Reeve & Associates, Inc. - Solutions You Can Build On

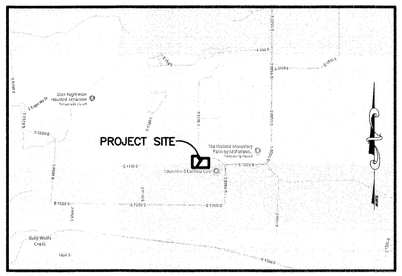
RECORD OF SURVEY

KIRKHAM PROPERTY

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

HUNTSVILLE, WEBER COUNTY, UTAH

MAY, 2026



VICINITY MAP
NO SCALE

DEED DESCRIPTION
PARCEL 21-035-0055

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1909.5 FEET WEST AND 1992.76 FEET SOUTH AND 470 FEET EAST FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 250 FEET; THENCE NORTH 220 FEET TO SOUTH LINE OF COUNTY ROAD; THENCE WEST 150 FEET; THENCE SOUTHWESTERLY 241.66 FEET, MORE OR LESS TO POINT OF BEGINNING.

NEW DESCRIPTION
PARCEL 21-035-0055

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. WEBER COUNTY UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET BEING 1343.16 FEET NORTH 89°28'52" WEST ALONG THE SECTION LINE AND 1769.98 FEET SOUTH 00°31'08" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 21 (SAID NORTHEAST CORNER BEING SOUTH 88°41'08" EAST 35.00 FEET FROM A FOUND WITNESS MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 21); THENCE SOUTH 89°21'45" EAST 150.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET TO THE WE4ST LINE OF LOT 1, MARILYNN SUBDIVISION NO. 2; THENCE SOUTH 00°38'15" WEST 220.00 FEET ALONG SAID WEST LINE AND AN EXISTING FENCE LINE TO THE NORTH LINE OF LOT 1, GREGORY SUBDIVISION AND AN EXISTING FENCE; THENCE NORTH 89°21'45" WEST 305.88 FEET ALONG SAID NORTH LINE AND EXISTING FENCE; THENCE NORTH 35°57'25" EAST 269.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 50,147 SQUARE FEET OR 1.151 ACRES.

DEED DESCRIPTION
PARCEL 21-035-0036

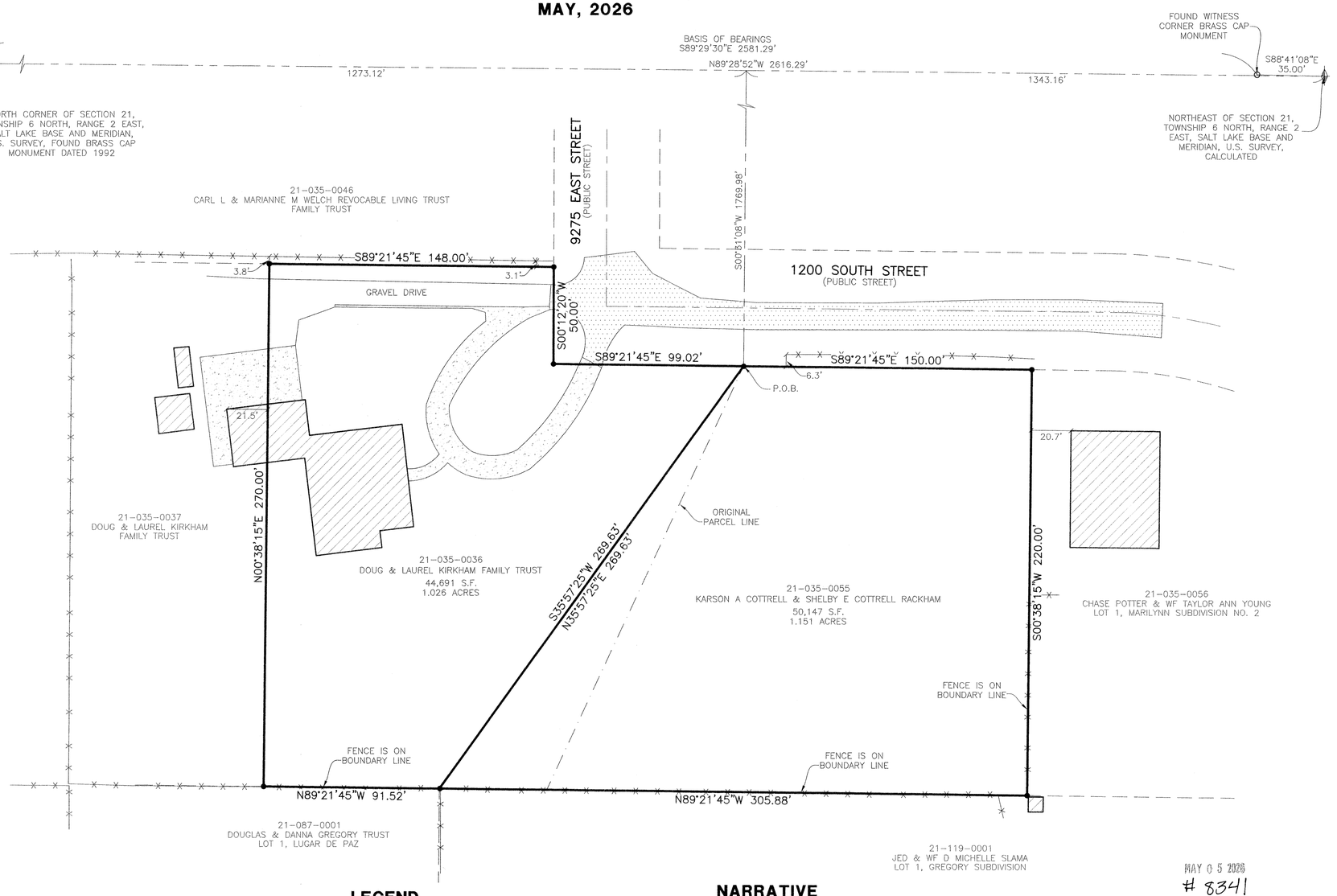
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF 1225 SOUTH STREET AND THE WEST LINE OF 9275 EAST STREET, BEING 1722.76 FEET SOUTH AND 1439.50 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 21 AND RUNNING THENCE SOUTH 50.00 FEET ALONG SAID WEST LINE OF 9275 EAST STREET TO THE SOUTH LINE OF 1225 SOUTH STREET, THENCE EAST 100.00 FEET ALONG SAID SOUTH LINE, THENCE SOUTH 24D26'38" WEST 24 66 FEET, THENCE WEST 147.33 FEET, THENCE NORTH 270.00 FEET TO THE NORTH LINE OF 1225 SOUTH STREET EXTENDED WEST, THENCE EAST 147.33 FEET ALONG SAID NORTH LINE EXTENDED TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE WEST 147.33 FEET

