

Record of Survey

PART OF THE NW 1/4 OF SECTION 14 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

ROY CITY, WEBER COUNTY, UTAH - Survey Date: April 2015

BOUNDARY LINE AGREEMENT DESCRIPTION (EXHIBIT C)

A boundary line in the Northwest Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said tract having a basis of bearing of North 89°39'35" West between the monumented Northeast Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1855413.58 Y= 307528.92 which is a 1965 Weber County brass cap in a ring and lid) and the monumented North Quarter Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1852768.43 Y= 307544.63 which is a 2006 Weber County brass cap in a ring and lid) of said Section 14, said tract being described as follows; BEGINNING at a point located on the north boundary of Elaine J. Larsen Subdivision as recorded in Plat book 45 Page 27 of the Weber County Recorder's Office, said point being located 1162.68 feet North 89°41'25" West along section line, 33.00 feet South 00°18'35" West (said point is also located 1484.93 feet South 89°41'25" East and 33.00 feet South 00°18'35" West by record from the Northwest Corner of said Section 14), and 52.40 feet South 89°41'25" East along the north boundary of said subdivision being the south right of way of 4800 South Street; FROM the North Quarter Corner of said Section 14; RUNNING thence South 01°42'27" West 105.61 feet along the extension of an existing chain link fence and along said fence; Thence South 07°45'53" East 29.69 feet along said fence and fence extended to the point of terminus, said point of terminus being on the south boundary line of Lot 1 of said Elaine J. Larsen Subdivision.

BOUNDARY DESCRIPTION of Parcels 09-021-0026, 09-021-0027, 09-021-0031

A Tract of land in the Northwest Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said tract having a basis of bearing of North 89°39'35" West between the monumented Northeast Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1855413.58 Y= 307528.92 which is a 1965 Weber County brass cap in a ring and lid) and the monumented North Quarter Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1852768.43 Y= 307544.63 which is a 2006 Weber County brass cap in a ring and lid) of said Section 14, said tract being described as follows; BEGINNING at the Northwest corner of Lot 2 Elaine J. Larsen Subdivision as recorded in Plat book 45 Page 27 of the Weber County Recorder's Office, said point being located 1162.68 feet North 89°41'25" West along section line and 33.00 feet South 00°18'35" West (said point is also located 1484.93 feet South 89°41'25" East and 33.00 feet South 00°18'35" West by record from the Northwest Corner of said Section 14); FROM the North Quarter Corner of said Section 14; RUNNING thence South 89°41'25" East 52.40 feet along the south right of way of 4800 South Street to an existing rebar and cap bearing the name of Mountainwest; Thence South 01°42'27" West 105.61 feet along an existing chain link fence and fence extended; Thence South 07°45'53" East 29.69 feet along an existing chain link fence and fence extended; Thence South 89°41'25" East 99.00 feet (said line is not along the existing chain link fence) to a Northeast corner of said Lot 2 being the Southeast corner of Lot 1, said subdivision; Thence North 00°18'35" West 3.06 feet along the east boundary of said Lot 1; Thence South 89°41'25" East 66.00 feet along the north boundary of a parcel deeded by Quit Claim Deed recorded Feb. 25, 2015 as Entry #2723461 to the Northeast corner thereof (this line does not follow an existing wood fence); Thence South 00°10'56" East (S 00°29'31" E by deed) 164.64 feet the east boundary of said parcel being an existing and long standing chain link fence to the Southeast corner thereof being an existing fence post; Thence North 89°41'25" West (West by deed) 66.00 feet along the south boundary of said parcel being an existing and long standing chain link fence to the Southwest corner thereof being an existing fence post; Thence South 00°01'56" East (S 00°18'35" E by plot) 51.46 feet along the east boundary of Lot 2, said subdivision being an existing and long standing fence line to the Southeast corner thereof being an existing fence post; Thence North 89°41'25" West 153.00 feet along the south boundary of said Lot 2 being an existing chain link fence line to the Southwest corner thereof; Thence North 00°18'35" East 348.44 feet along the west boundary of said Lot 2, said boundary approximately following an existing fence and black wall as shown and noted on the amended plot of "Elaine J. Larsen Subdivision - 1st Amendment", to the point of beginning. Containing 1.1551 acres, more or less.

