

**Parcel No. 1
As Surveyed Description**

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT LOCATED 1320.00 FEET SOUTH 89°18'12" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 585.10 FEET SOUTH 00°17'00" WEST AND 16.50 FEET NORTH 89°40'40" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 00°17'00" WEST 515.73 FEET; THENCE NORTH 89°36'38" WEST 58.50 FEET TO THE SOUTHEAST CORNER OF THE JSW FARMS LLC PROPERTY, TAX ID. NO. 11-002-0025; THENCE ALONG THE BOUNDARY LINE OF SAID JSW FARMS LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°17'00" EAST 256.20 FEET; AND (2) NORTH 89°36'38" WEST 175.00 FEET TO THE NORTHWEST CORNER OF SAID JSW FARMS LLC PROPERTY AND A POINT ON AN EXISTING EAST TO WEST IRRIGATION LINE; THENCE ALONG SAID IRRIGATION LINE THE FOLLOWING TWO COURSES: (1) NORTH 87°55'24" WEST 184.87 FEET; AND (2) SOUTH 89°59'51" WEST 442.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN ROAD; THENCE NORTH 03°51'42" EAST 256.56 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY LINE OF THE BART AND JUDY WOLTHUIS PROPERTY, TAX ID. NO. 11-002-0010; THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 89°40'40" EAST 844.49 FEET TO THE POINT OF BEGINNING. CONTAINING 5.36 ACRES.

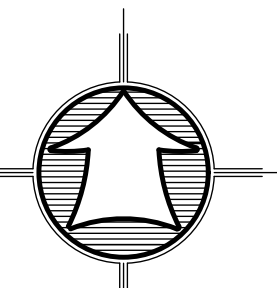
TOGETHER WITH AND SUBJECT TO A 60 FOOT RIGHT OF WAY BEING 30 FEET RIGHT AND LEFT OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH IS SOUTH 89°18'12" EAST 1320.00 FEET ALONG THE SECTION LINE AND SOUTH 0°17' WEST 844.27 FEET ALONG A FENCE LINE AND NORTH 89°53'45" WEST 199.11 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE NORTH 26°31'06" WEST 25.97 FEET, THENCE NORTH 2°01'46" EAST 125.77 FEET TO A 105.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 168.53 FEET (LONG CHORD BEARS NORTH 43°57'08" WEST 151.02 FEET); THENCE NORTH 89°56'03" WEST 579.65 FEET, MORE OR LESS, TO THE EAST LINE OF MOUNTAIN ROAD.

**Parcel No. 2
As Surveyed Description**

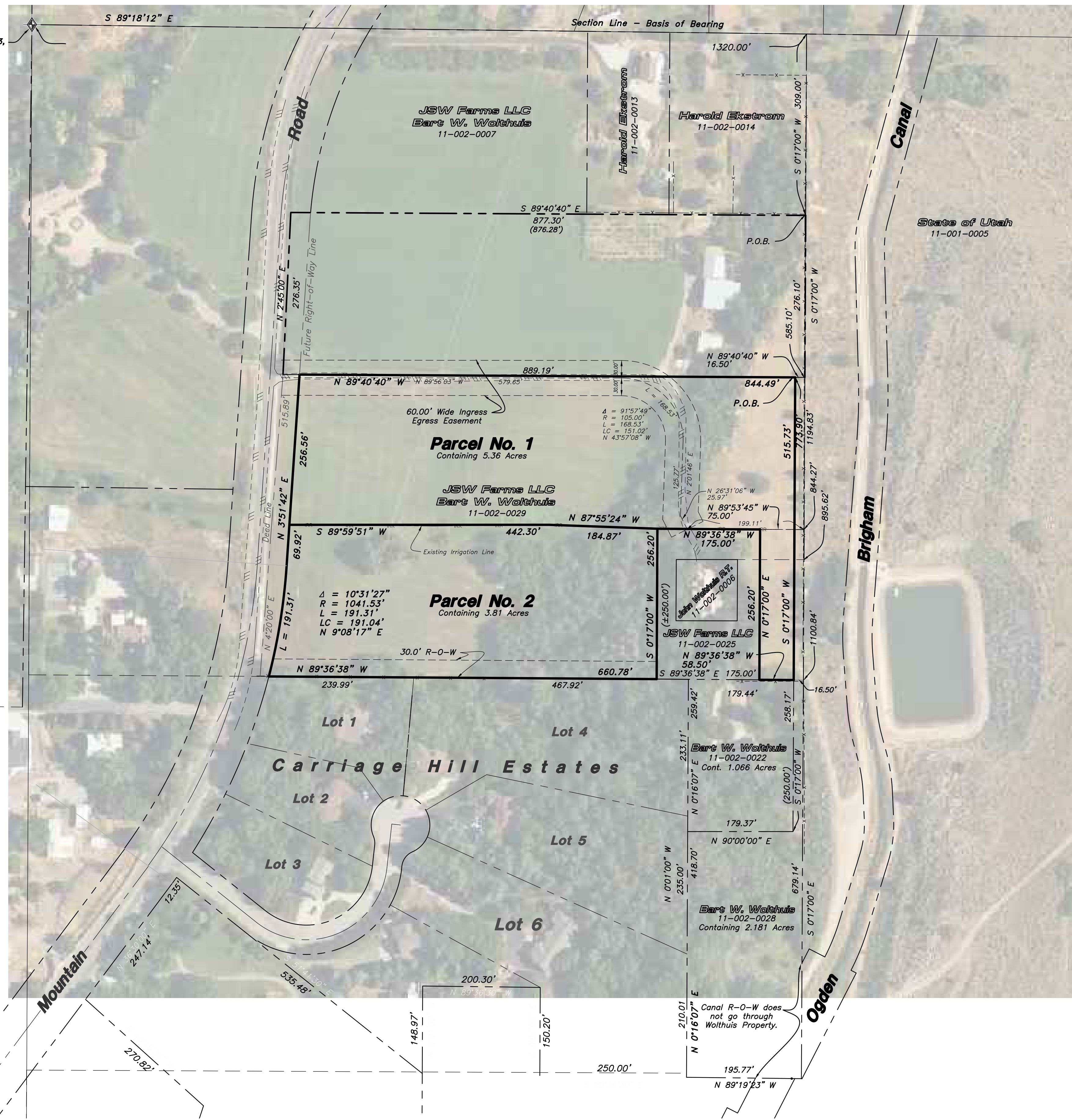
PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT LOCATED 1320.00 FEET SOUTH 89°18'12" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 844.27 FEET SOUTH 00°17'00" WEST AND 75.00 FEET NORTH 89°53'45" WEST TO THE NORTHEAST CORNER OF THE JSW FARMS LLC PROPERTY, TAX ID. NO. 11-002-0029 AND 175.00 FEET NORTH 89°36'38" WEST TO THE NORTHWEST CORNER OF SAID JSW FARMS LLC PROPERTY FROM THE NORTHWEST CORNER OF SAID SECTION 3;