NEW DESCRIPTION
PARCEL 21-035-0036

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. WEBER COUNTY UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET BEING 1343.16 FEET NORTH 89°28'52" WEST ALONG THE SECTION LINE AND 1769.98 FEET SOUTH 00°31'08" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 21 (SAID NORTHEAST CORNER BEING SOUTH 88°41'08" EAST 35.00 FEET FROM A FOUND WITNESS MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 21); THENCE SOUTH 35°57'25" WEST 269.63 FEET TO THE NORTH LINE OF LOT 1, LUGAR DE PAZ AND AN EXISTING FENCE; THENCE NORTH 89°21'45" WEST 91.52 FEET ALONG SAID NORTH LINE AND EXISTING FENCE; THENCE NORTH 00°38'15" EAST 270.00 FEET; THENCE SOUTH 89°21'45" EAST 148.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 9275 EAST STREET; THENCE SOUTH 00°12'20" WEST 50.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE SOUTH 89°21'45" EAST 99.02 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 44,691 SQUARE FEET OR 1.026 ACRES.



MAY 0 5 2026
8341

NEW COMMON BOUNDARY LINE

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. WEBER COUNTY UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1200 SOUTH STREET BEING 1343.16 FEET NORTH 89°28'52" WEST ALONG THE SECTION LINE AND 1769.98 FEET SOUTH 00°31'08" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 21 (SAID NORTHEAST CORNER BEING SOUTH 88°41'08" EAST 35.00 FEET FROM A FOUND WITNESS MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 21); THENCE SOUTH 35°57'25" WEST 269.63 FEET TO THE POINT OF TERMINUS.

LEGEND

- = SECTION CORNER
- = FOUND WITNESS CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = EXISTING FENCE
- = RIGHT-OF-WAY CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE

30 0 30 60 90
Scale: 1" = 30'

NARRATIVE

THIS SURVEY WAS REQUESTED BY MR. DOUG KIRKHAM FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF GROUND.

BRASS CAP MONUMENTS WERE FOUND FOR NORTH QUARTER CORNER AND WITNESS MONUMENT FOR THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 89°29'30" EAST BETWEEN SAID NORTH QUARTER CORNER AND WITNESS MONUMENT FOR THE NORTHEAST CORNER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A PLAT FOR MARILYNN SUBDIVISION NO. 2 PREPARED BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, LLC, DATED DECEMBER 1996, AND RECORDED MARCH 11, 1997; A SUBDIVISION PLAT FOR LUGAR DE PAZ PREPARED BY CONSTRUCTION & LAND SURVEYORS, DATED MAY 18, 1999, AND RECORDED MAY 20, 1999; A DEDICATION PLAT FOR A PORTION OF 9275 EAST STREET & 1200 SOUTH STREET PREPARED BY ERNEST D. ROWLEY, DATED MARCH 7, 1996, AND FILED MARCH 7, 1996 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY DEDICATED PUBLIC RIGHT-OF-WAY, THE EAST LINE WAS ESTABLISHED BY SUBDIVISION PLAT. THE SOUTH AND WEST LINES WERE ESTABLIXHED BY DEED AND OCCUPATION.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 5th DAY OF MAY, 2026.

9239283
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 9239283 JASON T. FELT STATE OF UTAH 05/05/2026

Reeve & Associates, Inc.
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CIVIL ENGINEERS • SURVEYORS • PLANNERS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

RECORD OF SURVEY
PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HUNTSVILLE, WEBER COUNTY, UTAH

KIRKHAM PROPERTY

Project Info.
Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 4-28-2026
Name: KIRKHAM PROPERTY
Scale: 1"=30'
Checked:
Number: 8113-01

Sheet 1 of 1 Sheets

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