BOUNDARY DESCRIPTION of Total Property Surveyed

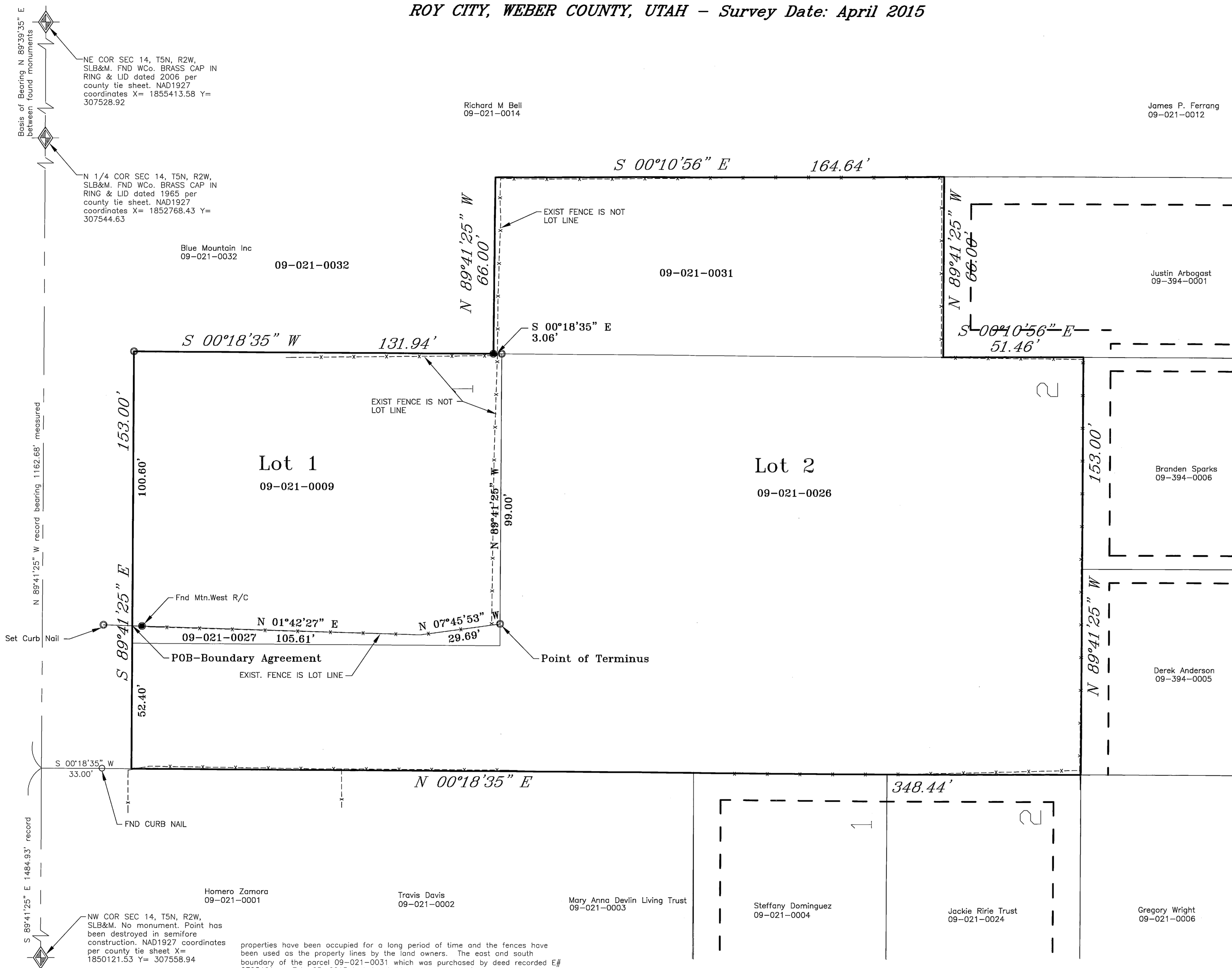
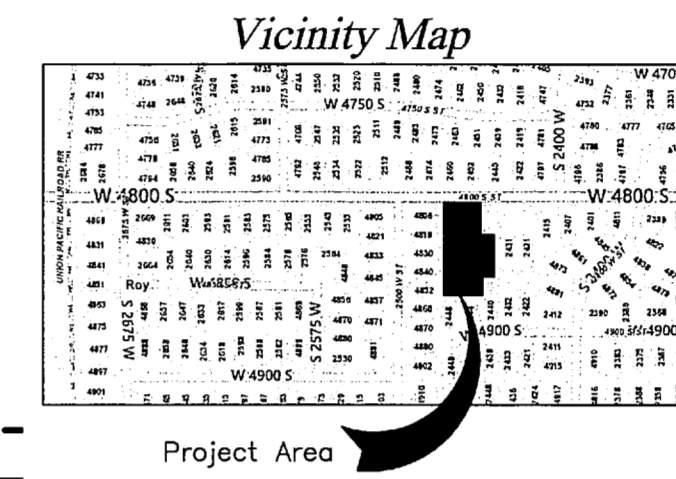
A Tract of land in the Northwest Quarter of Section 14, Township 5 North, Range 2 West, Salt Lake Base and Meridian, said tract having a basis of bearing of North 89°39'35" West between the monumented Northeast Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1855413.58 Y= 307528.92 which is a 1965 Weber County brass cap in a ring and lid) and the monumented North Quarter Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1852768.43 Y= 307544.63 which is a 2006 Weber County brass cap in a ring and lid) of said Section 14, said tract being described as follows; BEGINNING at the Northwest corner of Lot 2 Elaine J. Larsen Subdivision as recorded in Plat book 45 Page 27 of the Weber County Recorder's Office, said point being located 1162.68 feet North 89°41'25" West along section line and 33.00 feet South 00°18'35" West (said point is also located 1484.93 feet South 89°41'25" East and 33.00 feet South 00°18'35" West by record from the Northwest Corner of said Section 14); FROM the North Quarter Corner of said Section 14; RUNNING thence South 89°41'25" East 153.00 feet along the south right of way of 4800 South Street to the Northeast corner of Lot 1, said subdivision; Thence South 00°18'35" West 131.94 feet along the east boundary of said Lot 1; Thence South 89°41'25" East 66.00 feet along the north boundary of a parcel deeded by Quit Claim Deed recorded Feb. 25, 2015 as Entry #2723461 to the Northeast corner thereof; Thence South 00°10'56" East (S 00°29'31" E by deed) 164.64 feet the east boundary of said parcel being an existing and long standing chain link fence to the Southeast corner thereof being an existing fence post; Thence North 89°41'25" West (West by deed) 66.00 feet along the south boundary of said parcel being an existing and long standing chain link fence to the Southwest corner thereof being an existing fence post; Thence South 00°01'56" East (S 00°18'35" E by plot) 51.46 feet along the east boundary of Lot 2, said subdivision being an existing and long standing fence line to the Southeast corner thereof being an existing fence post; Thence North 89°41'25" West 153.00 feet along the south boundary of said Lot 2 being an existing chain link fence line to the Southwest corner thereof; Thence North 00°18'35" East 348.44 feet along the west boundary of said Lot 2, said boundary approximately following an existing fence and black wall as shown and noted on the amended plot of "Elaine J. Larsen Subdivision - 1st Amendment", to the point of beginning. Containing 1.4702 acres, more or less.



