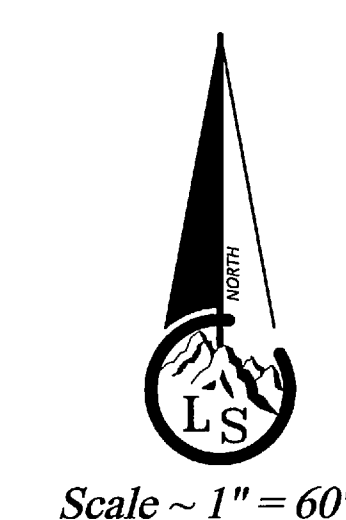
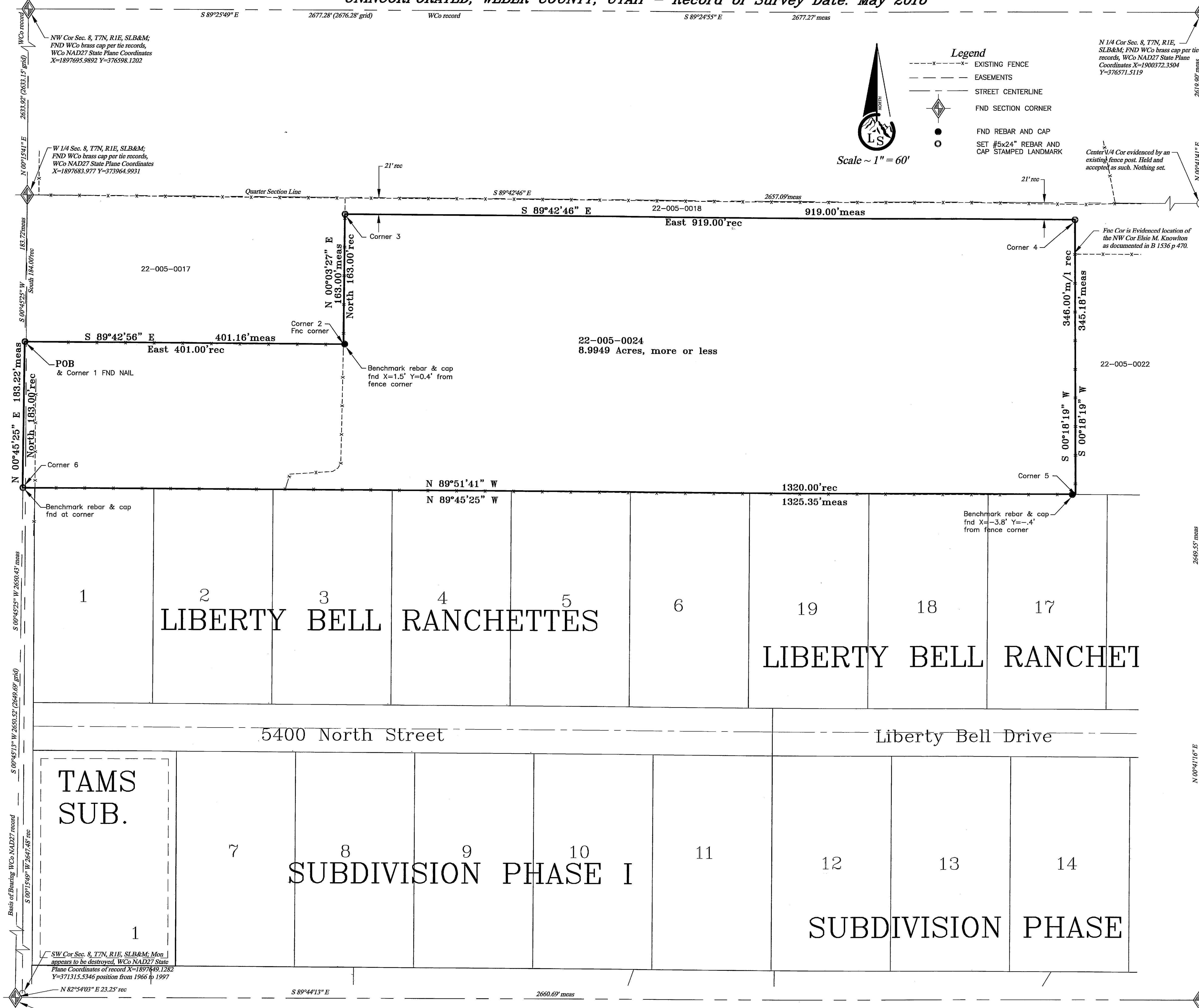


