

RECORD PARCEL 121020075 BOUNDARY DESCRIPTION

PART OF LOT 1, COMBE 17TH STREET SUBDIVISION, THAT PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF MARRIOTT SLATERVILLE, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 02D22'52" EAST 946.38 FEET, THENCE NORTH 90D00'00" EAST 1085.16 FEET, THENCE NORTH 90D00'00" EAST 1085.16 FEET, THENCE NORTH 00D00'00" EAST 71.85 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, THENCE NORTH 03D25'18" EAST 425.70 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 03D25'18" EAST 96.88 FEET, THENCE NORTH 90D00'00" EAST 192.37 FEET, THENCE SOUTH 00D00'00" EAST 936.71 FEET, THENCE NORTH 00D00'00" WEST 198.15 FEET TO THE POINT OF BEGINNING, CONTAINS 18882 SQUARE FEET OR 433 ACRES (E# 2573473) SUBJECT TO RIGHT OF WAY (E# 2573473 EXHIBIT B) ALSO ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25.76 CHAINS SOUTH AND 14.68 CHAINS EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE NORTH 2D30' EAST 916 FEET, THENCE NORTH 39D33' EAST 429 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY, THENCE ALONG SAID RIGHT OF WAY SOUTH 79D00' EAST 8.21 FEET, THENCE SOUTH 1D48' EAST 1095 FEET, THENCE NORTH 89D45' WEST 1154 FEET TO BEGINNING, EXCEPTING FROM THE HEREIN ABOVE DESCRIBED PARCEL OF LAND THAT PORTION THEREOF LYING SOUTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT 100.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES AND RADIIALLY FROM THE NORTHERLY LINE OF THE HEREIN DESCRIBED PARCEL OF LAND, ALSO: PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT 3682.38 FEET WEST AND 59.65 FEET NORTH FROM THE OGDEN CITY SURVEY MONUMENT AT GIBSON AND 17TH STREET (BASIS OF BEARING NORTH 01D17'52" EAST FROM SAID MONUMENT TO THE OGDEN CITY SURVEY MONUMENT AT GIBSON AND 13TH STREET) THENCE AS FOLLOWS NORTH 89D01'55" WEST 1152.63 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE NORTH 03D25'15" EAST 922.82 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE NORTH 40D13'21" EAST 306.60 FEET, ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 78D16'55" EAST 897.37 FEET ALONG A FENCE LINE AND THE SOUTH LINE OF THE RAIL ROAD RIGHT OF WAY LINE TO A FENCE CORNER, THENCE SOUTH 01D11'46" EAST 992.71 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT 3682.38 FEET WEST AND 59.65 FEET NORTH FROM THE OGDEN SURVEY MONUMENT AT GIBSON AND 17TH STREET (BASIS OF BEARING NORTH 01D17'52" EAST FROM SAID MONUMENT TO THE OGDEN SURVEY MONUMENT AT GIBSON AND 13TH STREET) AND ALSO NORTH 01D11'46" WEST 187.13 FEET, THENCE AS FOLLOWS: NORTH 89D01'55" WEST 211.37 FEET, THENCE NORTH 01D11'46" WEST 846.03 FEET TO A FENCE LINE, THENCE SOUTH 78D16'55" EAST 216.70 FEET ALONG SAID FENCE LINE TO A FENCE CORNER, THENCE SOUTH 01D11'46" EAST 805.58 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING, (E# 2712089) & (E# 2429944) EXCEPT: COREY WEST SUBDIVISION (E# 2429944) EXCEPT: THAT PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, IN THE