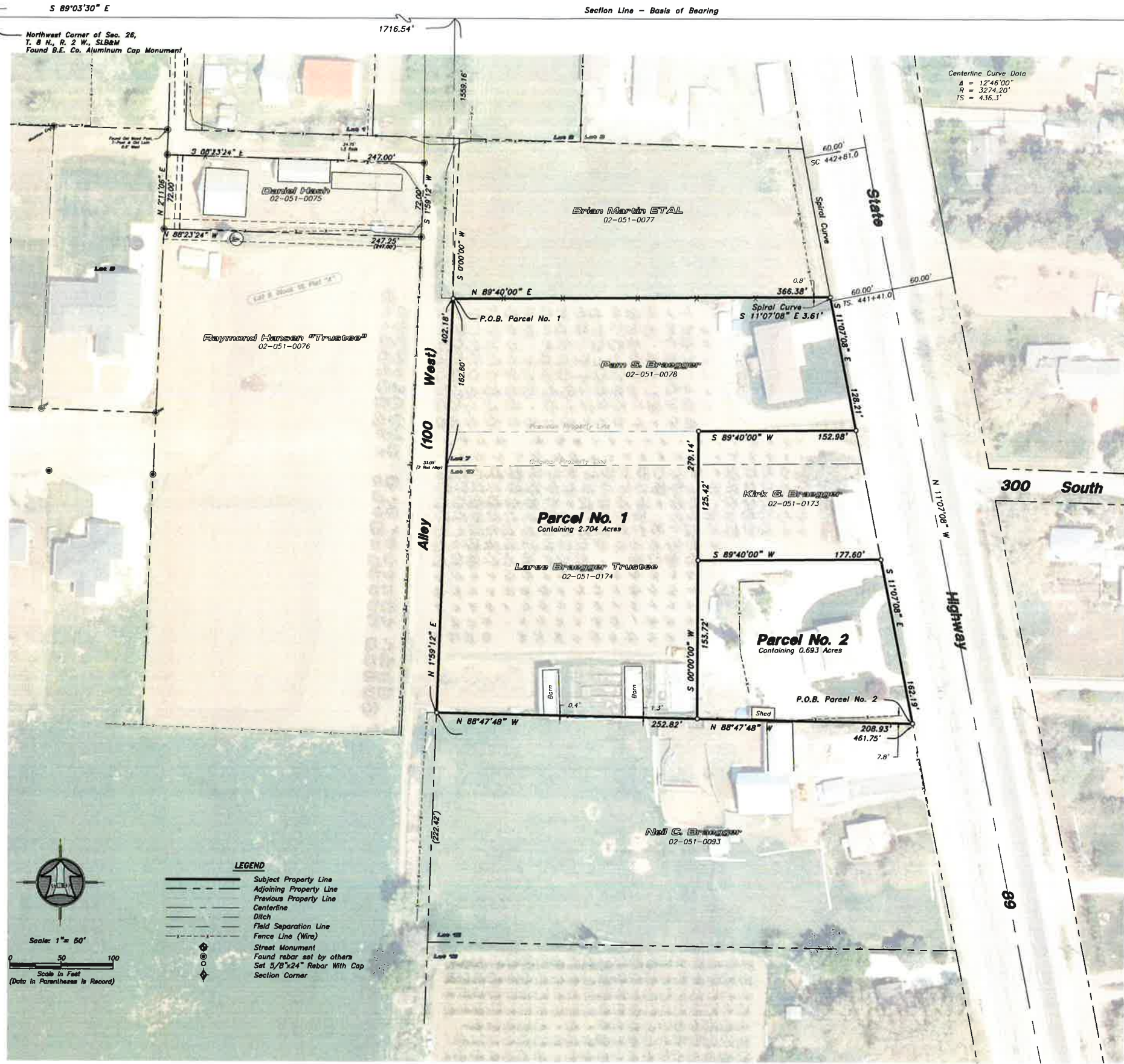




Parcel No. 1

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 33.00 FOOT WIDE ALLEY LOCATED 1716.54 FEET SOUTH 89°03'30" EAST ALONG THE NORTH LINE OF SAID SECTION AND 1559.16 FEET SOUTH 00°00'00" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT BEING LOCATED 162.60 FEET NORTH 01°59'12" EAST FROM THE SOUTHWEST CORNER OF LOT 7 OF SAID SECTION 26;

RUNNING THENCE NORTH 89°40'00" EAST 366.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH ALONG A SPIRAL CURVE TO THE RIGHT WHOSE LONG CHORD BEARS SOUTH 11°07'08" EAST 3.61 FEET; AND (2) SOUTH 11°07'08" EAST 128.21 FEET TO THE NORTHEAST CORNER OF THE KIRK G. BRAEGGER ETAL PROPERTY, TAX ID. NO. 02-051-0173; THENCE SOUTH 89°40'00" WEST 152.98 FEET TO THE NORTHWEST CORNER OF SAID KIRK G. BRAEGGER ETAL PROPERTY; THENCE SOUTH 00°00'00" WEST 279.14 FEET TO THE SOUTH LINE OF LOT 10 OF SAID SECTION 26; THENCE NORTH 88°47'48" WEST 252.82 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 10 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE NORTH 01°59'12" EAST 402.18 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.704 ACRES.

Parcel No. 2

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 AND THE SOUTH LINE OF LOT 10 OF SAID SECTION 26 LOCATED 1716.54 FEET SOUTH 89°03'30" EAST ALONG THE NORTH LINE OF SAID SECTION AND 1559.16 FEET SOUTH 00°00'00" WEST AND 402.18 FEET SOUTH 01°59'12" WEST AND 461.75 FEET SOUTH 88°47'48" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 26;

RUNNING THENCE NORTH 88°47'48" WEST 208.93 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°00'00" EAST 153.72 FEET TO THE SOUTHEAST CORNER OF THE KIRK G. BRAEGGER PROPERTY, TAX ID. NO. 02-051-0173; THENCE NORTH 89°40'00" EAST 177.60 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID KIRK G. BRAEGGER PROPERTY TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 11°07'08" EAST 162.19 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.693 ACRES.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by Kirk Braegger as a Boundary Line Adjustment Survey with Parcels 02-051-0078 and 0174. The control used to establish the property corners was the Willard City Townsite Plat "A", ROS# 89552-FF78, Middle Peak Estates Subdivision Recorded as Entry No. 216948, existing fence lines and found rebar along with the existing Box Elder County Survey Monumentation surrounding Section 26, T8N, R2W, SLB&M. Also used was the UDOT right-of-way plans for Highway 89, the base of bearing is the North line of said Section which bears South 89°03'30" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this _____ day of _____, 2020.

K. Greg Hansen PLS
Utah Land Surveyor Licence No. 167819



Boundary Line Adjustment Survey For
Kirk Braegger
300 South Highway 89
Willard City, Box Elder County, Utah
A Part of the Northwest Quarter of Section 26,
Township 8 North, Range 2 West, S.L.B.&M.

Drawn By: hph Date: 11/11/20
Designed By: hph
Checked By: hph
Approved By: hph
Scale: 1" = 50'
Drawing File: 20-3-304 v19
JOB NUMBER: 20-3-304

167819
K. GREG
HANSEN
STATE OF UTAH

Sheet
1
of
1
Sheets