

**NARRATIVE:**

Boundary Consultants was retained by Kent & Betty Tucker to survey the subject parcels, and monument the corners thereof. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ elevation 4279.296 feet and no calibration. Basis of Bearing for this survey is North 89°15'32" West 2692.19 feet (Measured) between the Weber County Brass Cap Monuments at the Center Quarter Corner and the West Quarter Corner of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Which is a rotation of 00°20'20" to the right from Geodetic North as determined by GPS. Numerous Records of Survey were considered in the course of this survey that purportedly define the right of way lines of Pleasant View Drive. We found no congruity in those surveys to each other or the Utah Department of Transportation Right of Way plans. As a result we contacted the Weber County Surveyor's Office and asked for their assistance in coming up with a defensible right of way. The County sent field crews out to find and locate Right of Way monuments along the entire length of Pleasant View Drive and derived a best fit alignment of the roadway based upon those monuments, which we have held to. A "Deed Hiatus" exists between Subject Parcel 1 and the adjoining "Fehrmann Family Trust" Parcel. A Boundary Line Agreement is being entered into to resolve the Hiatus, with the new line being depicted hereon. The current deeds for Subject Parcel 3 are deficient, contains ambiguities and do not close. We have re-described the two parcels into a single parcel that closes and follows occupation lines. Subject Parcel 2 has been re-described to conform to this survey and the Weber County Surveyor's record bearings of the north line of the Southwest Quarter of Section 24 and the determined Center and Right of Way Lines of Pleasant View Drive.



DATE: 12-15-16  
SCALE: 1"=30'  
PROJECT NUMBER: 1613001

RECORD OF SURVEY OF  
TAX PARCELS 19-014-0045, -0004, -0002, -0045  
Client: KENT S. & BETTY R. TUCKER  
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

**Boundary Consultants**  
Professional Land Surveyors  
1295 North 1700 West, Farr West, Utah  
801-680-7158 FAX  
801-792-1569

DEH	DEH	DEH
UNMET	DEH	DEH
CHECKED		
SHEET	1	
OF	1	

**SURVEYED DESCRIPTIONS:**

**PARCEL 1:**  
A parcel of land lying and situate in the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 0.499 acres described in that certain Warranty Deed recorded as Entry 2666033 of the Weber County Records and a 0.001 acre portion of a deed Hiatus Parcel lying between the Subject Parcel and the Adjoining Parcel to the East described in that certain Warranty Deed recorded as Entry 2670567 of said County Records. Basis of Bearing for subject parcel being North 89°15'32" West 2692.19 feet, measured, between the Weber County brass cap monuments, monumentalizing the north line of said southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 24, thence North 89°15'32" West 164.00 feet coincident with said north Quarter Section line to a number 5 rebar and cap stamped "PLS 356548" and the TRUE POINT OF BEGINNING; Thence South 29°45'03" West 137.75 feet along the remains of an ancient fence line to a number 5 rebar and cap stamped "PLS 356548"; Thence South 14°49'34" West 94.12 feet along an "Agreement Line" to the northerly right of way line of Pleasant View Drive and a number 5 rebar and cap stamped "PLS 356548"; Thence North 64°56'08" West 117.80 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 24°58'56" East 179.03 feet to a point on said Quarter Section Line and a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°15'32" East 123.55 feet coincident with said section line to the point of beginning.