**PART OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED, WEBER COUNTY, UTAH - Record of Survey Date: May 2016**



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

N 1/4 Cor Sec. 8, T7N, R1E, SLB&M; FND WCo brass cap per tie records, WCo NAD27 State Plane Coordinates X=1900372.3504 Y=376571.5119

**NARRATIVE**

- The purpose of the survey is to identify the boundaries of a tract of land identified in deed recorded as Entry number 2357612 on Aug. 5, 2008. The record description is noted hereon.
- The basis of bearing is stated in the As Surveyed Description.
- In evaluating the deed description it is evident that there are multiple bearing bases contained within the description which requires some adjustments to identify the correct direction of each course of the description. One basis is Cardinal directions which most likely originated from an assumption that the section line was North. Another direction is the record bearing of the north boundary of Liberty Bell Ranchettes Subdivision Phases I and II which differs slightly from what has been measured between the fence evidence of the boundary. The east boundary has an entirely different bearing from the others and it seems to be NAD27 State Plane Grid which is the basis of bearing on this survey. The clues to the intent of the grantor is evaluated herein for each course. The boundaries of each course were established as follows:
  - Course 1: is described as being East, the bearing of this line has been made parallel to the north boundary (course 3). The deed for parcel 22-005-0017 creates a rectangle where the bearings of each course are cardinal, thus indicating that the north and south boundaries are intended to be parallel. When examining the bearings of the existing fences it is found that the fence along course 1 very nearly parallels the fence that is running along the quarter section line. In this survey the quarter section line has been established by holding the Weber County monument at the West quarter and a fence corner that evidences the Center quarter corner.
  - Course 2: has been held as evidenced by the existing fence line. While the deed for parcel 22-005-0017 indicates the line to be perpendicular to the north and south lines the fence is not built that way but it is about the 401 feet east of the section line. There is a Rebar & cap found near corner 2 set by Benchmark from a record of survey #4076 prepared as an ALTA/ACSM Land Title Survey. The property that is the subject of this survey is also included in the boundary of the Benchmark plot. It indicates that the NE, SE, & SW corners of parcel 22-005-0017 were set and that the SE & SW corners of this tract were set. Only the two rebar & cap's noted were found from the ALTA/ACSM survey.
  - The rebar near Corner 2 was not held because it is about 1.5 feet further east than the fence line and the fence corner is within 0.16 feet of the record from the currently monumented section line. The fence corner is held instead. No new point is set in this survey for Corner 2.
  - Corner 3 & 4 are set at a point in the existing fence line and fence extended, respectively, 21 feet southerly of the quarter section line. This is because parcel 22-005-018 in E#1041601 Book 1536 p 1440 recorded Mar 28, 1988 describes a strip of land as "The North Twenty One Feet of the Southwest Quarter of Section 8...". Therefore, the north line, Course 3, is established 21 feet southerly and parallel to the quarter section line.
  - Corner 4 is also described in E#2357612 to be "... East 919.00 feet, more or less, to a point North 0°18'19" East of the Northwest Corner of the property conveyed to Elsie M. Knowlton by deed recorded in Book 1536 of records, at Page 470.". The existing fence line is the best evidence of the line being called for and has been held and extended northerly to intersect the north boundary of the tract. The bearing of this fence line matches the basis of bearing of this survey which is derived by GPS observations on the monuments shown holding NAD83 Horn coordinates.
  - The south boundary is established as follows: the existing fence line on the north of Liberty Bell Ranchettes. The fence corners of each lot were surveyed and found to be on a line that has a bearing as noted as measured. This subdivision is a fairly old subdivision and was retraced by the Weber County Surveyor's Office as part of a road vacation and dedication project that I did which is file #3406.
  - There is slight differences in the bearings of the quarter section line but that is most likely due to the location that fence posts were shot between this survey and the work done in 2001.
  - Another Benchmark rebar & cap was found near corner 5 as noted and is not being held as the property corner. When holding the distance of the north line of the property at the record as done in this survey (919.00 feet) and using the bearing noted in the deed which matches the bearing of the existing fence, the fence corner at Corner 5 is the deed corner.
  - The west boundary is being held as the monumented section line.