Scale ~ 1" = 20'

Legend

- X---X--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK



NARRATIVE

The purpose of the survey began as a project to amend the original plat of the Elaine J. Larsen Subdivision to reconfigure the lots to match an existing fence line on the west of Lot 1 and to add a parcel to Lot 2. This was in preparation for the new consolidated Lot to be sold. During the process of getting this plat done and after submitting to Roy City for a review the owner has indicated that he does not have time to complete the process prior to the property being sold. It was decided to prepare a boundary line agreement which will settle the location of the boundary line between parcels 09-021-0009 and 09-021-0027 and to prepare a metes and bounds description that can be used in the sale of the property that the client owns. The client has indicated that he would inform the buyers that the city will probably require completion of the plat amendment prior to issuing any building permits. This record of survey plat is being prepared to document the boundary agreement and where the points of the property have been set in this work.

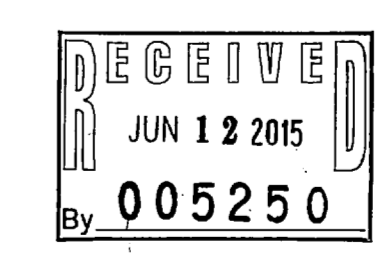
The basis of bearing is as noted in the boundary description. During the process of the survey work it was found that the historic descriptions for the parcel adjoining this subdivision (09021-0030 which has been divided into 09-021-0031 & 09-021-0032) differed in the beginning tie from the subdivision plat. This difference caused the parcel to plot west of the occupied location. This is true with several other parcels to the east of here. The

properties have been occupied for a long period of time and the fences have been used as the property lines by the land owners. The east and south boundary of the parcel 09-021-0031 which was purchased by deed recorded E# 2723461 on Feb. 25, 2015 is being held as the existing fences and the deed distance on the east boundary is also being held. The other boundaries are held to the original subdivision plat and were found to conform to a remaining portion of fence on the east and the fence on the south. The fence and block wall on the west are on the property line in some places but not all as can be seen hereon. The southwest and northwest fence corners are not at the corner of the subdivision.

The fence that is near the south line of Lot 3 is not the property line. The fence on the west of Lot 3 is being made the property line by platting this subdivision and issuing cross quit claim deeds for the new Lots 3 and 4. It should be noted that until the proper deeds are recorded the fence on the west of Lot 3 does not represent the line of ownership.

The documents used in this survey are:

1. Ownership and Abstract records of the Weber County Recorder's Office for parcels: 09-021-0009, 09-021-0026, 09-021-0027, 09-021-0031.
2. Deeds of record: Entry #s: 1267722, 1492341, 1506114, 1907999, 1917730, 1917731, 1967434, 2233146, 2709156, and 2723461.
3. Subdivisions Plat Book-page: 41-037 Visser Subdivision, 43-031 & 43-032 Whispering Sands Subdivision Phase's 1 and 2, 45-037 Elaine J. Larsen Subdivision.
4. Weber County Surveyor Record of Survey plat number 001870.
5. Weber County Surveyor monument tie sheets for: 07-23, 07-24, 07-25.



SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - BA-3
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801-731-4075

DEVELOPER: R. David Collins, Jr.
Address: 2477 West 4800 South, Roy, Utah 84067

**NW 1/4 of Section 14,
Township 5 North, Range 2 West, Salt Lake Base and Meridian.**

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: June 5, 2015
	FILE: 3506