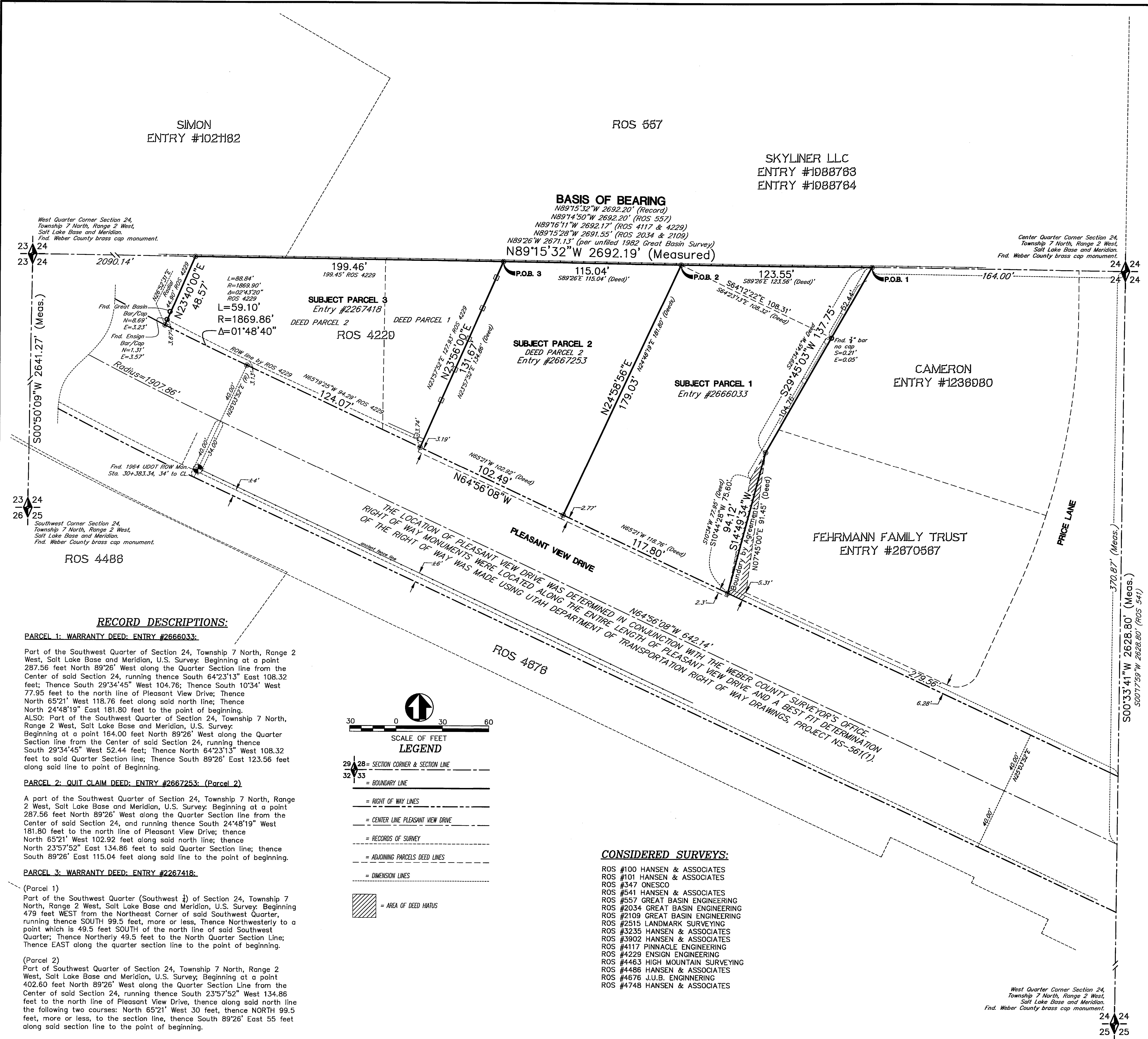
**PARCEL 2:**  
A parcel of land lying and situate in the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 0.37 acres described as "Parcel No. 2" in that certain Quit Claim Deed recorded as Entry 2667253 of the Weber County Records. Basis of Bearing for subject parcel being North 89°15'32" West 2692.19 feet, measured, between the Weber County brass cap monuments monumentalizing the north line of said southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 24, thence North 89°15'32" West 287.55 feet coincident with said north Quarter Section line to a number 5 rebar and cap stamped "PLS 356548" and the TRUE POINT OF BEGINNING; Thence South 24°58'56" West 179.03 feet to a number 5 rebar and cap stamped "PLS 356548" and a point on the northerly right of way line of Pleasant View Drive; Thence North 64°56'08" West 102.49 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence North 23°56'00" East 131.67 feet along a vinyl fence line and the prolongation thereof to a number 5 rebar and cap stamped "PLS 356548" and the north line of said Quarter Section; Thence South 89°15'32" East 115.04 feet coincident with said quarter section line to the point of beginning.

