

PARCEL A BOUNDARY DESCRIPTION
 A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT BEING LOCATED SOUTH 00°02'25" EAST 1135.86 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; RUNNING THENCE ALONG THE ARC OF A 1017.00 FOOT RADIUS CURVE TO THE LEFT 441.67 FEET, HAVING A CENTRAL ANGLE OF 24°52'58" CHORD BEARS SOUTH 13°43'18" WEST 438.21 FEET; THENCE ALONG THE ARC OF A 632.46 FOOT RADIUS CURVE TO THE RIGHT 42.65 FEET, HAVING A CENTRAL ANGLE OF 03°51'51"; CHORD BEARS SOUTH 03°12'44" WEST 42.65 FEET; THENCE ALONG THE ARC OF A 673.87 FOOT RADIUS CURVE TO THE LEFT 0.64 FEET, HAVING A CENTRAL ANGLE OF 00°03'17"; CHORD BEARS SOUTH 05°07'01" WEST 0.64 FEET; THENCE SOUTH 34°13'55" WEST 982.49 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 67°23'07" WEST 1398.59 FEET; THENCE NORTH 35°42'52" EAST 1493.65 FEET; THENCE SOUTH 40°40'15" EAST 58.89 FEET; THENCE SOUTH 69°41'04" EAST 76.50 FEET; THENCE SOUTH 74°07'51" EAST 118.22 FEET; THENCE SOUTH 73°08'50" EAST 140.15 FEET; THENCE SOUTH 65°35'10" EAST 177.36 FEET; THENCE SOUTH 72°34'34" EAST 249.27 FEET; THENCE SOUTH 68°57'25" EAST 123.76 FEET; THENCE SOUTH 57°07'17" EAST 244.58 FEET TO THE POINT OF BEGINNING. CONTAINING 44.83 ACRES.

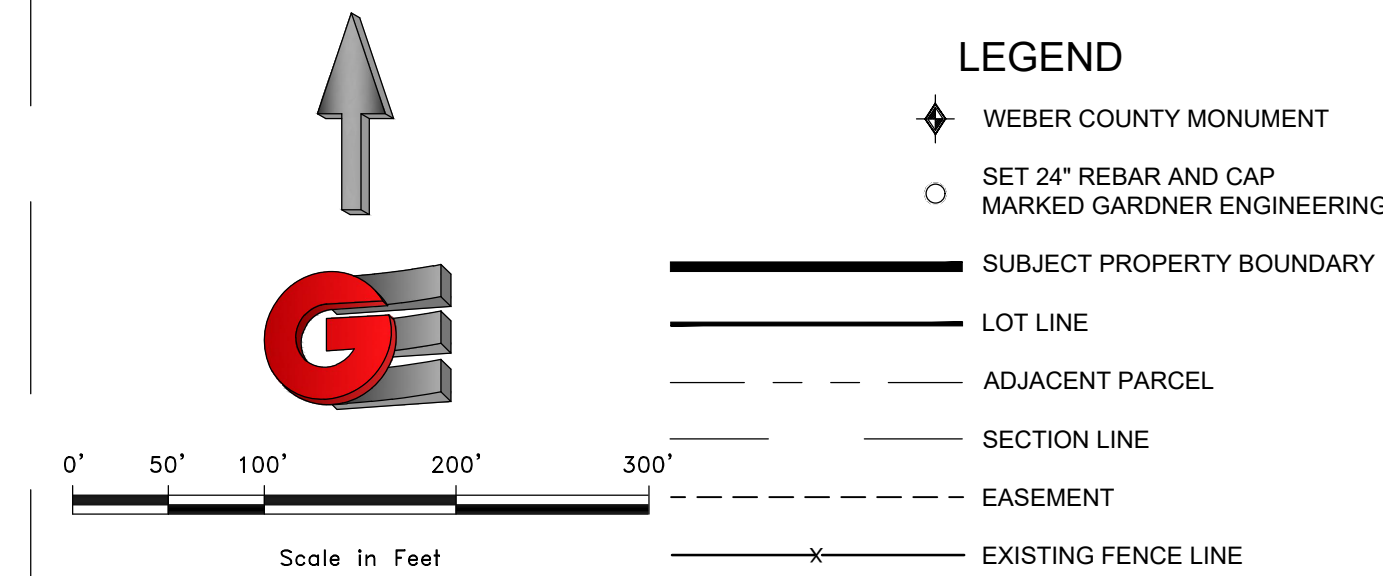
PARCEL "A" ACCESS EASEMENT DESCRIPTION
 A 24.00 FOOT WIDE INGRESS EGRESS AND UTILITY EASEMENT BEING 12.00 FEET RIGHT AND 12.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE, THE SIDELINES OF WHICH TO BE PROLONGED OR TERMINATED WHEN NOT INTERSECTING THE GRANTORS PROPERTY OR RIGHT-OF-WAY LINES AT RIGHT ANGLES.
 A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT THE TERMINATION OF THE WEST RIGHT-OF-WAY LINE OF 5800 SOUTH STREET SAID POINT BEING LOCATED SOUTH 00°02'25" EAST 1053.95 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND NORTH 90°00'00" WEST 1236.12 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 54°45'54" WEST 423.05 FEET; THENCE ALONG THE ARC OF A 239.00 FOOT RADIUS CURVE TO THE LEFT 69.88 FEET, HAVING A CENTRAL ANGLE OF 16°45'06"; CHORD BEARS NORTH 63°08'27" WEST 69.83 FEET; THENCE NORTH 71°30'59" WEST 153.40 FEET THENCE ALONG THE ARC OF A 124.50 FOOT RADIUS CURVE TO THE LEFT 54.82 FEET, HAVING A CENTRAL ANGLE OF 25°13'46"; CHORD BEARS NORTH 84°07'52" WEST 54.38 FEET; THENCE SOUTH 83°15'15" WEST 102.55 FEET; THENCE ALONG THE ARC OF A 305.00 FOOT RADIUS CURVE TO THE RIGHT 74.22 FEET, HAVING A CENTRAL ANGLE OF 13°56'34"; CHORD BEARS NORTH 89°46'29" WEST 74.04 FEET; THENCE NORTH 82°48'12" WEST 180.10 FEET; THENCE ALONG THE ARC OF A 44.00 FOOT RADIUS CURVE TO THE LEFT 73.05 FEET, HAVING A CENTRAL ANGLE OF 95°07'25"; CHORD BEARS SOUTH 49°38'06" WEST 64.94 FEET; THENCE SOUTH 02°04'23" WEST 43.10 FEET TO THE GRANTORS PROPERTY LINE AND THE POINT OF TERMINATION.

