

NORMA ESTHER BAILEY TRUST
17-051-0046

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Entry #1630489
Book 2007, Page 0182

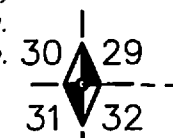
THE TAGGART FAMILY LLC
18-053-0005
Entry #2472288

SCADDEN
17-050-0037
150 East
Lomond View Drive

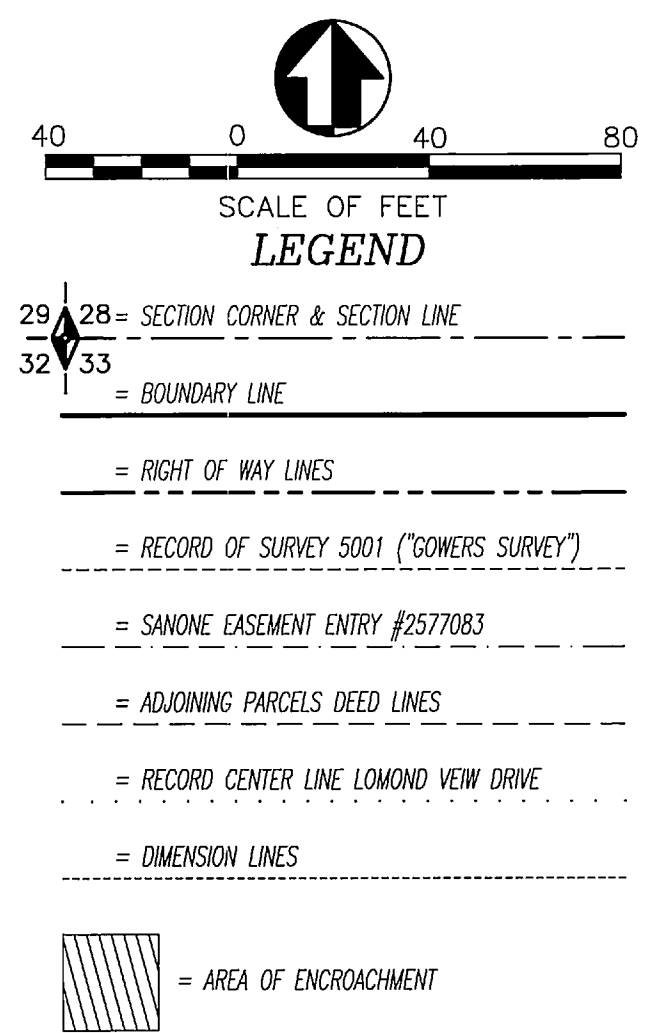
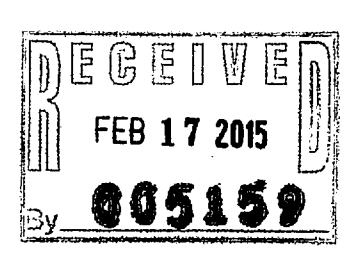
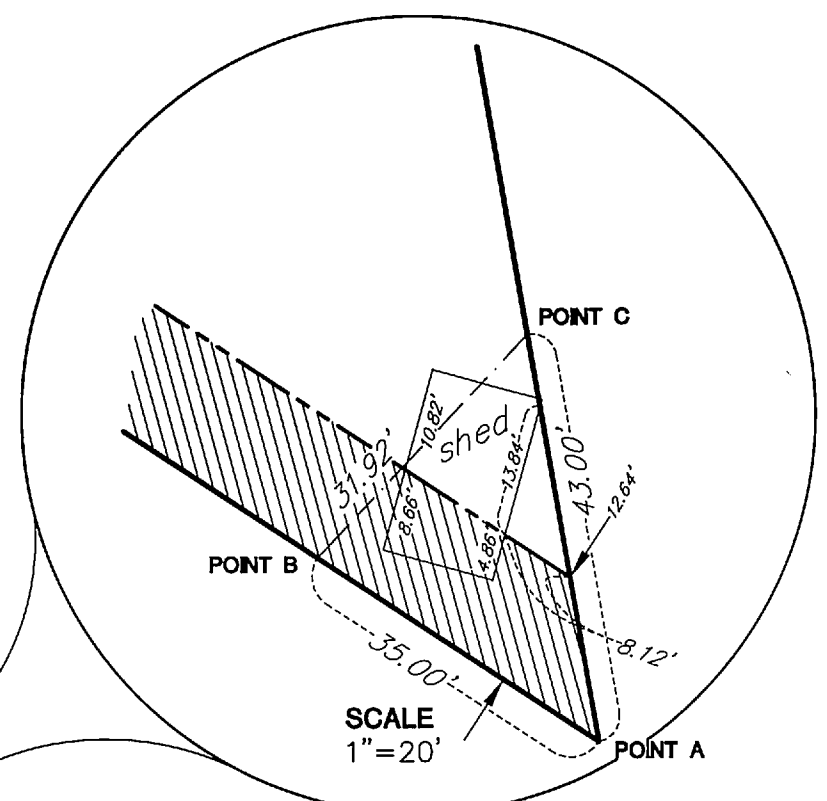
KARMEN SANONE
17-050-0038

NOTE:
ALL SHOWN DISTANCES ARE
MEASURED UNLESS OTHERWISE
NOTED.

Southwest Corner Section 29,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap.