**PARCEL 3:**  
A parcel of land lying and situate in the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 0.38 acres described as "Parcels 1 & 2" in that certain Warranty Deed recorded as Entry 2267418 of the Weber County Records. Basis of Bearing for subject parcel being North 89°15'32" West 2692.19 feet, measured, between the Weber County brass cap monuments monumentalizing the north line of said southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 24, thence North 89°15'32" West 402.59 feet coincident with said north Quarter Section line to a number 5 rebar and cap stamped "PLS 356548" and the TRUE POINT OF BEGINNING; Thence South 23°56'00" West 131.67 feet along a vinyl fence and the prolongation thereof to a point on the northerly right of way line of Pleasant View Drive and a number 5 rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said right of line, 1) North 64°56'08" West 124.07 feet to a point of curvature and a number 5 rebar and cap stamped "PLS 356548"; 2) Westerly 59.10 feet along the arc of a 1869.86 foot radius curve to the right (center bears North 25°03'52" East) through a central angle of 01°48'40" to a number 5 rebar and cap stamped "PLS 356548"; Thence North 23°40'00" East 48.57 feet along a fence line and the prolongation thereof to a point on said quarter section line and a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°15'32" East 199.46 feet coincident with said quarter section line to the point of beginning.

RECEIVED  
DEC 19 2016  
BY: 5620



ROS 557

SIMON ENTRY #102162

SKYLINER LLC  
ENTRY #1088763  
ENTRY #1088764

**BASIS OF BEARING**  
N89°15'32"W 2692.20' (Record)  
N89°14'50"W 2692.20' (ROS 557)  
N89°16'11"W 2692.17' (ROS 4117 & 4229)  
N89°15'28"W 2691.55' (ROS 2034 & 2109)  
N89°26'W 2671.13' (per unfilled 1982 Great Basin Survey)  
N89°15'32"W 2692.19' (Measured)

**SUBJECT PARCEL 3**  
Entry #2267418  
DEED PARCEL 2  
ROS 4229  
L=88.84'  
R=1869.90'  
Δ=02°43'20"  
R=1869.86'  
Δ=01°48'40"

**SUBJECT PARCEL 2**  
DEED PARCEL 2  
Entry #2667253  
ROS 4229

**SUBJECT PARCEL 1**  
Entry #2666033

CAMERON  
ENTRY #12366080

FEHRMANN FAMILY TRUST  
ENTRY #2670567

THE LOCATION OF PLEASANT VIEW DRIVE WAS DETERMINED IN CONJUNCTION WITH THE WEBER COUNTY SURVEYOR'S OFFICE RIGHT OF WAY MONUMENTS WERE LOCATED ALONG THE ENTIRE LENGTH OF PLEASANT VIEW DRIVE AND A BEST FIT DETERMINATION OF THE RIGHT OF WAY WAS MADE USING UTAH DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAWINGS, PROJECT NS-561(1).

