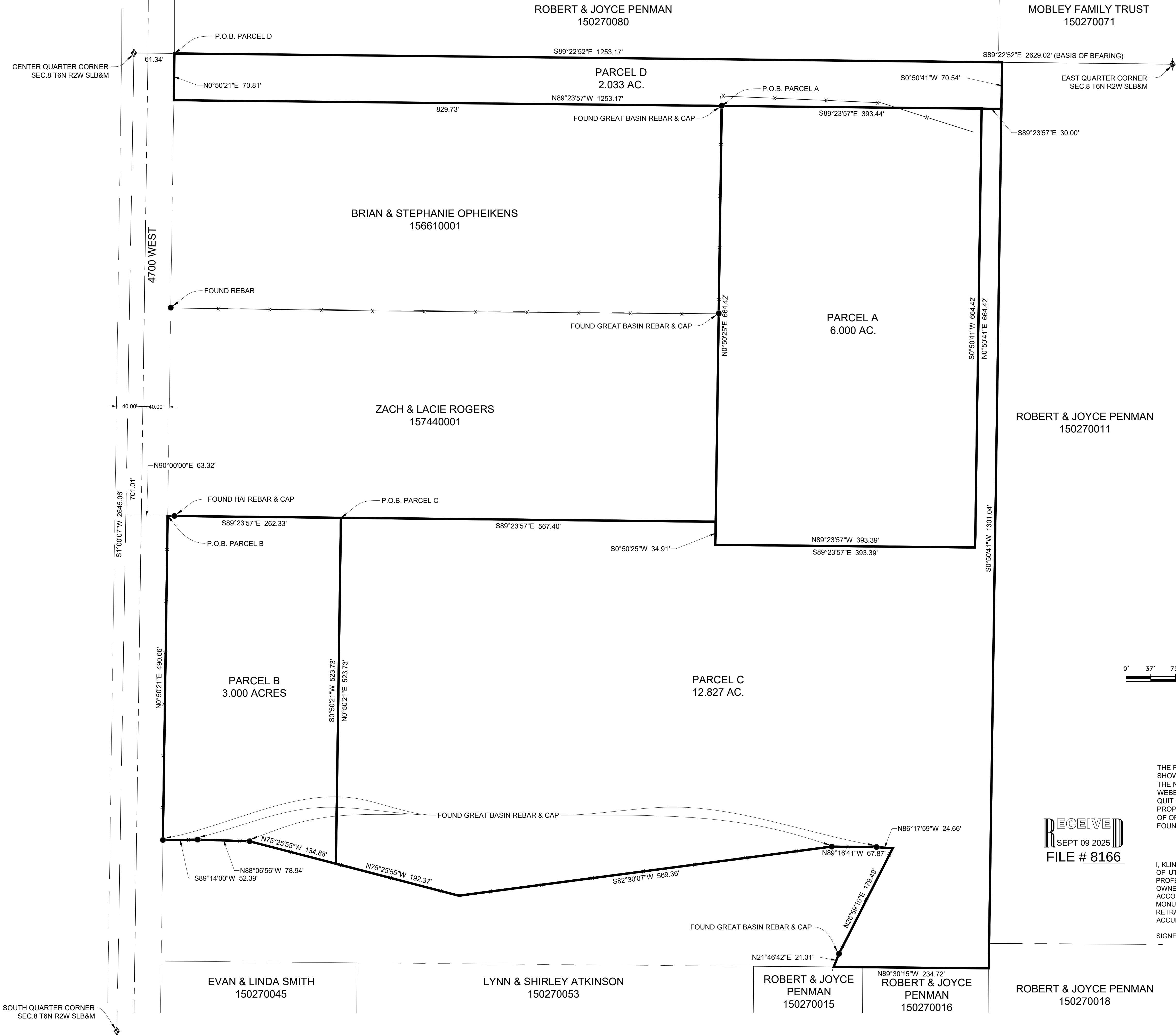




PARCEL A BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT BEING LOCATED SOUTH 89°22'52" EAST 61.34 FEET ALONG THE NORTH SECTION LINE OF SAID SOUTHEAST QUARTER SECTION AND SOUTH 00°50'21" WEST 70.81 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 4700 WEST AND SOUTH 89°23'57" EAST 829.73 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°23'57" EAST 829.73 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°23'57" EAST 262.33 FEET; THENCE SOUTH 00°50'21" WEST 523.73 FEET; THENCE NORTH 75°25'55" WEST 134.88 FEET; THENCE NORTH 88°06'56" WEST 78.94 FEET; THENCE SOUTH 89°14'00" WEST 52.39 FEET TO SAID EAST RIGHT-OF-WAY LINE OF 4700 WEST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°50'21" EAST 490.66 FEET TO THE POINT OF BEGINNING. CONTAINING 6.000 ACRES.