RUNNING THENCE SOUTH 00°17'00" WEST 256.20 FEET TO THE SOUTHWEST CORNER OF SAID JSW FARMS LLC PROPERTY BEING A POINT ON THE NORTH BOUNDARY LINE OF THE CARRIAGE HILL ESTATES; THENCE NORTH 89°36'38" WEST 660.78 FEET ALONG SAID NORTH BOUNDARY LINE TO THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTHERLY TO THE LEFT ALONG THE ARC OF A 1041.53 FOOT RADIUS CURVE, A DISTANCE OF 191.31 FEET, CHORD BEARS NORTH 09°08'17" EAST 191.04 FEET, HAVING A CENTRAL ANGLE OF 10°31'27"; AND (2) NORTH 03°51'42" EAST 69.92 FEET TO A POINT ON AN EXISTING EAST TO WEST IRRIGATION LINE; THENCE ALONG SAID IRRIGATION LINE THE FOLLOWING TWO (2) COURSES: NORTH 89°59'51" EAST 442.30 FEET; AND (2) SOUTH 87°55'24" EAST 184.87 FEET TO THE POINT OF BEGINNING. CONTAINING 3.81 ACRES.



Scale: 1" = 100'
Scale in Feet
(Data in Parentheses is Record)



LEGEND

	Subject Property Line
	Adjoining Property Line
	Centerline
	Ditch
	Field Separation Line
	Fence Line (Wire)
	Fence Line (wood or Vinyl)
	Street Monument
	Found rebar set by others
	Set 5/8"x24" Rebar With Cap
	Section Corner

Narrative

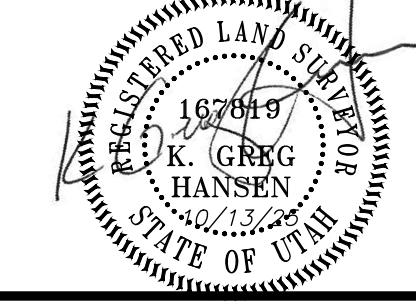
The purpose of this survey was to do a Lot Line Adjustment Survey dividing the JSW property into two parcels using the existing irrigation line as a dividing line as shown and described hereon. The survey was ordered by John Wolthuis. The right-of-way of Mountain Road was laid out based on the Great Basin Survey ROS # 167. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 3, T6N, R1W, SLB&M. The basis of bearing is the North line of said Section which bears North 89°18'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

RECEIVED
FEB 20 2026
FILE # 8286

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 Land Surveyors Act; and by the Authority of the Owners, I have completed a Survey of the Property Described and shown hereon this Plat 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 plat hereon.

Signed this 13th day of October, 2025.
K. Greg Hansen PLS
Utah Land Surveyors License No. 167819



Drawn By: kgh	Date: 10/13/25
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 100'	
Drawing File: 25-3-234v19	
JOB NUMBER: 25-3-234-Rev. 16-3-231	
HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 536 North Main Street, Brigham, Utah 84302 Visit us at www.hansen.net Logan Ogden (801) 399-6605 (435) 752-8272	
HAI	
Property Survey for Wolthuis Family 1726 North Mountain Road North Ogden City, Weber County, Utah A Part of the Northwest Quarter of Section 3, Township 6 North, Range 1 West, S.L.B.&M.	
Sheet	1
of	1
Sheets	