CITY OF MARRIOTT SLATERVILLE, COUNTY OF WEBER, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE NORTH 02D22'52" EAST 946.38 FEET, THENCE NORTH 90D00'00" EAST 1085.16 FEET, THENCE NORTH 00D00'00" EAST 71.85 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET, THENCE NORTH 03D25'18" EAST 425.70 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 03D25'18" EAST 96.88 FEET, THENCE NORTH 90D00'00" EAST 192.37 FEET, THENCE SOUTH 00D00'00" EAST 936.71 FEET, THENCE NORTH 00D00'00" WEST 198.15 FEET TO THE POINT OF BEGINNING, CONTAINS 18882 SQUARE FEET OR 433 ACRES (E# 2573473) SUBJECT TO EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN E# 2573473, LESS AND EXCEPTING: COMBE AT 17TH STREET SUBDIVISION PHASE 2, PG 288 LESS AND EXCEPTING: PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF 2 R OF THE COMBE 17TH STREET SUBDIVISION 1ST AMENDMENT SAID POINT BEING LOCATED NORTH 02D22'52" EAST 946.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90D00'00" EAST 1085.16 FEET AND NORTH 00D00'00" EAST 71.65 FEET AND SOUTH 89D01'55" EAST 223.59 FEET AND NORTH 00D00'00" EAST 525.42 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, RUNNING THENCE ALONG THE NORTH LINE OF SAID LOT 2 R AMENDED NORTH 90D00'00" WEST 192.37 FEET, THENCE NORTH 03D25'18" EAST 173.73 FEET, THENCE SOUTH 77D28'12" EAST 186.44 FEET, THENCE SOUTH 00D00'00" EAST 132.97 FEET TO THE POINT OF BEGINNING, E# 2959997 LESS AND EXCEPTING: PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 17TH STREET BEING LOCATED NORTH 02D22'02" EAST 1002.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90D00'00" EAST 1998.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, SAID POINT ALSO BEING LOCATED NORTH 01D18'01" EAST 63.98 FEET ALONG THE CENTERLINE OF GIBSON AVENUE AND NORTH 90D00'00" WEST 3920.75 FEET FROM THE OGDEN CITY MONUMENT AT THE CENTERLINE OF GIBSON AVENUE AND 17TH STREET, RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89D01'53" WEST 399.84 FEET TO THE EAST LINE OF THE COMBE 17TH STREET SUBDIVISION PHASE 2; THENCE ALONG THE BOUNDARY LINE OF SAID COMBE 17TH STREET SUBDIVISION PHASE 2 THE FOLLOWING NORTH THREE (3) COURSES: (1) NORTH 00D02'34" WEST 581.35 FEET; (2) SOUTH 89D54'54" WEST 225.70 FEET; (3) SOUTH 00D00'00" EAST 577.20 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89D01'56" WEST 66.01 FEET TO THE EAST LINE OF THE COMBE 17TH STREET SUBDIVISION 1ST AMENDMENT; THENCE ALONG THE EAST LINE OF SAID COMBE 17TH STREET SUBDIVISION 1ST AMENDMENT NORTH 00D00'00" EAST 658.39 FEET; THENCE NORTH 77D28'12" WEST 186.44 FEET; THENCE NORTH 03D24'37" EAST 226.21 FEET; THENCE NORTH 40D12'08" EAST 420.32 FEET TO THE SOUTH LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID SOUTH LINE SOUTH 78D15'17" EAST 603.73 FEET; THENCE SOUTH 02D03'15" WEST 614.41 FEET; THENCE SOUTH 77D53'57" EAST 333.58 FEET; THENCE SOUTH 01D25'25" WEST 513.57 FEET TO THE POINT OF BEGINNING, CONTAINING 17.229 ACRES. E# 3050109