PARCEL B BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE 4700 WEST, SAID POINT BEING LOCATED SOUTH 01°00'07" WEST 701.01 FEET ALONG THE WEST SECTION LINE OF SAID SOUTHEAST QUARTER SECTION AND NORTH 90°00'00" EAST 63.32 FEET AND SOUTH 89°23'57" EAST 262.33 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°23'57" EAST 567.40 FEET; THENCE SOUTH 00°50'25" WEST 34.91 FEET; THENCE SOUTH 89°23'57" EAST 393.39 FEET; THENCE NORTH 00°50'41" EAST 664.42 FEET; THENCE 89°23'57" EAST 30.00 FEET; THENCE SOUTH 00°50'41" WEST 1301.04 FEET; THENCE NORTH 89°30'15" WEST 234.72 FEET; THENCE NORTH 21°46'42" EAST 21.31 FEET; THENCE NORTH 26°59'10" EAST 179.49 FEET; THENCE NORTH 86°17'59" WEST 24.66 FEET; THENCE NORTH 89°16'41" WEST 67.87 FEET; THENCE SOUTH 82°30'07" WEST 569.36 FEET; THENCE NORTH 75°25'55" WEST 192.37 FEET; THENCE NORTH 00°50'21" EAST 523.73 FEET TO THE POINT OF BEGINNING. CONTAINING 12.827 ACRES.

PARCEL C BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT BEING LOCATED SOUTH 01°00'07" WEST 701.01 FEET ALONG THE WEST SECTION LINE OF SAID SOUTHEAST QUARTER SECTION AND NORTH 90°00'00" EAST 63.32 FEET AND SOUTH 89°23'57" EAST 262.33 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE SOUTH 89°23'57" EAST 567.40 FEET; THENCE SOUTH 00°50'25" WEST 34.91 FEET; THENCE SOUTH 89°23'57" EAST 393.39 FEET; THENCE NORTH 00°50'41" EAST 664.42 FEET; THENCE 89°23'57" EAST 30.00 FEET; THENCE SOUTH 00°50'41" WEST 1301.04 FEET; THENCE NORTH 89°30'15" WEST 234.72 FEET; THENCE NORTH 21°46'42" EAST 21.31 FEET; THENCE NORTH 26°59'10" EAST 179.49 FEET; THENCE NORTH 86°17'59" WEST 24.66 FEET; THENCE NORTH 89°16'41" WEST 67.87 FEET; THENCE SOUTH 82°30'07" WEST 569.36 FEET; THENCE NORTH 75°25'55" WEST 192.37 FEET; THENCE NORTH 00°50'21" EAST 523.73 FEET TO THE POINT OF BEGINNING. CONTAINING 12.827 ACRES.

PARCEL D BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE & MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SOUTHEAST QUARTER SECTION, SAID POINT BEING LOCATED SOUTH 89°22'52" EAST 61.34 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 8; RUNNING THENCE ALONG SAID NORTH SECTION LINE SOUTH 89°22'52" EAST 1253.17 FEET; THENCE SOUTH 00°50'41" WEST 70.54 FEET; THENCE NORTH 89°23'57" WEST 1253.17 FEET TO THE EAST RIGHT-OF-WAY LINE OF 4700 WEST; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°50'21" EAST 490.66 FEET TO THE POINT OF BEGINNING. CONTAINING 14.859 ACRES.

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

Scale in Feet
1" = 75'

RECEIVED
SEPT 09 2025
FILE # 8166

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 JEFF HALES. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, WHICH BEARS SOUTH 89°22'52" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY QUIT CLAIM DEEDS RECORDED AS ENTRY NUMBERS 1669701, 1669702, & 1669703, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBERS 6823, 6002, 4193, & 403, AND THE DEDICATED PLATS OF OPHEIKENS 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 28TH DAY OF AUGUST, 2025.

KLINT H. WHITNEY
PROFESSIONAL LAND SURVEYOR
8/28/25
8227228

PROPERTY SURVEY FOR JEFF HALES
+/- 500 NORTH 4700 WEST OGDEN, UTAH
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
1580 W 2100S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066

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