

DEED DESCRIPTIONS

Patent - USA to Union Pacific Railroad - Book 1, Page 181, Weber County Records Conveyed February 24, 1877, Recorded August 31, 1889

North half of the Northeast Quarter, Southwest Quarter of the Northeast Quarter, Northeast Quarter of the Southwest Quarter, South half of the Southwest Quarter, Northwest Quarter of the Southeast Quarter and South half of the Southeast Quarter of Section Twenty Seven, containing three hundred and sixty acres.

Warranty Deed - Emma Bowman to Union Pacific Railroad Company - Book 65, Page 536 Conveyed September 21, 1911, Recorded October 16, 1911

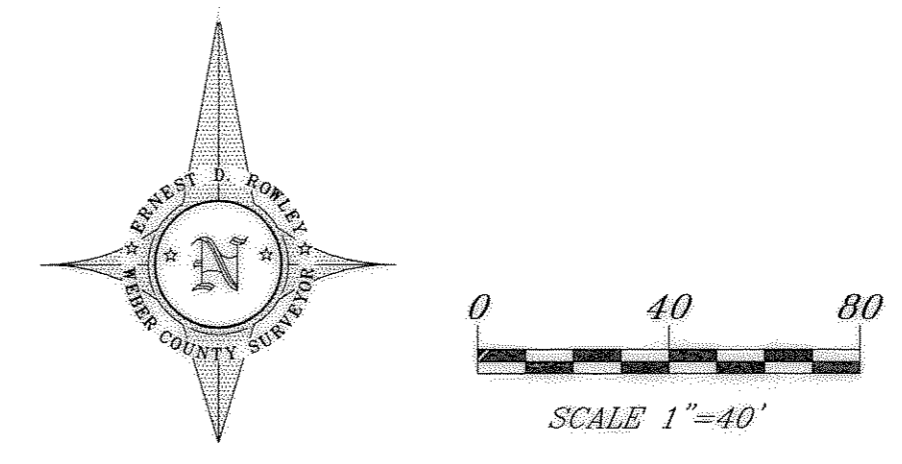
A part of the Northwest Quarter of the Northeast Quarter of Section Twenty-seven (27) Township Five (5) North of Range One (1) West of the Salt Lake Meridian, described as follows, to-wit: Beginning at a point on the north line of said Section fourteen hundred twenty-five and seven tenths (1425.7) feet west of the Northeast corner of the Northeast Quarter of said section and running thence south two degrees and thirteen minutes west Five hundred (500) feet; thence in a Northwesterly direction to a point Four hundred and fifty-nine (459) feet south thirty-eight minutes west of a point on the north line of said quarter section Four hundred fifty-eight and five tenths (458.5) feet from the place of beginning; thence North thirty-eight minutes East Four hundred fifty nine (459) feet to a point on the North line of said quarter Section thence East along the North line of said quarter section Four hundred fifty-eight and five tenths (458.5) feet to the place of beginning, containing an area of Five and two tenths (5.2) acres, more or less.

DESCRIPTION FROM SURVEY

A parcel of land being part of two entire tracts located in the Northwest Quarter of the Northeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian, one entire tract is described in that Patent to Union Pacific Railroad Co. executed February 24, 1877 and recorded August 31, 1889 in Book 1, Page 181, and the other entire tract is described in that Warranty Deed recorded October 16, 1911 in Book 65, Page 536, Weber County Recorder's Office. The boundary of said parcel of land is described as follows:

Beginning at a point which is North 89°21'38" West (deed record = West) 1,398.40 feet along the monumented section line from the Northeast corner of said Section 27, said point also being the northwesterly corner of that property described in the Warranty Deed recorded as Entry No. 2377339, Weber County Recorder's Office; thence South 02°51'22" West (deed record = S 02°13' W) 191.68 feet along the westerly boundary line of said property described in Warranty Deed Entry No. 2377339 to the northerly right of way line of the Union Pacific Railroad being 100.00 feet, perpendicularly distant northerly, from the centerline of the existing main east bound track of said railroad; thence South 85°03'35" West 479.55 feet along a line being 100.00 feet, perpendicularly distant northerly, and parallel with said main east bound track to the easterly line of Lincoln Highway Detention Basin Subdivision as platted and recorded in Book 55, Page 78, Weber County Recorder's Office; thence North 00°29'52" East (deed record = N 00°38' E) 238.16 feet along said easterly line to the northeasterly corner of said subdivision being on the northerly line of said Section 27; thence South 89°21'38" East 485.28 feet along said section line to the point of beginning.