RECORD PARCEL 121020076 BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT 3682.38 FEET WEST AND 59.65 FEET NORTH FROM THE OGDEN CITY MONUMENT AT GIBSON AND 17TH STREET (BASIS OF BEARING NORTH 01D17'52" EAST FROM SAID MONUMENT TO THE OGDEN SURVEY MONUMENT AT GIBSON AND 13TH STREET) AND ALSO NORTH 01D11'46" WEST 187.13 FEET, THENCE AS FOLLOWS: NORTH 89D01'55" WEST 211.37 FEET, THENCE NORTH 01D11'46" WEST 846.03 FEET TO A FENCE LINE, THENCE SOUTH 78D16'55" EAST 216.70 FEET ALONG SAID FENCE LINE TO A FENCE CORNER, THENCE SOUTH 01D11'46" EAST 805.58 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT 3682.38 FEET WEST AND 59.65 FEET NORTH FROM THE OGDEN SURVEY MONUMENT AT GIBSON AND 17TH STREET (BASIS OF BEARING NORTH 01D17'52" EAST FROM SAID MONUMENT TO THE OGDEN SURVEY MONUMENT AT GIBSON AND 13TH STREET); THENCE AS FOLLOWS: NORTH 89D01'55" WEST 214.05 FEET ALONG A FENCE LINE, THENCE NORTH 01D11'46" WEST 187.13 FEET, THENCE SOUTH 78D16'55" EAST 214.05 FEET TO A FENCE LINE, THENCE SOUTH 01D11'46" EAST 187.13 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING, LESS AND EXCEPTING: PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 17TH STREET BEING LOCATED NORTH 02D22'02" EAST 1002.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90D00'00" EAST 1998.53 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, SAID POINT ALSO BEING LOCATED NORTH 01D18'01" EAST 63.98 FEET ALONG THE CENTERLINE OF GIBSON AVENUE AND NORTH 90D00'00" WEST 3920.75 FEET FROM THE OGDEN CITY MONUMENT AT THE CENTERLINE OF GIBSON AVENUE AND 17TH STREET, RUNNING THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89D01'53" WEST 399.84 FEET TO THE EAST LINE OF THE COMBE 17TH STREET SUBDIVISION PHASE 2; THENCE ALONG THE BOUNDARY LINE OF SAID COMBE 17TH STREET SUBDIVISION PHASE 2 THE FOLLOWING NORTH THREE (3) COURSES: (1) NORTH 00D02'34" WEST 581.35 FEET; (2) SOUTH 89D54'54" WEST 225.70 FEET; (3) SOUTH 00D00'00" EAST 577.20 FEET TO SAID NORTH RIGHT OF WAY LINE. THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89D01'56" WEST 66.01 FEET TO THE EAST LINE OF THE COMBE 17TH STREET SUBDIVISION 1ST AMENDMENT; THENCE ALONG THE EAST LINE OF SAID COMBE 17TH STREET SUBDIVISION 1ST AMENDMENT NORTH 00D00'00" EAST 658.39 FEET; THENCE NORTH 77D28'12" WEST 186.44 FEET; THENCE NORTH 03D24'37" EAST 226.21 FEET; THENCE NORTH 40D12'08" EAST 420.32 FEET TO THE SOUTH LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID SOUTH LINE SOUTH 78D15'17" EAST 603.73 FEET; THENCE SOUTH 02D03'15" WEST 614.41 FEET; THENCE SOUTH 77D53'57" EAST 333.58 FEET; THENCE SOUTH 01D25'25" WEST 513.57 FEET TO THE POINT OF BEGINNING. E# 3050109

