

PARCEL NO. 1 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH 00°50'21" EAST (NORTH BY RECORD) 700.75 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°13'37" EAST (EAST BY RECORD) 681.64 FEET ALONG THE SOUTH LINE OF SOUTHERN PACIFIC COMPANY PROPERTY, TAX ID NO. 15-059-0011; THENCE SOUTH 00°48'02" WEST 551.08 FEET; THENCE NORTH 89°11'58" WEST 107.00 FEET; THENCE SOUTH 00°48'02" WEST 150.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 575.12 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 10.604 ACRES.

PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 682.12 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 89°11'58" WEST 107.00 FEET; THENCE NORTH 00°48'02" EAST 150.00 FEET; THENCE SOUTH 89°11'58" EAST 107.00 FEET; THENCE SOUTH 00°48'02" WEST 150.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 0.368 ACRES.

PARCEL NO. 3 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 682.12 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE AND 325.39 FEET NORTH 00°48'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 375.69 FEET TO THE SOUTH LINE OF SOUTHERN PACIFIC COMPANY PROPERTY, TAX ID NO. 15-059-0011; THENCE SOUTH 89°13'37" EAST (EAST BY RECORD) 183.11 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°48'02" WEST 375.78 FEET; THENCE NORTH 89°11'58" WEST 183.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1.579 ACRES.

PARCEL NO. 4 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 682.12 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 325.39 FEET; THENCE SOUTH 89°11'58" EAST 183.11 FEET; THENCE SOUTH 00°48'02" WEST 325.39 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST 183.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 1.368 ACRES.

PARCEL NO. 5 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 1166.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE AND 28.01 FEET NORTH 00°48'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 290.35 FEET; THENCE SOUTH 89°11'58" EAST 150.00 FEET; THENCE SOUTH 00°48'02" WEST 291.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°57'07" WEST 150.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

PARCEL NO. 6 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 865.23 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 701.17 FEET TO THE SOUTH LINE OF SOUTHERN PACIFIC COMPANY PROPERTY TAX ID NO. 15-059-0011; THENCE SOUTH 89°13'37" EAST (EAST BY RECORD) 1242.43 FEET ALONG SAID SOUTH LINE AND THEN ALONG THE SOUTH LINE OF SOUTHERN PACIFIC COMPANY PROPERTY TAX ID NO. 15-059-0028; THENCE SOUTH 00°50'21" WEST 465.95 FEET; THENCE NORTH 89°11'58" WEST 206.02 FEET; THENCE SOUTH 00°50'21" WEST 235.81 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 585.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°48'02" EAST 318.36 FEET; THENCE NORTH 89°11'58" WEST 150.00 FEET; THENCE SOUTH 00°48'02" WEST 318.36 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 300.93 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 17.792 ACRES.

PARCEL NO. 7 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 1901.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE AND 24.84 FEET NORTH 00°50'21" EAST AND 206.02 FEET SOUTH 88°57'07" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 88°57'07" WEST 206.02 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°50'21" EAST 210.98 FEET; THENCE SOUTH 89°11'58" EAST 206.02 FEET; THENCE SOUTH 00°50'21" WEST 211.87 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

PARCEL NO. 8 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 1901.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE AND 24.84 FEET NORTH 00°50'21" EAST AND 206.02 FEET SOUTH 88°57'07" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°50'21" EAST 677.82 FEET TO THE SOUTH LINE OF SOUTHERN PACIFIC COMPANY PROPERTY, TAX ID NO. 15-059-0028; THENCE SOUTH 89°13'37" EAST (EAST BY RECORD) 543.37 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF DANIEL ROPELATO TRUST PROPERTY, TAX ID NO. 15-058-0021; THENCE SOUTH 00°42'28" WEST 702.02 FEET (SOUTH 45.8 RODS BY RECORD) ALONG THE WEST LINE OF SAID DANIEL ROPELATO TRUST PROPERTY TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 281.00 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°48'02" EAST 279.56 FEET; THENCE NORTH 89°11'58" WEST 170.00 FEET; THENCE SOUTH 00°48'02" WEST 256.02 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 88°57'07" WEST 93.97 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 7.626 ACRES.

PARCEL NO. 9 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET LOCATED 2371.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE AND 22.80 FEET NORTH 00°48'02" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 88°57'07" WEST 170.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°48'02" EAST 256.02 FEET; THENCE SOUTH 89°11'58" EAST 170.00 FEET; THENCE SOUTH 00°48'02" WEST 256.76 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

ROADWAY DEDICATION PARCEL NO. 1 BOUNDARY DESCRIPTION

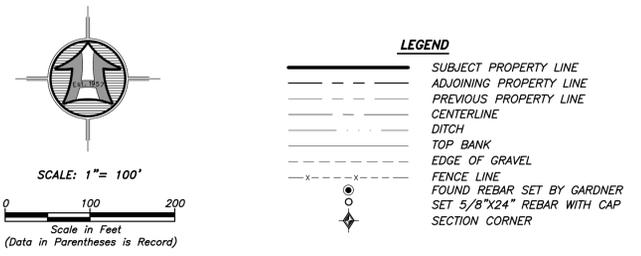
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 1901.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°50'21" EAST 24.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET; THENCE SOUTH 88°57'07" EAST 156.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°48'02" WEST 23.45 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST 15.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 372 SQUARE FEET OR 0.009 ACRES.

ROADWAY DEDICATION PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 2066.16 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 24.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1400 SOUTH STREET; THENCE SOUTH 88°57'07" EAST 156.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°48'02" WEST 23.45 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°11'58" WEST 156.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINING 3,710 SQUARE FEET OR 0.085 ACRES.

15' ACCESS EASEMENT DESCRIPTION

A 15.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING 15.00 FEET LEFT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER LOCATED 682.12 FEET SOUTH 89°11'58" EAST ALONG SAID SOUTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE NORTH 00°48'02" EAST 325.39 FEET; THENCE NORTH 00°48'02" EAST 15.00 FEET TO THE TERMINUS OF THIS EASEMENT.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICK ROPELATO. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 21, T6N, R2W, SLB&M.

THE BASIS OF BEARING IS THE EAST / WEST CENTER SECTION LINE OF SAID SECTION WHICH BEARS SOUTH 89°11'58" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

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 PLAN 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 PLAN HEREON.

SIGNED THIS 2ND DAY OF DECEMBER, 2022.

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

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AG - DIVISION SURVEY FOR

ROPELATO FAMILY LIVING TRUST

±3800 WEST 1400 SOUTH
WEBER COUNTY, UTAH

A PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Drawn By: RS Date: 11/17/2022
Designed By: MF
Checked By: MF
Approved By: MF
Scale: 1" = 100'
Drawing File: 22-3-32v19.dwg
JOB NUMBER: 22-3-32

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