21051ALN

BOUNDARY ADJUSTMENT AGREEMENT

NOAL HOLDINGS, LLC IS THE OWNER OF THE FOLLOWING PARCEL OF REAL PROPERTY AS REFLECTED IN THE INSTRUMENT RECORDED IN ENTRY NUMBER 3188408 OF THE WEBER COUNTY RECORDS:

TAX ID NUMBER 22-407-0001

ENTRY #3188408

BEGINNING AT THE NORTHMOST CORNER OF KIMBERS SUBDIVISION, RECORDED AS ENTRY NO. 1353660 IN BOOK 40 AT PAGE 22 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SAID POINT LIES SOUTH 89°35'03" EAST 208.621 FEET ALONG THE SECTION LINE AND SOUTH 169.464 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID KIMBERS SUBDIVISION THE FOLLOWING (2) COURSES: 1) SOUTH 81°27'25" WEST 212.320 FEET; 2) SOUTH 00°22'55" WEST 306.410 FEET; THENCE SOUTH 79°54'11" WEST 128.141 FEET; THENCE NORTH 00°22'55" EAST 292.378 FEET; THENCE SOUTH 89°56'34" WEST 33.393 FEET; THENCE NORTH 215.793 FEET; THENCE SOUTH 89°22'45" EAST 75.774 FEET; THENCE NORTH 00°31'13" EAST 325.000 FEET; THENCE SOUTH 89°31'00" EAST 101.354 FEET TO THE CENTERLINE OF A CANAL; THENCE ALONG SAID CANAL THE FOLLOWING (5) COURSES: 1) SOUTH 53°09'00" EAST 42.500 FEET; 2) SOUTH 89°31'00" EAST 80.800 FEET; 3) SOUTH 46°15'00" EAST 100.140 FEET; 4) SOUTH 07°49'00" EAST 159.240 FEET; 5) SOUTH 06°04'39" WEST 164.530 FEET; THENCE SOUTH 01°56'52" WEST 54.280 FEET TO THE POINT OF BEGINNING. (LESS THE ROAD DEDICATION PARCEL SHOWN ON THE JEFF ALLAN SUBDIVISION, ENTRY NO. 3236724)

2. <u>NOAL HOLDINGS, LLC</u> IS THE OWNER OF THE FOLLOWING PARCEL OF REAL PROPERTY AS REFLECTED IN THE INSTRUMENT RECORDED IN ENTRY NUMBER 3188408 OF THE WEBER COUNTY RECORDS:

TAX ID NUMBER 22-121-0001

<u>ENTRY #3188408</u>

LOT 1, KIMBERS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER.

AGREEMENT AND CONVEYANCE

NOW THEREFORE, IN CONSIDERATION OF THE ABOVE PREMISES AND FOR THE PURPOSE OF PERMANENTLY ESTABLISHING ADJUSTED BOUNDARIES BETWEEN THE PROPERTIES OF NOAL HOLDINGS, LLC,, IT IS AGREED AS FOLLOWS:

ADJUSTED PROPERTY #1

TAX ID NUMBER 22-407-0001:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF KIMBERS SUBDIVISION, RECORDED AS ENTRY 1353660 IN BOOK 40 AT PAGE 22 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE S81'27'25"W 62.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOO 22'55"W 25.70 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N89°37'09"W 148.21 FEET TO THE WEST LINE OF LOT 1 OF SAID SUBDIVISION; THENCE SO 22'55"W 287.97 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE S81°31'22"W 127.52 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF JEFF ALLAN SUBDIVISION, RECORDED AS ENTRY 3236724 IN BOOK 93 AT PAGE 4 IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID LOT 1 OF JEFF ALLAN SUBDIVISION THE FOLLOWING SIX COURSES:

- 1. NO*22'55"E 272.70 FEET;
- 2. S89°56'34"W 33.39 FEET; 3. NORTH 215.793 FEET;
- 4. S89°22'45"E 75.77 FEET;
- 5. NO*31'13"E 325.00 FEET;
- 6. S89'31'00"E 101.35 FEET TO THE CENTERLINE OF A CANAL: THENCE ALONG SAID CANAL THE FOLLOWING FIVE COURSES:
- 1. S53°09'00"E 42.50 FEET;
- 2. S89°31'00"E 80.80 FEET;
- 3. S46°15'00"E 100.14 FEET;
- 4. S7'49'00"E 159.24 FEET; 5. S6°04'39"W 164.53 FEET;

THENCE S1'56'52"W 54.28 FEET TO THE POINT OF BEGINNING. CONTAINING 4.47 ACRES, MORE OR LESS.