RECORD PARCEL 121020031 BOUNDARY DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25.76 CHAINS SOUTH AND 30.48 CHAINS EAST AND SOUTH 81D30' EAST 115.5 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 81D30' EAST 134.64 FEET; THENCE NORTH 90D FEET, MORE OR LESS, TO THE QUARTER LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO A POINT NORTH 1D48' WEST OF THE PLACE OF BEGINNING; THENCE SOUTH 1D48' EAST 901 FEET TO PLACE OF BEGINNING, EXCEPTING FROM THE HEREIN ABOVE DESCRIBED PARCEL OF LAND THAT PORTION THEREOF LYING SOUTHERLY OF A LINE CONCENTRIC WITH AND DISTANT 100.00 FEET SOUTHERLY, MEASURED RADIIALLY, FROM THE NORTHERLY LINE OF THE HEREIN ABOVE DESCRIBED PARCEL OF LAND.

RECORD PARCEL 121020003 BOUNDARY DESCRIPTION

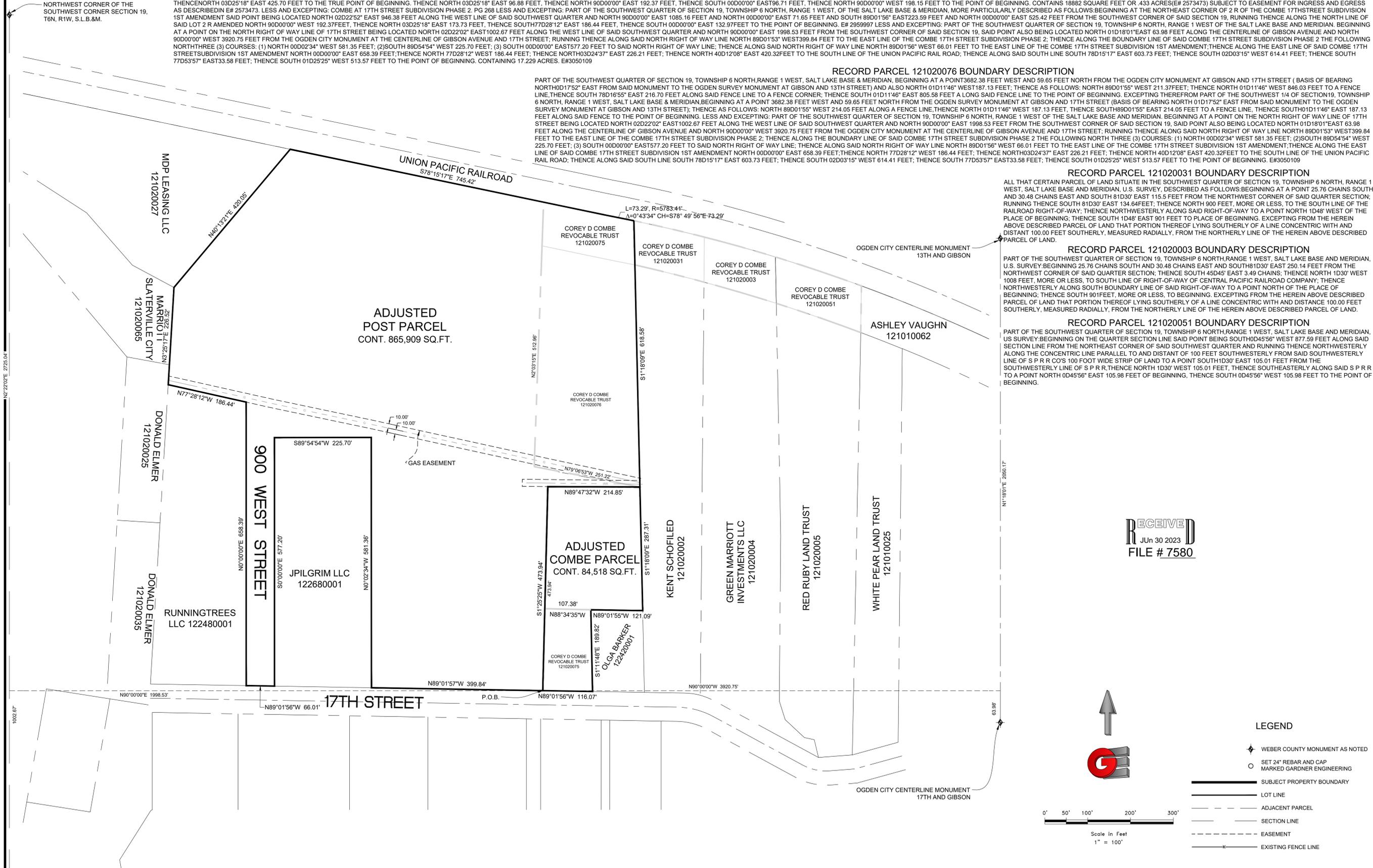
PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING 25.76 CHAINS SOUTH AND 30.48 CHAINS EAST AND SOUTH 81D30' EAST 250.14 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 45D45' EAST 3.49 CHAINS; THENCE NORTH 1D30' WEST 1008 FEET, MORE OR LESS, TO SOUTH LINE OF RIGHT-OF-WAY OF CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG SOUTH BOUNDARY LINE OF SAID RIGHT-OF-WAY TO A POINT NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 901 FEET, MORE OR LESS, TO BEGINNING, EXCEPTING FROM THE HEREIN ABOVE DESCRIBED PARCEL OF LAND THAT PORTION THEREOF LYING SOUTHERLY OF A LINE CONCENTRIC WITH AND DISTANT 100.00 FEET SOUTHERLY, MEASURED RADIIALLY, FROM THE NORTHERLY LINE OF THE HEREIN ABOVE DESCRIBED PARCEL OF LAND.

RECORD PARCEL 121020051 BOUNDARY DESCRIPTION

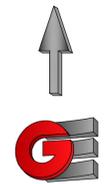
PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING ON THE QUARTER SECTION LINE SAID POINT BEING SOUTH 04D55'6" WEST 877.59 FEET ALONG SAID SECTION LINE FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE NORTHWESTERLY ALONG THE CONCENTRIC LINE PARALLEL TO AND DISTANT OF 100 FEET SOUTHWESTERLY FROM SAID SOUTHWESTERLY LINE OF S P R R CO'S 100 FOOT WIDE STRIP OF LAND TO A POINT SOUTH 1D30' EAST 105.01 FEET FROM THE SOUTHWESTERLY LINE OF S P R R, THENCE NORTH 1D30' WEST 105.01 FEET, THENCE SOUTHEASTERLY ALONG SAID S P R R TO A POINT NORTH 00D45'56" EAST 105.98 FEET OF BEGINNING, THENCE SOUTH 0D45'56" WEST 105.98 FEET TO THE POINT OF BEGINNING.

NORTHWEST CORNER OF THE SOUTHWEST CORNER SECTION 19, T6N, R1W, S.L.B.&M.