2869.48' (ROS 5001)
2871.67' (Measured)
2580.36' (ROS 5001)
2578.05' (Measured)
N89°09'15"W 5449.73' (Measured)
N88°50'32"W 5449.84' (ROS 5001)
BASIS OF BEARING



NARRATIVE:

Boundary Consultants was retained by Rick Scadden to survey the subject parcel, and verify a previous Record of Survey performed by Great Western Land Consulting and Surveying, certified by Travis Gowers, P.L.S., filed as Survey Number 5001 in the Office of the Weber County Surveyor. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOD Model CONUS 12 @ elevation 4392.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. The deed for this parcel is tied to the Northwest Corner of Lot 38, Plat B, North Ogden Survey which is also the Center Quarter Corner of Section 29, which has been obliterated and is not monumented on the ground. The South and West Quarter Corners of this Section are obliterated as well. Boundary Consultants has been able to ascertain a preliminary location for the South Quarter Corner from the Subdivision Plat of North Ogden Ranchettes - Unit 1, recorded in Book 16, at Page 11 of the Weber County Records. We have not been able to verify the location of the stated Quarter Corner or Subdivision with certainty as the subdivision has been placed based on occupation lines and ambiguities exist with adjoining properties. No reasonable location for the West Quarter Corner has been ascertained at this juncture in time and it is apparent that resetting that corner using the "Proportionate Measurement" method does not place the corner in its historic location. We have placed the Parcel's location by calls to monuments, (fence lines), contained in the deed to the Scadden's which are consistent with prior transfers throughout the parcels life. We held the Southeast Corner of the deed at the measured point of intersection of the remains of an ancient wire fence that ran along the north side of the asphalt of Lomond View Drive and the East boundary of the subject parcel. The parcel was then rotated from its deed bearings to the measured easterly fence line and found to be in harmony with a large portion of the remains of an ancient fence bounding the westerly side of the subject parcel. The Parcel's southwest deed corner also matched into an extant ancient fence line running along the south line of the adjoining Bailey Parcel, the parent parcel to the subject parcel. The subject parcel encroaches into the Right of Way of Lomond View Drive which was reestablished from the Deed dedicating "Bailey and Shaw's Lane (Lomond View Drive) as a 66 foot wide Weber County Roadway, [See Probate Court Book "C" page 231, of the Weber County Records,] and the monumented location of the "Greensview Estates Subdivision", Book 27, Page 82, of said County Records. Greensview Estates calls Lomond View Drive as being 60 feet wide, 30 feet each side of the center line of the roadway. We have honored the location of the center line as shown on the aforesaid Plat but have widened the Right of Way to its correct width of 66 feet. The correct placement of Lomond View Drive between Greensview Estates and the Bailey Subdivision on the north side of Lomond View Drive shows an encroachment by both subdivisions into the County Right of Way. No record of "Vacation" of the Right of Way of the Bailey and Shaw's Lane or Lomond View Drive was found in the course of our research, therefore we have held to the record Right of Way pursuant to Utah State Statutes that you cannot "Adversely Posses" or gain Unwritten Title or Rights to Public Lands. The results of our analysis of the Public Records in the course of this survey are as shown hereon. We have relied upon Records of Survey numbers; 252, 536, 797, 1592, 1740, 3354, 3872, 3938, 3903 and 4687 in the course of this survey. We have also relied upon the following Subdivision Plats: Spring Hill Subdivisions Phases 1 and 2 (39-51, 39-52, respectively) North Ogden Ranchettes-Unit 1 (16-11), Country North Estates (21-67), Greensview Estates (27-82), and Bailey Subdivision (11-41). We have analyzed and rejected Records of Survey numbers; 1710, 1533, 3240, 4094, 4167, 5000 and 5001.

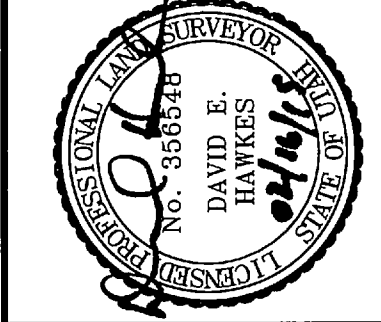
DESCRIPTION:

WARRANTY DEED: ENTRY #2655375.

Part of Section 29, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, and part of Lot 38, Plat B, North Ogden Survey, described as follows:
Beginning at a point located North 61°28'10" West 390 feet more or less and South 00°17'27" West 107.3 feet more or less from a point described as being South 89°35' East 287.4 feet and SOUTH 78 feet more or less from the Northwest corner of said Lot 38, said point of beginning also being described of record as being located 55 feet more or less WEST of the Southeast corner of the Northwest Quarter Section of said Section 29; Thence South 10°23'27" East 625.02 feet along an existing fence to the North line of Lomond View Drive; Thence North 57°20'06" West 156.17 feet along said North line; Thence North 81°57'44" West 18.56 feet along an existing fence; Thence North 06°23'14" East 231.70 feet; Thence North 02°31'43" West 274.58 feet along an existing fence; Thence North 18°31'57" West 20.09 feet; Thence North 81°54'01" East 30.14 feet to the place of beginning.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT IN FAVOR OF KARMEN SANONE; ENTRY #2577083.

Grantor grants Grantee an easement of use to the garage/SHED which sits on the southeast corner of Grantor's property, parcel Number 17-050-0037, including the surrounding property which, extending 35' from the southeast corner (POINT A) west 35' to point (B) on the south property line. Point A extends north along east property line 43' to (POINT C). Point B angles 45° N.E. to intersect at Point C making a triangle. The garage/SHED is more particularly defined as SHED in the Property Survey dated 05/11/2012, prepared by Travis R. Gower of Great Western Land.



DATE: 02-10-15
SCALE: 1"=40'
SHEET NUMBER: 1413001

RECORD OF SURVEY OF
TAX PARCEL 17-050-0037
MICHELE C. and HEIDI SCADDEN
LYING AND SITUATE IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1