The above tract of land contains 103,323 square feet in area or 2.372 acres, more or less.



SURVEYOR'S CERTIFICATE

I, Robert W. Knox, being a licensed Land Surveyor hold License No. 168667 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyor's Licensing Act, have completed a survey of the property shown and described hereon and being an employee of Weber County have done so for and in behalf of Weber County in accordance with Section 17-23-17 and have placed monuments as represented on this plat.



NARRATIVE

The purpose of this survey is to monument the corners and provide a legal description of the property being bordered on the east by that tract owned by Weber Pathways and described in that Warranty Deed, Entry Number 2377339 and recorded on November 25, 2008 Weber County Recorder's office and being bordered on the West by the tract owned by Weber County and described as Lot 1 Lincoln Highway Detention Basin Subdivision, and being bordered on the North by the northerly line of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and on the South by a line 100 feet, perpendicularly distant northerly from the centerline of the main line East bound track of the Union Pacific Railroad.

The basis of bearing is along the monumented northerly line of said Section 27 between the North Quarter corner and Northeast corner of said Section 27 and as shown hereon. Basis of Bearings is Nad83 as determined by Weber County using GPS technology.

Railroad maps used in the course of this survey are as follows: 1. Union Pacific Railroad, Western Division main line, Morgan to Ogden, M.P. 967.3 to M.P. 992.55, Station 51600 to Station 52932+97.3, Section 36, T. 4 N., R. 2 E. To Section 29, T. 6 N., R. 1 W., Office of Chief Engineer U.P.R.R. Omaha, NE, May 2, 1928 2. Union Pacific Railroad, Map of Change in Line Gateway to Uintah, Weber, Davis and Morgan Counties, Utah, M.P. 987+1285.3 to M.P. 994+2692, June 22, 1912, Drawing No. 20489.

The centerline of the East Bound main track was used as the centerline of the railroad right of way as shown on railroad drawings. Surveys No. 2830 and 3532 as filed in the Weber County Surveyor's office, also used this as the centerline with a slight difference in centerline bearing. The description of the parcel conveyed to Weber Pathways in that Warranty Deed recorded November 25, 2008 also uses this as the centerline of railroad right of way.

Surveys that were reviewed in the course of this survey are boundary surveys No. 2830 by Dick Mechem and No. 3532 by K. Greg Hansen and the recorded dedication plat of Lincoln Highway Detention Basin Subdivision, Book 55, Page 78.

Union Pacific Railroad Co. received a patent from the USA February 24, 1877 for the N 1/2 & SW 1/4 of NE 1/4 and the S 1/2 & NW 1/4 of SE 1/4 and the S 1/2 and NE 1/4 of SW 1/4 of Section 27, Township 5 North, Range 1 West.