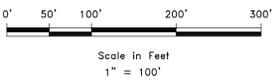
SOUTHWEST CORNER SECTION 19, T6N, R1W, S.L.B.&M.



RECEIVED
JUN 30 2023
FILE # 7580



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

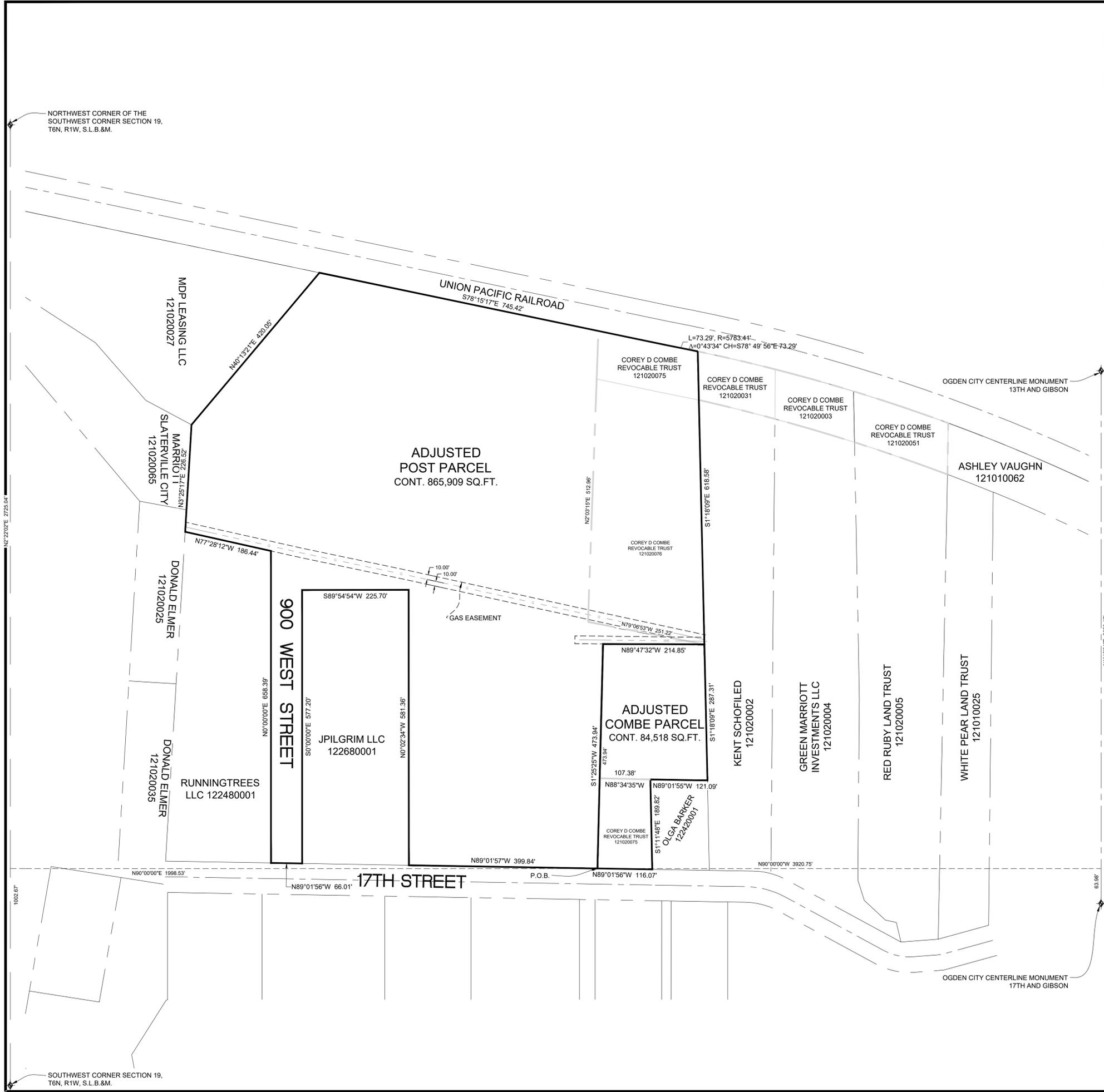


REVISIONS	DATE	DESCRIPTION

SCALE: 1"=100' XREF: DATE: 4/16/15 DESIGN: DRAWN: KHW CHECKED: KHW DWG. NO.: 121020031

EXHIBIT DRAWING FOR COREY COMBE
+/- 900 WEST 1700 SOUTH, MARRIOTT-SLATERVILLE
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 6 NORTH, RANGE 1 WEST, 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