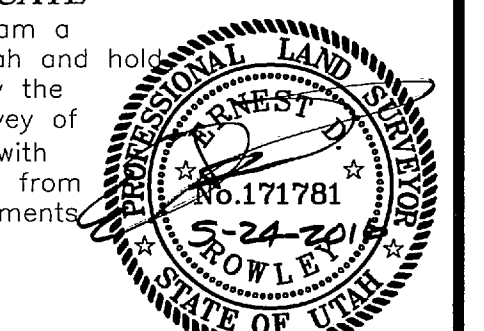
Documents used in this survey are, but not limited to, the following:  
 Deeds of record by entry number: 821171, 823838, 823839, 825764, 825765, 926864, 99751, 1041076, 1041601, 1041927, 1041928, 1095099, 1102474, 1116988, 1121363, 1214021, 1273318, 1418815, 1418818, 1608873, 1794142, 2100469, 2131157, 2131158, 2131159, 2131160, 2131161, 2131162, 2131163, 2131164, 2131165, 2131166, 2131167, 2131168, 2131169, 2131170, 2131171, 2131172, 2131173, 2131174, 2131175, 2131176, 2131177, 2142336, 2222766, 2357612, 2433228, 2470424, 2529720, 2529721, 2529722, 2539831, 2703126, 2703127, 2759216, 2792105.  
 Abstract records from 1980 to present for parcel numbers 22-005-0009, 22-005-0017, 22-005-0018, 22-005-0022, 22-005-0024, 22-005-0025.  
 Record of Survey plot numbers; 3406, 4076.  
 Subdivision plots recorded in Plot book 21 page 3 and book 22 page 93.

**BOUNDARY DESCRIPTION**

A tract of land deeded in Exhibit A as Parcel No. 22-005-0024 in Quit Claim Deed recorded as Entry Number 2357612 on August 5, 2008; having a basis of bearing of South 00°45'25" West between the monumented location of the Southwest corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X=1897649.130 Y=371315.534) and the West Quarter corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X=1897683.9770 Y=373964.9931) of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian, said tract being a part of the Southwest Quarter of said Section 8, and being described by survey as follows:  
**BEGINNING** at a point located 183.72 feet South 00°45'25" West along said monumented section line, FROM said West Quarter corner of Section 8;  
**RUNNING** Thence South 89°42'46" East 401.16 feet, along an existing fence line to an existing fence corner;  
**Thence** North 00°32'32" East 163.00 feet, along an existing fence line to a point located 21 feet South 00°32'32" West from the Quarter section line;  
**Thence** South 89°42'43" East 919.00 feet, along a line being 21 feet perpendicularly distant and parallel to the Quarter section line;  
**Thence** South 00°18'19" West 345.18 feet, along an existing fence line and fence extended representing the west boundary of property deeded Book 1536 page 470;  
**Thence** North 89°45'25" West 1325.35 feet, along the north boundary of Liberty Bell Ranchettes Subdivision's Phase I and Phase II being evidenced by and existing fence line, to said monumented Quarter Section line;  
**Thence** North 00°45'25" East 183.22 feet, along said monumented Quarter Section line to the point of beginning.  
 Containing 8.9949 Acres, more or less.  
 Subject to Easements of record and the county road on the west.

**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 plot was prepared from the field notes of this survey and from documents and records as noted hereon.



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**CLIENT: Shannon Sandberg** 1 of 1

**SW 1/4 of Section 8, Township 7 North, Range 1 East, Salt Lake Base and Meridian.** Record of Survey

Revisions: DRAWN BY: EDR  
 CHECKED BY: ...  
 DATE:  
 FILE: 3632