ADJUSTED PROPERTY #2

TAX ID NUMBER 22-121-0001:

COMMENCING AT THE NORTHERNMOST CORNER OF LOT 2 OF KIMBERS SUBDIVISION, RECORDED AS ENTRY 1353660 IN BOOK 40 AT PAGE 22 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE S81'27'25"W 62.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOO 22'55"W 25.70 FEET ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE SO 22'55"W 264.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S81°31'22"W 150.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE NO°22'55"E 287.97 FEET ALONG THE WEST LINE OF SAID LOT 1; THENCE S89'37'09"E 148.21 FEET TO THE POINT OF BEGINNING. CONTAINING 0.94 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 318575-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER STATE THAT THIS PLAT AND ITS COMPUTATIONS WERE PREPARED FROM THE FIELD NOTES AND ELECTRONIC DATA COLLECTOR FILES OF AN ACTUAL SURVEY MADE BY ME, OR UNDER MY PERSONAL SUPERVISION, OF THE PARCELS OF LAND SHOWN HEREON, AND THAT THE MONUMENTS INDICATED WERE FOUND OR SET DURING SAID SURVEY, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY BOUNDARY ADJUSTMENT CONVEYANCE DOCUMENT IS MADE IN ACCORDANCE WITH UTAH CODE \$57-1-45.5 BETWEEN ADJOINING PROPERTY OWNERS ADJUSTING THEIR COMMON BOUNDARY.



SURVEY NARRATIVE

THIS SURVEY WAS ORDERED BY JEFFREY ALLAN TO RE-ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCELS AND TO ADJUST THE BOUNDARIES OF SAID PARCELS AS SHOWN HEREON. IN ADDITION TO ADJUSTING AND CLARIFYING PARCEL BOUNDARIES, THIS SURVEY SERVES TO ALLOW WEBER COUNTY TO GIVE APPROVAL OF THE ADJUSTMENTS AS PRESENTED HEREON.

KIMBERS SUBDIVISION AND JEFF ALLAN SUBDIVISION WERE RETRACED TO ESTABLISH THE BOUNDARIES AS SHOWN. NO MAJOR DISCREPANCIES WERE FOUND.

24-INCH LONG 5/8" DIAMETER REBARS WITH ORANGE PLASTIC CAPS STAMPED "STEVEN C. EARL UT PLS 318575" WERE SET WHERE INDICATED HEREON. THE BASIS OF BEARINGS USED WAS THE MODIFIED UTAH STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE GRID BEARINGS. THE ORIGIN USED WAS THE NORTH 1/4 CORNER OF SECTION 34, LOCATED AT UGRC VRS BROADCAST COORDINATES: LATITUDE 41"18'28.17105"N AND LONGITUDE 111"49'31.20263""W. USING A PROJECT HEIGHT OF 4925.942. GEOID 18. AND A COMBINED SCALE FACTOR OF 1.0002777352.

BOUNDARY — — SECTION LINE

<u>LEGEND</u>

———————— EASEMENT PARCEL LINE

FENCE BUILDING

SET REBAR W/EARL CAP (318575)

REBAR W/PERIGEE CAP (10306670) REBAR W/BUTTARS CAP (2596)

REBAR W/FOCUS ENGR. CAP (10516507)

REBAR W/CAP (ILLEGIBLE) REBAR W/LANDMARK SURVEYING CAP (167594)

SECTION CORNER 1/4 CORNER

FILE # 8107