AS SURVEYED COMBE ADJUSTMENT PARCEL BOUNDARY DESCRIPTION

A PART OF PARCEL 121020075 AND 121020076 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET BEING LOCATED NORTH 01°18'01" EAST 63.98 FEET ALONG THE MONUMENTED CENTERLINE OF GIBSON AVENUE AND NORTH 90°00'00" WEST 3920.75 FEET FROM THE OGDEN CITY CENTERLINE MONUMENT AT THE INTERSECTION OF 17TH STREET AND GIBSON AVENUE SAID POINT ALSO BEING NORTH 02°22'02" EAST 1002.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 1998.53 FEET FROM THE SOUTH WEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE NORTH 01°25'25" EAST 473.94 FEET; THENCE SOUTH 89°47'32" EAST 214.85 FEET; THENCE SOUTH 01°18'09" EAST 287.31 FEET; THENCE NORTH 89°01'55" WEST 121.09 FEET; THENCE SOUTH 01°11'48" EAST 189.82 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°01'56" WEST 116.07 FEET TO THE POINT OF BEGINNING. CONTAINING 84,518 SQUARE FEET.

AS SURVEYED POST ADJUSTMENT PARCEL BOUNDARY DESCRIPTION

A PART OF PARCEL 121020075, 121020076, AND ALL OF PARCEL 121020074 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET BEING LOCATED NORTH 02°22'02" EAST 1002.67 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 1998.53 FEET FROM THE SOUTH WEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°01'57" WEST 399.84 FEET TO THE BOUNDARY LINE OF THE COMBE 17TH STREET SUBDIVISION PHASE 2; THENCE ALONG THE BOUNDARY OF THE COMBE 17TH STREET SUBDIVISION PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°02'34" WEST 581.36 FEET; (2) SOUTH 89°54'54" WEST 225.70 FEET; (3) SOUTH 00°00'00" EAST 577.20 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°01'56" WEST 66.01 FEET; THENCE NORTH 00°00'00" EAST 858.39 FEET; THENCE NORTH 77°28'12" WEST 186.44 FEET; THENCE NORTH 03°25'17" EAST 226.52 FEET; THENCE NORTH 40°13'21" EAST 420.05 FEET TO THE SOUTH LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 78°15'17" EAST 745.42 FEET; (2) ALONG THE ARC OF A 5783.41 FOOT RADIUS CURVE TO THE RIGHT 73.29 FEET, HAVING A CENTRAL ANGLE OF 00°43'34", CHORD BEARS SOUTH 78°49'56" EAST 73.29 FEET; THENCE SOUTH 01°18'09" EAST 618.58 FEET; THENCE NORTH 89°47'32" WEST 214.85 FEET; THENCE SOUTH 01°25'25" WEST 473.94 FEET TO THE POINT OF BEGINNING. CONTAINING 895,909 SQUARE FEET.

REVISIONS	DATE	DESCRIPTION

SCALE: 1"=100' XREF: 4/16/15
 DATE: 4/16/15
 DESIGN: KHW
 DRAWN: KHW
 CHECKED: KHW
 DWG. NO.: 80038 - COMBE CORE 17TH STREET SURVEY/BOUNDARY ADJUSTMENT COMBE POST DWG

EXHIBIT DRAWING FOR COREY COMBE
 +/- 900 WEST 1700 SOUTH, MARRIOTT-SLATERVILLE
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. AND M.

RECEIVED
 JUN 30 2023
 FILE # 7580

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 COREY COMBE. THE BASIS OF BEARING IS THE CENTERLINE LINE OF THE GIBSON AVENUE BETWEEN THE INTERSECTION OF 17TH STREET AND 13TH STREET, WHICH BEARS NORTH 01°18'01" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 2776983, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 2670, 5027, 2001, AND THE DEDICATED PLATS OF COMBE 17TH STREET SUBDIVISION, COMBE 17TH STREET SUBDIVISION AMENDED, AND THE COREY WEST 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 31st DAY OF MAY, 2023.

PROFESSIONAL LAND SURVEYOR
 8227228
 Klint H. Whitney
 STATE OF UTAH
 KLINT H. WHITNEY, PLS NO. 8227228

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

NORTHWEST CORNER OF THE SOUTHWEST SECTION 19, T6N, R1W, S.L.B.&M.

SOUTHWEST CORNER SECTION 19, T6N, R1W, S.L.B.&M.

S2
 2