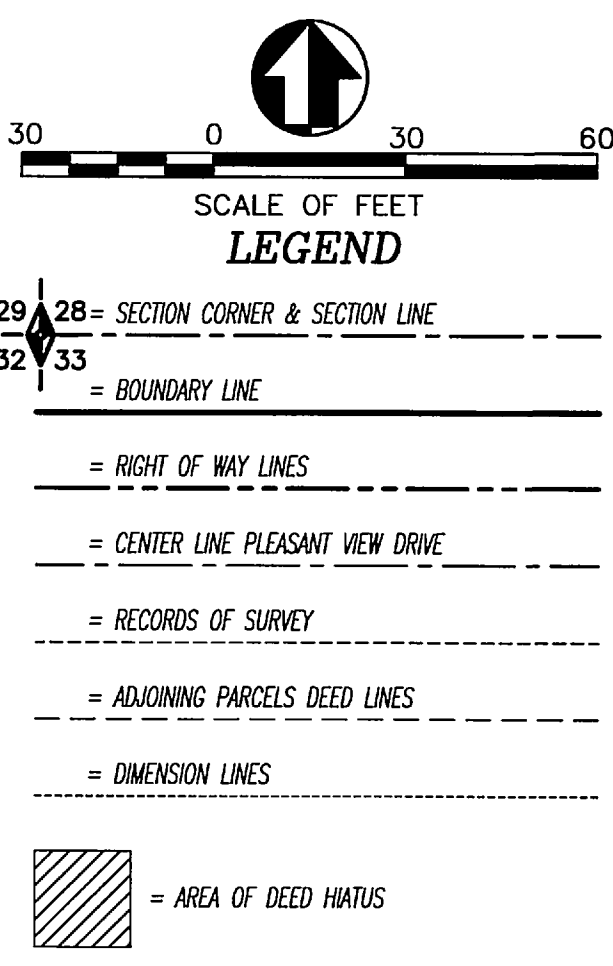
**RECORD DESCRIPTIONS:**

**PARCEL 1: WARRANTY DEED: ENTRY #2666033:**  
Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 287.56 feet North 89°26' West along the Quarter Section line from the Center of said Section 24, running thence South 64°23'13" East 108.32 feet; Thence South 29°34'45" West 104.76; Thence South 10°34' West 77.95 feet to the north line of Pleasant View Drive; Thence North 65°21' West 118.76 feet along said north line; Thence North 24°48'19" East 181.80 feet to the point of beginning. ALSO: Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 164.00 feet North 89°26' West along the Quarter Section line from the Center of said Section 24, running thence South 29°34'45" West 52.44 feet; Thence North 64°23'13" West 108.32 feet to said Quarter Section line; Thence South 89°26' East 123.56 feet along said line to point of beginning.

**PARCEL 2: QUIT CLAIM DEED: ENTRY #2667253: (Parcel 2)**  
A part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 287.56 feet North 89°26' West along the Quarter Section line from the Center of said Section 24, and running thence South 24°48'19" West 181.80 feet to the north line of Pleasant View Drive; thence North 65°21' West 102.92 feet along said north line; thence North 23°57'52" East 134.86 feet to said Quarter Section line; thence South 89°26' East 115.04 feet along said line to the point of beginning.

**PARCEL 3: WARRANTY DEED: ENTRY #2267418:**  
(Parcel 1)  
Part of the Southwest Quarter (Southwest 1/4) of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning 479 feet WEST from the Northeast Corner of said Southwest Quarter, running thence SOUTH 99.5 feet, more or less, Thence Northwestly to a point which is 49.5 feet SOUTH of the north line of said Southwest Quarter; Thence Northerly 49.5 feet to the North Quarter Section Line; Thence EAST along the quarter section line to the point of beginning.

(Parcel 2)  
Part of Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 402.60 feet North 89°26' West along the Quarter Section Line from the Center of said Section 24, running thence South 23°57'52" West 134.86 feet to the north line of Pleasant View Drive, thence along said north line the following two courses: North 65°21' West 30 feet, thence NORTH 99.5 feet, more or less, to the section line, thence South 89°26' East 55 feet along said section line to the point of beginning.



**CONSIDERED SURVEYS:**

- ROS #100 HANSEN & ASSOCIATES
- ROS #101 HANSEN & ASSOCIATES
- ROS #347 ONESCO
- ROS #541 HANSEN & ASSOCIATES
- ROS #557 GREAT BASIN ENGINEERING
- ROS #2034 GREAT BASIN ENGINEERING
- ROS #2109 GREAT BASIN ENGINEERING
- ROS #2515 LANDMARK SURVEYING
- ROS #3235 HANSEN & ASSOCIATES
- ROS #3902 HANSEN & ASSOCIATES
- ROS #4117 PINNACLE ENGINEERING
- ROS #4229 ENSIGN ENGINEERING
- ROS #4463 HIGH MOUNTAIN SURVEYING
- ROS #4486 HANSEN & ASSOCIATES
- ROS #4676 J.U.B. ENGINEERING
- ROS #4748 HANSEN & ASSOCIATES

West Quarter Corner Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County brass cap monument.

24 24  
25 25