

Parcel # 08-006-0007

NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST S.L.B.&M.

FENCE INSTALLED FOR CONVENIENCE OF TWWIID
S89°56'46"E 194.21'

PARCEL # 08-006-0074

PARCEL # 08-006-0075

PARCEL 080280078

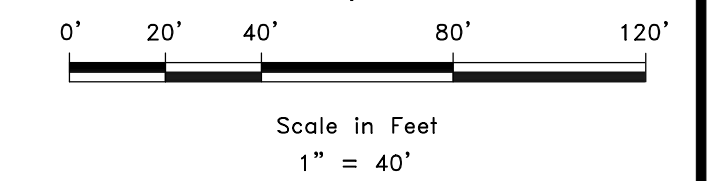
PARCEL 080280079

PARCEL 080220089

COMBINED T.W.W.I.D. CONTAINING 2.647 ACRES

PARCEL # 08-006-0067

UTA RAILROAD RR



- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING FENCE
- U.D.O.T. CONTROL LINE

RECEIVED
MAY 07 2026
FILE # 8352

PARCEL COMBINATION FOR T.W.W.I.D.

2731 NORTH 850 EAST

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2

TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. AND M.

GARDNER ENGINEERING

CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1880 W 2100 S, WEST HAVEN, UT 84401
P 801.476.0202 F 801.476.0066



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**RECORD PARCEL # 08-006-0067
BOUNDARY DESCRIPTION**

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°36'14"E 20.00 FEET, THENCE SOUTH 89°56'44"E 574.04 FEET, THENCE NORTH 35°41'55"E 529.15 FEET, THENCE SOUTH 89°56'46"E 194.21 FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERN RAILWAY, THENCE ALONG RIGHT OF WAY LINE SOUTH 34°21'30" WEST 544.77 FEET, THENCE NORTH 89°56'44" WEST 769.79 FEET TO POINT OF BEGINNING.

**RECORD PARCEL # 08-006-0074
BOUNDARY DESCRIPTION**

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°36'14"E 20.00 FEET, THENCE SOUTH 89°56'44"E 574.04 FEET, THENCE NORTH 35°41'55"E 529.15 FEET TO THE POINT OF BEGINNING, THENCE RUNNING NORTH 35°41'55"E EAST 199.44 FEET, THENCE SOUTH 89°56'46"E EAST 194.21 FEET, THENCE SOUTH 34°21'30" WEST 313.43 FEET, THENCE NORTH 54°02'56" EAST 165.16 FEET TO THE POINT OF BEGINNING.

**RECORD PARCEL # 08-007-0027
BOUNDARY DESCRIPTION ENTRY # 2764899**

A TRACT OF LAND SITUATE IN THE NW 1/4 SE 1/4 OF SECTION 2, IN T.5N., R.2W., S.L.B.&M., IN WEBER COUNTY UTAH, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER CORNER OF SAID SECTION 2; AND RUNNING THENCE SOUTH 0°27'13" WEST 58.37 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE OF AN EXPRESSWAY KNOWN AS STATE ROUTE 79; THENCE NORTH 82°36'11" EAST 446.50 FEET ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED-ACCESS LINE; THENCE NORTH 89°53'11" WEST 442.33 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12,908 SQUARE FEET IN AREA OR 0.30 ACRES.

**COMBINED T.W.W.I.D.
BOUNDARY DESCRIPTION**

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AND RUNNING THENCE NORTH 00°36'14"E 20.00 FEET, THENCE SOUTH 89°56'44"E 574.04 FEET, THENCE NORTH 35°41'55"E 529.15 FEET, THENCE SOUTH 89°56'46"E 194.21 FEET TO THE WESTERN RIGHT OF WAY OF THE RIO GRANDE WESTERN RAILWAY, THENCE ALONG RIGHT OF WAY LINE SOUTH 34°21'30" WEST 544.77 FEET, THENCE NORTH 89°56'44" WEST 323.09 FEET, THENCE SOUTH 82°36'10" WEST 450.91 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE ALONG SAID WEST LINE NORTH 00°27'21" EAST 58.48 FEET TO POINT OF BEGINNING, CONTAINING 2.647 ACRES.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO COMBINE THE PARCELS AS SHOWN AND DESCRIBED HEREON, THE SURVEY WAS ORDERED BY TWWIID. THE BOUNDARY FOR PARCEL # 08-006-0067 WAS ESTABLISHED FROM VESTING DEED ENTRY #2556481, ALONG WITH ADJOINING PROPERTY OWNER DEEDS. THE BOUNDARY FOR PARCEL # 08-006-0074 WAS ESTABLISHED FROM VESTING DEED ENTRY #2837387, ALONG WITH ADJOINING PROPERTY OWNER DEEDS. THE RIGHT-OF-WAY WAS DETERMINED BY WEBER COUNTY RECORDER, THE UTA RIGHT-OF-WAY WAS DETERMINED BY UTA RIGHT-OF-WAY DRAWINGS.

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 17-23-17 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 29TH DAY OF APRIL, 2026.



KLINT H. WHITNEY, PLS NO. 8227228