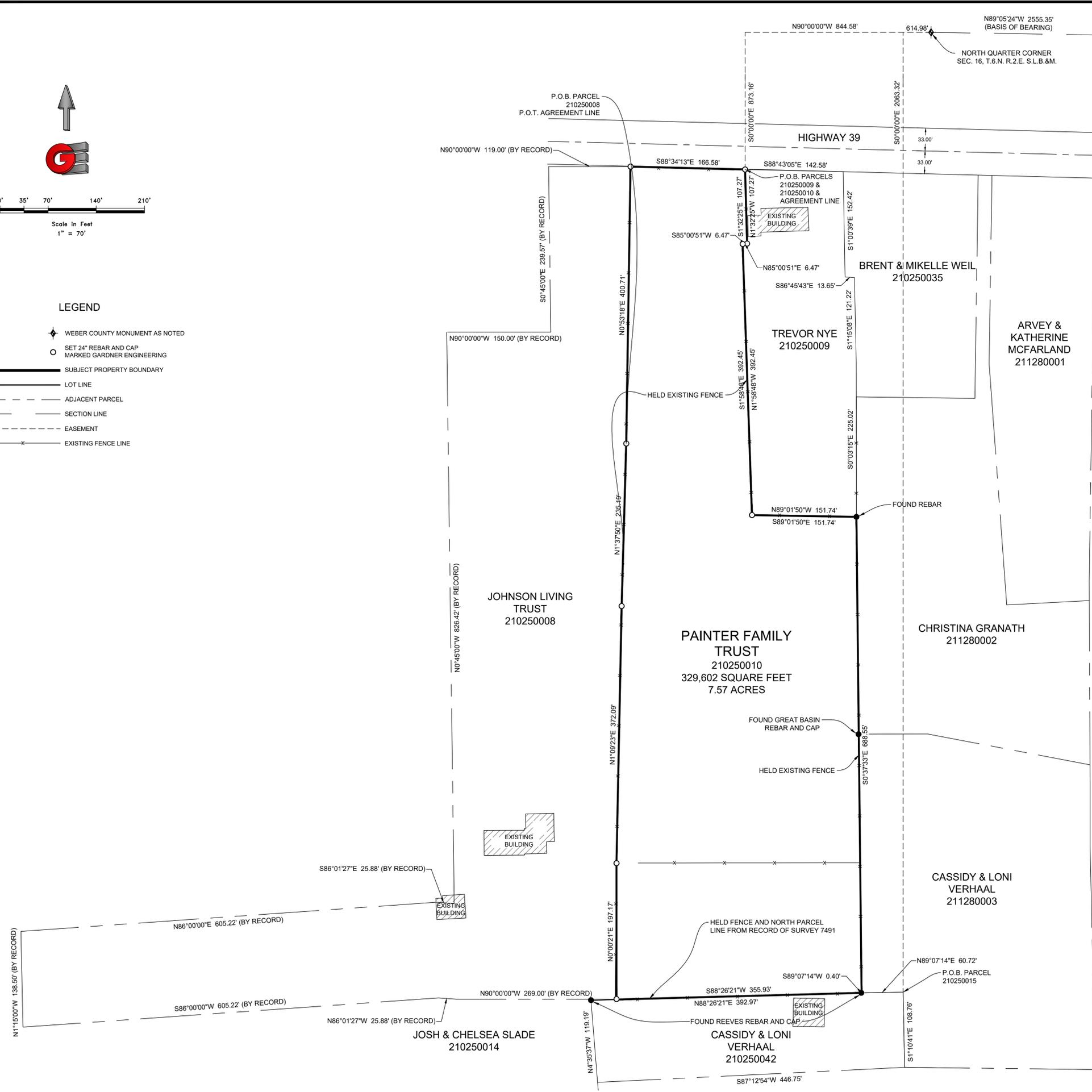


**LEGEND**

- 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



**PARCEL 210250010 BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39 AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 90°00'00" WEST 844.58 FEET AND SOUTH 00°00'00" EAST 873.16 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, WHICH BEARS NORTH 89°05'24" WEST 2555.35 FEET); RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01°32'25" EAST 107.27 FEET; (2) SOUTH 85°00'51" WEST 6.47 FEET; (3) SOUTH 01°58'48" EAST 392.45 FEET; (4) SOUTH 89°01'50" EAST 151.74 FEET; (5) SOUTH 00°37'33" EAST 688.55 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN RECORD OF SURVEY NUMBER 7491; THENCE ALONG SAID NORTH PARCEL LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°07'14" WEST 0.40 FEET; (2) SOUTH 88°26'21" WEST 355.93 FEET TO A POINT ON AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°00'21" EAST 197.17 FEET; (2) NORTH 01°09'23" EAST 372.09 FEET; (3) NORTH 01°37'50" EAST 235.19 FEET; (4) NORTH 00°53'18" EAST 400.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°34'13" EAST 166.58 FEET TO THE POINT OF BEGINNING. CONTAINING 329.513 SQ. FT. OR 7.56 ACRES.

**PARCEL 210250009 BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39 AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 90°00'00" WEST 844.58 FEET AND SOUTH 00°00'00" EAST 873.16 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, WHICH BEARS NORTH 89°05'24" WEST 2555.35 FEET); RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°43'05" EAST 142.58 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE PARCELS AS DESCRIBED IN RECORD OF SURVEY #3861; THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°00'39" EAST 152.42 FEET; (2) SOUTH 86°45'43" EAST 13.65 FEET; (3) SOUTH 01°15'08" EAST 121.22 FEET TO A POINT ON AN EXISTING FENCE LINE; RUNNING THENCE ALONG SAID FENCE LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°03'15" EAST 225.02 FEET; (2) NORTH 89°01'50" WEST 151.74 FEET; (3) NORTH 01°58'48" WEST 392.45 FEET; (4) NORTH 85°00'51" EAST 6.47 FEET; (5) NORTH 01°32'25" WEST 107.27 FEET TO THE POINT OF BEGINNING. CONTAINING 76,412 SQUARE FEET OR 1.75 ACRES.

