

UTAH DEPARTMENT OF TRANSPORTATION
QUIT CLAIM DEED
ENTRY # 2538233

SR 79 (HINCKLEY DRIVE)

UTAH DEPARTMENT OF TRANSPORTATION
QUIT CLAIM DEED
ENTRY # 2520821

LOT 40

PARCEL # 08-007-0032
QUIT CLAIM DEED
BOOK 1369
PAGE 322
CONTAINS ±1.53 acres

PARCEL # 08-007-0007
CONTAINS ±2.29 acres

PARCEL # 08-007-006
QUIT CLAIM DEED
ENTRY # 2538233
CONTAINS ±0.06 acres

QUIT CLAIM DEED
ENTRY # 1718194
BOOK 2083
PAGE 2120

PARCEL # 08-007-0005
CONTAINS ±2.14 acres

R. CRAIG HANSEN
ENTRY # 2106270

LOT 1
LOT 2
LOT 3
NORTH CREST MANOR NO. 2
ENTRY # 455706
BOOK 15 OF PLATS
PAGE 9

3725 SOUTH STREET

THE STATE ROAD COMMISSION
OF UTAH
ENTRY 367216
BOOK 878
PAGE 533

SECTION LINE DETAIL

BASIS OF BEARING
N00°18'33"E 5203.53' per ROS 4732
N00°08'32"E 5203.63' per UDOT maps
N00°02'09"W 5203.54' (Meas.)

RECEIVED
APR 20 2016
5458

NARRATIVE:

Boundary Consultants was retained by Kevin Hansen to survey the subject parcels prior to their possible sale or development. This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ elevation 4355.73 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.

The described parcel is made up of the four (4) separate parcels noted hereon. We have not shown each description nor the record bearing and distances of each of those parcels but have placed them in accordance with their individual deeds and extrinsic evidence.

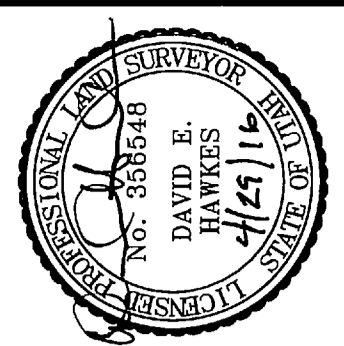
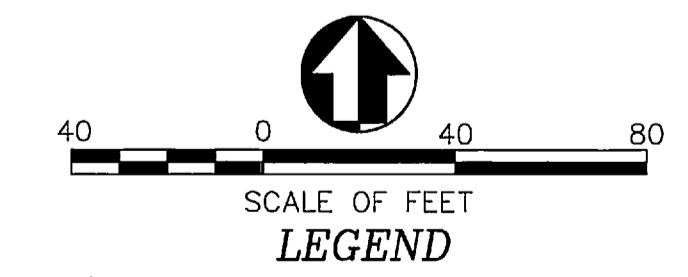
The corners monumentalizing the east line of Section 2 are not in their True and Historic Locations. The Northeast Corner to Section 2 was re-established in 1979 by Fred W. Malan, Weber County Surveyor, from his records it appears that the corner was re-set using proportionate methods which are a last resort method to re-establish a corner. Evidence exists from survey work performed by Washington Jenkins, Weber County Surveyor, in the late 1800's that places the Northeast Corner some 60 feet north of its current location. See Plat Book #048 and the referenced Field Notes in Book N at Page 80 of the Weber County Surveyor's Records. UDOT records of SR 126 place the Northeast Corner at a position North 10°18'35" East 58.96 feet from the current Weber County brass cap, as depicted hereon. The UDOT location for the section is used occupation lines more closely match deed lines and resolve many ambiguities throughout the east half of the section. It is our belief that the East line of the Northeast Quarter of Section 2 should be monumented to match the UDOT location as it is the strongest evidence of its true location. We also believe the Southeast Corner and center of section of depicted Section 2 to not be in their true and historic location.

Also see Record of Survey # 1280 prepared by the Office of the Weber County Surveyor certified by Ernest Rowley, Deputy County Surveyor.

PERIMETER DESCRIPTION: DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian. Comprising 6.01 acres, the 2.14 acres of land contained in Parcel 08-007-0005 and the 2.28 acres of land contained in Parcel 08-007-0007 described in that certain Quit Claim Deed recorded as Entry 1718194, in Book 2083, at Page 2120 of the Weber County Records, the 0.06 acres of land contained in Parcel 08-007-0006 described in that certain Quit Claim Deed recorded as Entry 2538233 and the 1.53 acres of land contained in Parcel 08-007-0032 described in that certain Quit Claim Deed recorded in Book 1369 at Page 322 of said County Records and depicted on that certain Record of Survey dated April 28, 2016, performed by Boundary Consultants, certified by David E. Hawkes, P.L.S., on file with the Weber County Surveyor. Basis of Bearing for subject parcel being North 00°02'09" West 5203.54 feet (measured) between the Weber County brass cap monuments monumentalizing the east line of said Section 2, (as currently monumented, April 2016). Subject parcel being more particularly described as follows:

Commencing at the Weber County brass cap monument monumentalizing the Southeast corner of said Section 2, thence North 00°02'09" West 1999.85 feet coincident with said east section line; Thence North 89°53'31" West 59.60 feet to a point on the west right of way of State Road 126 and a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence South 89°57'51" West 123.00 feet coincident with said right of way to a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence North 00°02'09" West 60.00 feet to a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence South 89°57'51" West 175.00 feet to a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence South 00°02'09" East 80.17 feet to a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence North 89°54'33" West 295.83 feet along the north boundary of North Crest Manor Subdivision No. 2 to a number five rebar and yellow plastic cap stamped "PLS 356548"; Thence North 00°05'27" East 450.61 feet coincident with west line of the Northeast Quarter of the Southeast Quarter of said Section 2 and along the east boundary of the Hal-Vern Park Addition to Roy City; Thence the following two (2) courses coincident with the south boundary of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 2538233 of said County records, which is also the southerly right of way of State Road 79, [Hinckley Drive] 1) North 82°55'12" East 216.06 feet; 2) North 74°06'02" East 292.91 feet; Thence South 00°06'30" West 161.98 feet coincident with the west boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry 357216 in Book 678 at Page 533 of said County Records to a point on the arc of a 150.00 foot radius curve to the right; Thence southerly 173.31 feet along the arc of said 150.00 foot radius curve to the right (center bears South 23°41'06" West) through a central angle of 66°12'03" to the EC (end of curve); Thence South 01°48'45" East 238.67 feet to the point of beginning.



DATE: 04-28-16
SCALE: 1"=40'
SHEET NUMBER: 152002

RECORD OF SURVEY OF
TAX PARCEL 08-007-0005, -0006, -0007, -0032
PARLEY WAYNE HANSEN FAMILY TRUST, ETAL.
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 5 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

DEH	DEH	DEH
DESIGNED	DRAWN	CHECKED
SHEET	1	1