



RECORD DESCRIPTION PARCEL "A" 140130033
 PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 89°37'31" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 71°08'24" WEST 45.29 FEET; AND (2) NORTH 36°28'34" WEST 227.26 FEET TO A POINT ON THE BOUNDARY OF BEKS INVESTMENTS LLC PROPERTY, TAX ID NO. 14-013-0009; THENCE ALONG THE BOUNDARY OF SAID BEKS INVESTMENTS LLC PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 69°26'26" EAST 83.49 FEET; (2) THENCE NORTH 04°53'26" EAST 93.60 FEET; (3) NORTH 69°24'14" EAST 25.09 FEET; AND (4) NORTH 01°44'56" EAST 87.61 FEET; THENCE SOUTH 80°11'14" EAST 97.39 FEET; THENCE NORTH 71°49'56" EAST 139.44 FEET; THENCE SOUTH 20°10'07" WEST 472.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.65 ACRES.

RECORD DESCRIPTION PARCEL "B" 140130035
 TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD, LOCATED SOUTH 89°35'37" WEST 260.19 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION (BASIS OF BEARINGS) AND SOUTH 20°10'07" WEST 42.20 FEET TO SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 71°08'24" WEST 45.29 FEET; (2) NORTH 36°28'34" WEST 227.26 FEET FROM THE CENTER OF SAID SECTION; RUNNING THENCE NORTH 36°32'54" EAST 184.99 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY SPUR TRACK SHOWN AS (ICC 20A) PER RAILROAD PLAN TITLED 08-003-028, OGDEN YARD) ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE NORTHWESTERLY 221.68 FEET ALONG THE ARC OF A 383.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 33°07'09" AND LONG CHORD OF NORTH 75°37'04" WEST 218.60 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SPUR TRACK TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE MAIN LINE OF SAID RAILROAD COMPANY AS SHOWN IN DENVER & RIO GRANDE RIGHT OF WAY AND TRACK MAP SHEET NO. 8 OF 8 FROM STATION 1452+85 TO 1631+88, UNION PACIFIC FILE NUMBER 302541 (C.E. 47038 S-8 UTV-4-B); THENCE SOUTHWESTERLY 37.10 FEET ALONG THE ARC OF A 8533.99 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 00°14'57" AND LONG CHORD OF SOUTH 68°09'28" WEST 37.10 FEET ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°21'34" WEST 5.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD; THENCE SOUTH 36°28'34" EAST 228.86 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, AS DESCRIBED IN BOUNDARY ADJUSTMENT SURVEY DATED AUGUST 23, 2024 AND PREPARED BY SILVER PEAK ENGINEERING, BROCK R. BUTTLER P.L.S., 12552450, SITUATE IN WEBER COUNTY, STATE OF UTAH, LESS & EXCEPTING: A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 89°37'31" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 30; RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 71°08'24" WEST 45.29 FEET; AND (2) NORTH 36°28'34" WEST 227.26 FEET TO A POINT ON THE BOUNDARY OF BEKS INVESTMENTS LLC PROPERTY, TAX ID NO. 14-013-0009; THENCE ALONG THE BOUNDARY OF SAID BEKS INVESTMENTS LLC PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 69°26'26" EAST 83.49 FEET; (2) THENCE NORTH 04°53'26" EAST 93.60 FEET; (3) NORTH 69°24'14" EAST 25.09 FEET; AND (4) NORTH 01°44'56" EAST 87.61 FEET; THENCE SOUTH 80°11'14" EAST 97.39 FEET; THENCE NORTH 71°49'56" EAST 139.44 FEET; THENCE SOUTH 20°10'07" WEST 472.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.65 ACRES.

RECORD DESCRIPTION PARCEL "C" 14010036
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, BEGINNING 360.35 FEET SOUTH 89°23' WEST ALONG THE QUARTER SECTION LINE, AND 189.5 FEET NORTH 38°43'30" WEST FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, THENCE NORTH 69°7'30" EAST 110.7 FEET ALONG FENCE, THENCE NORTH 4°34'30" EAST 93.6 FEET, THENCE NORTH 69°7'30" EAST 25.09 FEET, THENCE NORTH 1°26' EAST 8.37 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG SOUTH RIGHT-OF-WAY LINE OF RAILROAD SPUR TRACK TO A POINT NORTH 38°43'30" WEST 178.70 FEET NORTH 0°02'30" EAST 45.65 FEET AND NORTH 67°48'00" EAST 59.66 FEET FROM BEGINNING, THENCE SOUTH 67°48' WEST 59.66 FEET, THENCE SOUTH 0°02'30" WEST 45.65 FEET, THENCE SOUTH 38°43'30" EAST 178.20 FEET TO BEGINNING.

