

PARCEL "A" BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET SAID POINT BEING LOCATED NORTH 89°29'13" WEST 660.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°18'53" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°29'13" WEST 704.55 FEET; THENCE NORTH 00°30'47" EAST 627.00 FEET; THENCE SOUTH 89°29'13" EAST 660.00 FEET TO THE PROPERTY BOUNDARY OF ULS SURVEY 6931; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°30'47" WEST 292.00 FEET; (2) SOUTH 89°29'13" EAST 43.39 FEET TO A PROPOSED BOUNDARY ESTABLISHMENT LINE; THENCE ALONG SAID ESTABLISHED LINE SOUTH 00°18'53" WEST 335.00 FEET TO THE POINT OF BEGINNING. CONTAINING 428,549 SQUARE FEET OR 9.838 ACRES.

PARCEL "B" BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET SAID POINT BEING LOCATED NORTH 89°29'13" WEST 660.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°18'53" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG A PROPOSED BOUNDARY ESTABLISHMENT LINE NORTH 00°18'53" EAST 335.00 FEET TO THE PROPERTY BOUNDARY OF ULS SURVEY 6931; THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°29'13" EAST 346.61 FEET; (2) SOUTH 00°30'47" WEST 335.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°29'13" WEST 345.45 FEET TO THE POINT OF BEGINNING. CONTAINING 115,920 SQUARE FEET OR 2.661 ACRES.

AREA "A" BOUNDARY DESCRIPTION

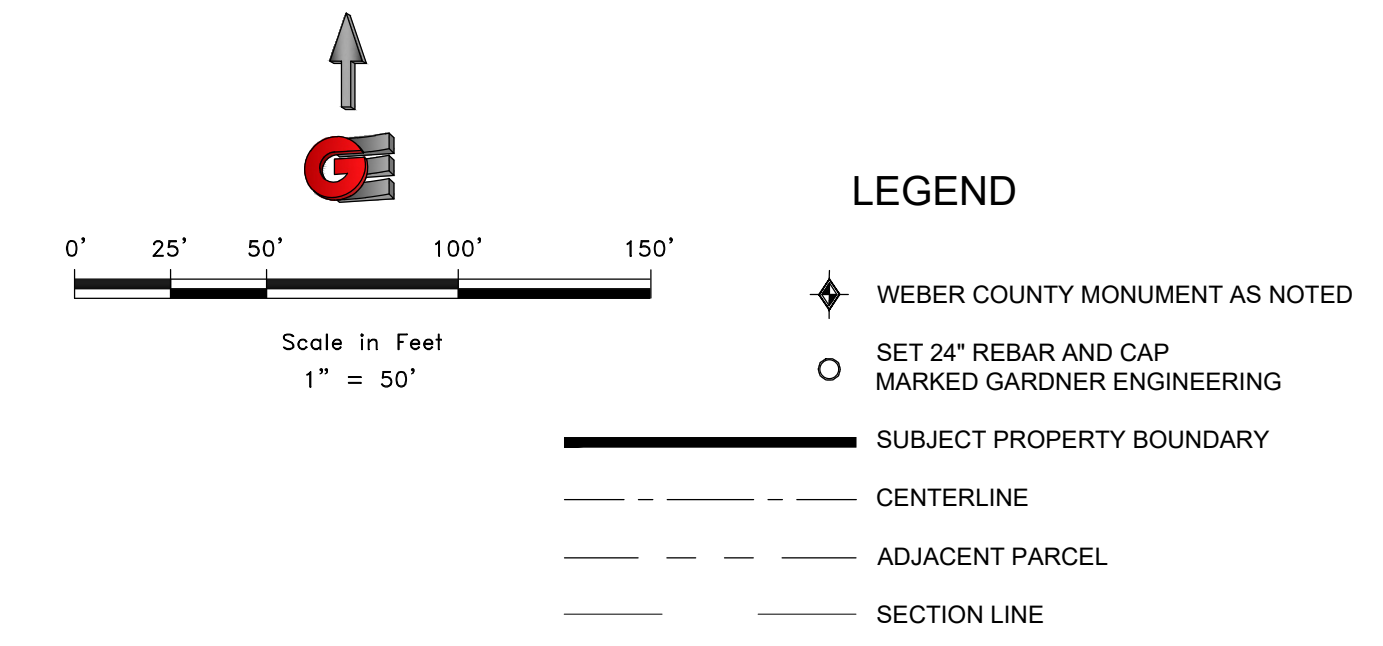
A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE PROPERTY BOUNDARY OF ULS SURVEY 6931 SAID POINT BEING LOCATED NORTH 89°29'13" WEST 660.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°18'53" EAST 368.00 FEET AND NORTH 89°29'13" WEST 1.02 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°29'13" WEST 42.37 FEET; (2) NORTH 00°30'47" EAST 292.00 FEET; (3) SOUTH 89°29'13" EAST 42.37 FEET; THENCE SOUTH 00°30'47" WEST 292.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12,372 SQUARE FEET.

AREA "B" BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET SAID POINT BEING LOCATED NORTH 89°29'13" WEST 660.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°18'53" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°29'13" WEST 44.55 FEET; THENCE NORTH 00°30'47" EAST 335.00 FEET TO THE PROPERTY BOUNDARY OF ULS SURVEY 6931; THENCE ALONG SAID PROPERTY BOUNDARY SOUTH 89°29'13" EAST 43.39 FEET TO A PROPOSED BOUNDARY ESTABLISHMENT LINE; THENCE ALONG SAID ESTABLISHED LINE SOUTH 00°18'53" WEST 335.00 FEET TO THE POINT OF BEGINNING. CONTAINING 14,729 SQUARE FEET.

PROPOSED BOUNDARY ESTABLISHMENT LINE

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 300 NORTH STREET SAID POINT BEING LOCATED NORTH 89°29'13" WEST 660.00 FEET ALONG THE SOUTH SECTION LINE OF SAID SOUTHWEST QUARTER SECTION AND NORTH 00°18'53" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE NORTH 00°18'53" EAST 335.00 FEET TO THE POINT OF TERMINATION.



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 2ND DAY OF MARCH, 2026.

PROFESSIONAL LAND SURVEYOR
3/2/26
8227228
Klint H. Whitney

KLINT H. WHITNEY, PLS NO. 8227228

SCALE	1:50, XREF
DATE	3/2/26
DESIGN	
DRAWN	JTN
CHECKED	KHW
DWG. NO.	RUBID - HALEB002 - LANDY WANDY SURVEY FOR DOUGLAS HANSEN (BLVD)

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR DOUGLAS HANSEN
+/- 5550 WEST 300 NORTH, WEBER COUNTY, UTAH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 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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