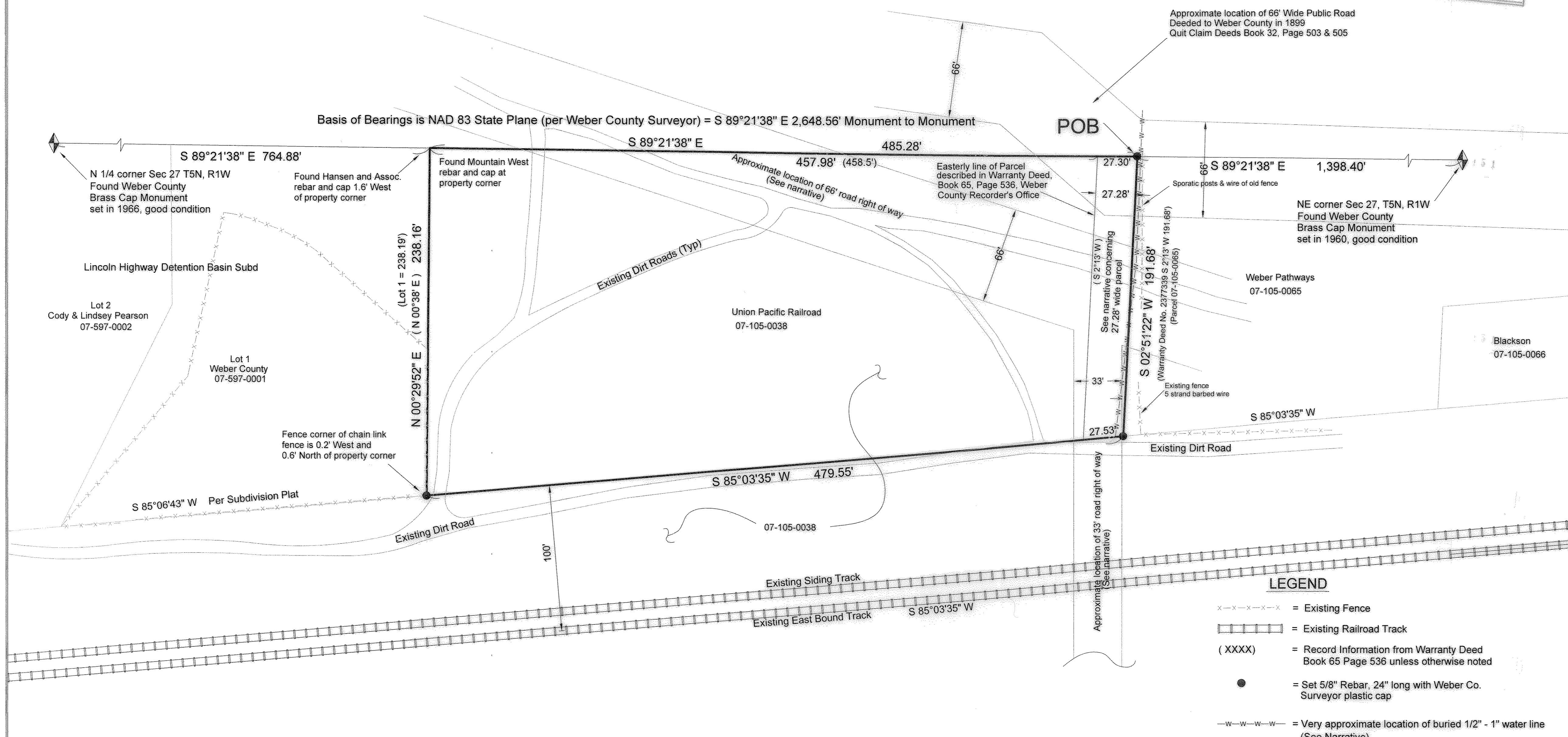
Between 1895 and 1899 the Union Pacific deeded away, to private individuals, properties that now include parcels shown hereon with the tax serial numbers of 07-105-0065, 07-105-0038, 07-597-0001 and 0002. It appears that Union Pacific never conveyed away a 27.28 foot wide parcel between 05-107-0065 and 07-105-0038 as shown hereon. They do show on the railroad drawings this area as a public road. No record was found where this area was deeded away for that purpose. Since this area will be deeded from the railroad to Weber County this issue is not being addressed in this survey.

In 1911 the railroad acquired the tract of land, which included the portion being surveyed now and shown in this survey, except for the 27.28 foot wide parcel. Calls have remained very constant from the Northeast corner of said Section 27 throughout the history of these tracts of land.

The Easterly line of Lincoln Highway Detention Basin Subdivision was held for the westerly boundary line of the surveyed parcel and the deed elements for parcel 07-105-0065 were held for the easterly boundary line of said surveyed parcel. The section line as monumented and shown hereon was held for the northerly boundary line.

On March 31, 1884 the County Court of Weber County, Utah Territory ordered that certain roads throughout the county be surveyed and described for the purpose of determining which roads should be declared county roads. On March 3, 1885 the results of these surveys were reviewed and accepted by the court as county roads. Records of the minutes of those meetings are included in pages 246, 247, 376, 377 Book C County Clerks Records. There are two of these roads that appear to traverse this surveyed property. The approximate location is shown hereon. One of these roads is 33 feet wide and the other is 66 feet wide.

Upon a field inspection a valve was found near the SE corner of the surveyed property as shown hereon. The valve is on a 1/2" to 1" steel pipeline carrying water from a spring near the NE corner of surveyed property. I called Mr. Bart Kendall who is using the water to water livestock. He reports the line is on the West side of the existing fence. The exact location is not known so the location of the line as shown hereon is very approximate. We have not searched for an easement for the line.



LEGEND

- x-x-x-x-x = Existing Fence
- - - - - = Existing Railroad Track
(XXXX) = Record Information from Warranty Deed Book 65 Page 536 unless otherwise noted
● = Set 5/8" Rebar, 24" long with Weber Co. Surveyor plastic cap
--w--w--w-- = Very approximate location of buried 1/2" - 1" water line (See Narrative)

Boundary Survey
Weber Pathways Trail Parcel
PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 27
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

Plot Prepared By
Robert W. Knox, P.L.S.
January 11, 2011
WEBER COUNTY
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