ACCESS EASEMENT "B" DESCRIPTION
 A 150.00 FOOT WIDE INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT ON THE GRANTORS EASTERLY PROPERTY LINE BEING LOCATED SOUTH 00°02'25" EAST 2290.46 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND NORTH 90°00'00" WEST 2062.45 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID GRANTORS EASTERLY PROPERTY LINE SOUTH 34°13'55" WEST 153.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 67°23'07" WEST 1398.59 FEET TO THE GRANTORS WESTERLY PROPERTY LINE; THENCE ALONG SAID GRANTORS WESTERLY PROPERTY LINE NORTH 35°42'52" EAST 154.01 FEET; THENCE SOUTH 67°23'07" EAST 1394.52 FEET TO THE POINT OF BEGINNING.

PARCEL B BOUNDARY DESCRIPTION
 A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT BEING LOCATED SOUTH 00°02'25" EAST 666.51 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND NORTH 90°00'00" WEST 2566.59 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; RUNNING THENCE SOUTH 35°42'52" WEST 1493.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 67°23'07" WEST 80.41 FEET; THENCE NORTH 14°32'33" EAST 1581.51 FEET; THENCE SOUTH 74°26'44" EAST 62.84 FEET; THENCE SOUTH 76°20'03" EAST 137.45 FEET; THENCE SOUTH 64°39'09" EAST 68.40 FEET; THENCE SOUTH 62°12'38" EAST 129.47 FEET; THENCE SOUTH 40°22'18" EAST 275.69 FEET TO THE POINT OF BEGINNING. CONTAINING 13.29 ACRES.

EASEMENT C BOUNDARY DESCRIPTION
 A PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.
 BEGINNING AT A POINT BEING LOCATED SOUTH 00°02'25" EAST 666.51 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 AND NORTH 90°00'00" WEST 2566.59 FEET AND SOUTH 35°42'52" WEST 1493.65 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; RUNNING THENCE NORTH 67°23'07" WEST 80.41 FEET; THENCE NORTH 14°32'33" EAST 151.45 FEET; THENCE SOUTH 67°23'07" EAST 136.23 FEET; THENCE SOUTH 35°42'52" WEST 154.01 FEET TO THE POINT OF BEGINNING.

LEGEND
 ◆ WEBER COUNTY MONUMENT
 ○ 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 BRUCE STEPHENS. THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°02'25" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BUY WARRANTY DEEDS RECORDED AS ENTRY NUMBERS 1415253, 1899282, 1415254, 1338605 AND DEEDS OF ADJOINING PROPERTY OWNERS, ALONG WITH THE MONUMENTS 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 HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 1ST DAY OF MARCH, 2020.

PROFESSIONAL LAND SURVEYOR
 3/1/21
 8227228
 Klint H. Whitney
 STATE OF UTAH
 KLINT H. WHITNEY, PLS NO. 8227228

REVISIONS	DESCRIPTION
DATE	

SCALE: 1"=100' XREF
 DATE: 7/1/20
 DESIGN: _____
 DRAWN: KHW
 CHECKED: KHW
 DWG.: J:\STEPHEN\PLEASANT VALLEY RANCH\TERMS COURTESY\DWG\COURSE PARCEL.DWG

PROPERTY SURVEY FOR BRUCE STEPHENS
 +/- 5800 SOUTH ADAMS AVENUE, WASHINGTON TERRACE, UT
 LOCATED IN THE NORTH HALF OF SECTION 20,
 TOWNSHIP 5 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

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EAST QUARTER CORNER SEC. 20,
 T5N, R1W, S.L.B.&M.