTH 89°17'55" EAST 192.67 FEET; THENCE SOUTH 37°50'50" EAST 76.72 FEET; THENCE NORTH 89°17'55" WEST 180.48 FEET; THENCE SOUTH 00°42'05" WEST 1042.37 FEET; THENCE SOUTH 89°32'52" WEST 243.62 FEET TO THE RIGHT-OF-WAY OF ARTISTS WAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT 142.18 FEET, HAVING A CENTRAL ANGLE OF 142°55'09", CHORD BEARS NORTH 71°54'42" WEST 108.08 FEET; (2) ALONG THE ARC OF A 11.00 FOOT RADIUS CURVE TO THE RIGHT 10.16 FEET, HAVING A CENTRAL ANGLE OF 52°55'09", CHORD BEARS SOUTH 63°05'18" WEST 9.80 FEET; (3) SOUTH 89°32'52" WEST 25.41 FEET; THENCE NORTH 05°31'41" WEST 30.12 FEET; THENCE NORTH 89°32'52" EAST 324.13 FEET; THENCE NORTH 00°42'05" EAST 1043.57 FEET TO THE POINT OF BEGINNING.



#### 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 BEN WHITESIDES. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°33'35" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEED RECORDED AS ENTRY NUMBER 3065949, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 4015, 393, 2042, 1271 AND THE DEDICATED PLATS OF ARROWHEAD MEADOWS PHASE 1 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 3rd DAY OF DECEMBER , 2024



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	GARDNER	AGRICULTURAL BOUNDARY ADJUSTMENT FOR BEN WHITESIDES	REVISIONS	SCALE: 1" = 80'	
5			DATE DESCRIPTION	DATE: 11/18/24	
1	DNINTRAIDU	+/- 9400 FAST 1700 SOUTH HUNTSVILLE UTAH			
	VINICIPAL - LAND FLANNING	I OCATED IN THE NORTHEAST OUARTER OF SECTION 28		DRAWN: KHW	
	MUNICIPAL - LAND SURVE IING				
	1580 W 2100S., WEST HAVEN, UT 84401				
	P 801.476.0202 F 801.476.0066	I OWNSHIP 6 NORTH, KANGE 2 EAST, S.L.B. AND M.	DWG : R:2601-MISC SURVEY/24-612 BEN WHITESIDES/SURVEY/DWG/BEN WHITESIDES BLA.DWG	JEYDWG\BEN WHITESIDES BLA.DWG	