ADJUSTED DESCRIPTION PARCEL 140130033
 PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 89°35'46" WEST AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 71°08'24" WEST 45.29 FEET; (2) NORTH 36°28'34" WEST 197.57 FEET; THENCE NORTH 30°38'38" EAST 180.48 FEET; THENCE NORTH 1°44'56" EAST 87.61 FEET; THENCE SOUTH 80°11'14" EAST 97.39 FEET; THENCE NORTH 71°49'56" EAST 139.44 FEET; THENCE SOUTH 20°10'07" WEST 472.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.65 ACRES.

ADJUSTED DESCRIPTION PARCEL 140130035
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD LOCATED 435.08 FEET SOUTH 89°35'46" WEST AND NORTH 0°00'00" EAST 135.20 FEET FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 36°28'34" WEST 231.30 FEET; THENCE NORTH 2°17'26" EAST 45.65 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY SPUR TRACK; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 69°00'26" EAST 67 FEET; THENCE SOUTH 60°55'16" EAST 189.22 FEET; THENCE SOUTH 1°44'56" WEST 8.37 FEET; THENCE SOUTH 30°38'38" WEST 180.48 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7 ACRES.

ADJUSTED DESCRIPTION PARCEL "A"
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EXCHANGE ROAD LOCATED 435.08 FEET SOUTH 89°35'46" WEST AND NORTH 0°00'00" EAST 135.20 FEET FROM THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING; RUNNING THENCE NORTH 36°28'34" WEST 29.69 FEET; THENCE NORTH 69°26'26" EAST 43.65 FEET; THENCE SOUTH 30°38'38" WEST 45.56 FEET TO THE POINT OF BEGINNING, CONTAINS 623.06 SQ. FEET.

ADJUSTED DESCRIPTION PARCEL "B"
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED 435.08 FEET SOUTH 89°35'46" WEST AND NORTH 0°00'00" EAST 135.20 FEET AND NORTH 30°38'38" EAST 128.35 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING; RUNNING THENCE SOUTH 4°53'26" WEST 57.45 FEET; THENCE SOUTH 69°26'26" WEST 39.84 FEET; THENCE NORTH 30°38'38" EAST 82.79 FEET TO THE POINT OF BEGINNING, CONTAINS 1033.30 SQ. FEET.

ADJUSTED DESCRIPTION PARCEL "C"
 PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT LOCATED 435.08 FEET SOUTH 89°35'46" WEST AND NORTH 0°00'00" EAST 135.20 FEET AND NORTH 30°38'38" EAST 128.35 FEET TO THE POINT OF BEGINNING FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; RUNNING THENCE NORTH 4°53'26" EAST 36.15 FEET; THENCE NORTH 69°24'14" EAST 25.09 FEET; THENCE SOUTH 30°38'38" WEST 52.13 FEET TO THE POINT OF BEGINNING, CONTAINS 409.39 SQ. FEET.

RECEIVED
 MAY 01 2026
 FILE # 8339

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 10TH DAY OF FEBRUARY, 2026.

↑

 KLINT H. WHITNEY, PLS NO. 8227228

Scale in Feet
 1" = 30'

SCALE: 1:30, XREF	DATE: 2/10/26	DESIGN: _____	DRAWN: KHW	CHECKED: KHW
REVISIONS	DESCRIPTION			
DATE				
PROPERTY SURVEY FOR BOB EMENGER				
800 WEST EXCHANGE ROAD				
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30,				
TOWNSHIP 6 NORTH, RANGE 1 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				
S1				
1				

- 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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DO A BOUNDARY ADJUSTMENT OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BOB EMENGER. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°35'46" WEST WEBER COUNTY, STATE PLANE, NAD 83 GRID BEARING.