**PARCEL 210250042 BOUNDARY DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, US SURVEY BEING PART OF PARCEL 1 AND PARCEL 2 OF THAT CERTAIN WARRANTY DEED FOUND AT ENTRY NO. 3145973 BEING RETRACED BY GREAT BASIN ENGINEERING AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN SOUTHWEST CORNER OF VERHAAL/GRANATH SUBDIVISION (BOOK 75 PAGE 45) SAID POINT BEING 2118.21 FEET SOUTH 0°14'22" EAST ALONG THE SECTION LINE AND 3176.71 FEET SOUTH 89°45'38" WEST FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH 87°12'54" WEST ALONG A CORAL FENCE 446.75 FEET MORE OR LESS, TO AN OLD FENCE; THENCE ALONG SAID OLD FENCE THE FOLLOWING TWO COURSES: (1) NORTH 4°33'17" WEST 119.19 FEET, AND (2) NORTH 88°29'21" EAST 392.97 FEET TO SAID SUBDIVISION; THENCE ALONG SAID VERHAAL/GRANATH SUBDIVISION THE FOLLOWING TWO COURSES: (1) NORTH 89°07'14" EAST 60.72 FEET, AND (2) SOUTH 1°10'41" EAST 108.76 FEET TO THE POINT OF BEGINNING. CONTAINING 51,424 SQUARE FEET MORE OR LESS.

**PARCEL 210250008 BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39 AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 90°00'00" WEST 844.58 FEET AND SOUTH 00°00'00" EAST 873.16 FEET AND NORTH 88°34'13" WEST 166.58 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, WHICH BEARS NORTH 89°05'24" WEST 2555.35 FEET); RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 00°53'18" WEST 400.71 FEET; (2) SOUTH 01°37'50" WEST 235.19 FEET; (3) SOUTH 01°09'23" WEST 372.09 FEET; (4) SOUTH 00°00'21" WEST 197.17 FEET; RUNNING THENCE BY RECORD THE FOLLOWING TEN (10) COURSES: (1) NORTH 90°00'00" WEST 269.00 FEET; (2) NORTH 86°01'27" WEST 25.88 FEET; (3) SOUTH 86°00'00" WEST 605.22 FEET; (4) NORTH 01°15'00" WEST 138.50 FEET; (5) NORTH 86°00'00" EAST 605.22 FEET; (6) SOUTH 86°01'27" EAST 25.88 FEET; (7) NORTH 00°45'00" WEST 826.42 FEET; (8) NORTH 90°00'00" EAST 150.00 FEET; (9) NORTH 00°45'00" WEST 239.57 FEET; (10) NORTH 90°00'00" EAST 119.00 FEET MORE OR LESS TO THE POINT OF BEGINNING; BY RECORD MEASUREMENTS WERE DETERMINED FROM SPECIAL WARRANTY DEED RECORDED AS ENTRY #3019036. CONTAINING 353,071 SQUARE FEET OR 8.10 ACRES MORE OR LESS.

**AGREEMENT LINE DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 39 AND ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 90°00'00" WEST 844.58 FEET AND SOUTH 00°00'00" EAST 873.16 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16 (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, WHICH BEARS NORTH 89°05'24" WEST 2555.35 FEET); RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 01°32'25" EAST 107.27 FEET; (2) SOUTH 85°00'51" WEST 6.47 FEET; (3) SOUTH 01°58'48" EAST 392.45 FEET; (4) SOUTH 89°01'50" EAST 151.74 FEET; (5) SOUTH 00°37'33" EAST 688.55 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL DESCRIBED IN RECORD OF SURVEY NUMBER 7491; THENCE ALONG SAID NORTH PARCEL LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°07'14" WEST 0.40 FEET; (2) SOUTH 88°26'21" WEST 355.93 FEET TO A POINT ON AN EXISTING FENCE LINE, THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°00'21" EAST 197.17 FEET; (2) NORTH 01°09'23" EAST 372.09 FEET; (3) NORTH 01°37'50" EAST 235.19 FEET; (4) NORTH 00°53'18" EAST 400.71 FEET TO THE POINT OF TERMINATION ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 39.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH A FENCE LINE AGREEMENT OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE REASON FOR THIS FENCE LINE AGREEMENT IS TO CORRECT A PREVIOUS FENCE LINE AGREEMENT THAT WAS CREATED FROM AN ERRONEOUS BOUNDARY DESCRIPTION FROM A PRIOR SURVEY. THE SURVEY WAS ORDERED BY ERIKA PAINTER. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, WHICH BEARS NORTH 89°05'24" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3165484, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 3737, 3861, 4957, AND 7491 WERE ALSO USED TO DETERMINE BOUNDARY LOCATIONS 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 22ND DAY OF FEBRUARY, 2024.

RECEIVED  
FEB 22 2024  
FILE # 7780



SCALE:	1" = 70'
DATE:	11/20/23
DESIGN:	
DRAWN:	JTN
CHECKED:	KHW

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR ERIKA PAINTER  
+/- 8955 EAST HIGHWAY 39 HUNTSVILLE, UTAH  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 2 EAST, S.L.B. AND M.

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
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