

NARRATIVE:

Boundary Consultants was retained by Shayne Harris to survey the subject parcels prior to doing a Lot Line Adjustment with Lot 1 of Riverwood Bend Subdivision. The subject parcels show on the Weber County Tax roles as a single parcel as the two were combined for tax purposes by a Warranty Deed from Mr. Harris to Mr. Harris, recorded as Entry #2830881 of the Weber County Records.
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 12B @ height 4232.00 feet and rotated 00°24'14" from Geodetic North to match NAD 27 bearings.
Basis of Bearing for this survey is North 00°18'53" East 2681.79 feet (measured) between the Weber County brass cap monuments monumentalizing the west line of the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The subdivision was retraced with corners found as noted hereon. Parcel "B" was then monumented as depicted hereon using the Warranty Deed from Benchland Investments to Mr. Harris, (Warranty Deed Entry #2822470).

DATE FOR DATE 06-05-17
SCALE 1"=100'
SHEET NUMBER 1604001

KELSON FAMILY TRUST
PARCEL #15-024-0004

BENCHLAND INVESTMENTS, ENTRY #2684002

WESTSIDE INVESTMENTS L.C.
ENTRY #2800025

DESCRIPTIONS:

PARCEL "A":

All of Lot 1, River Wood Bend Subdivision. Entry #1697664, Book 51, Page 83 of the Weber County Records.

PARCEL "B": ENTRY #2822470:

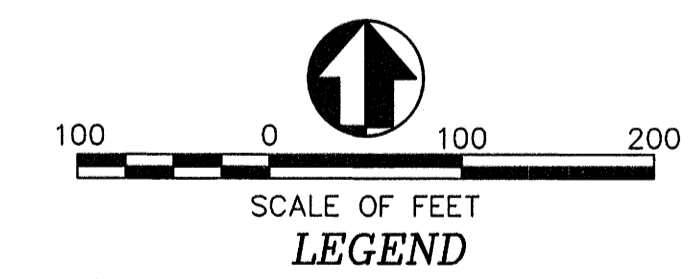
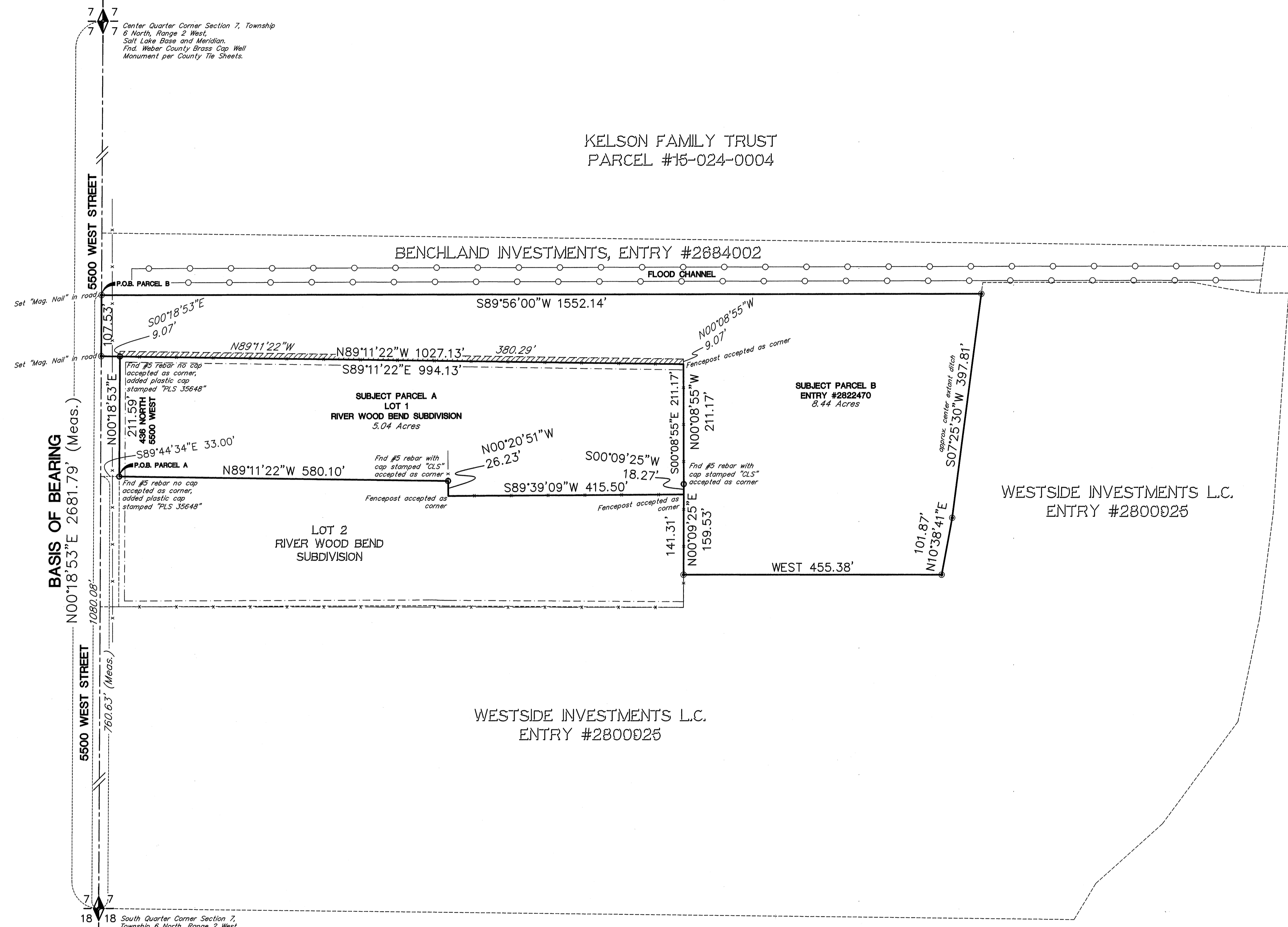
A part of the Southeast Quarter of Section 7, Township 6 North, Range 2 West Salt Lake Base and Meridian:
Beginning at a point 1080.08 feet North 00°18'53" East along the Quarter Section Line from the South quarter Corner of said Section 7; and running thence North 89°56'00" East 1552.14 feet to the centerline of an existing ditch; Thence two (2) courses along said centerline as follows: 1) South 07°25'30" West 397.81 feet; and 2) South 10°38'41" West 101.84 feet; Thence DUE WEST 455.39 feet to the East Boundary of River Wood Bend, A Subdivision in Weber County, Utah; Thence three (3) courses along said east and north boundary of said subdivision as follows: (1) North 00°09'25" East 159.53 feet (2) North 00°08'55" West 211.17 feet; and North 89°11'22" West 1027.13 feet to said Quarter Section Line; Thence North 00°18'53" East 107.53 feet along said Quarter Section Line to the point of beginning.

RECORD OF SURVEY OF TAX PARCEL
TAX PARCELS 15-269-0003
LYING AND SITUATE IN THE SOUTHEAST OF SECTION 7,
TOWNSHIP 6 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	DEF	DEF	DEF
PRINTED	DEF	DEF	DEF
CHECKED	DEF	DEF	DEF
SHEET	1	1	1
OF	1	1	1

RECEIVED
JUN 12 2017
BY: 5151



LEGEND
29 28 = SECTION CORNER & SECTION LINE
32 33 = BOUNDARY LINE
= REMAINDER PARCEL
= ADJOINING PARCELS DEED LINES
= FENCE LINES
= FENCE LINES
= DIMENSION LINES
= STRIP BEING ADDED TO LOT 1
(M) or (MEAS) = MEASURED
(R) or (REC) = RECORD
ROS = RECORD OF SURVEY

Center Quarter Corner Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Well Monument per County Tie Sheets.

South Quarter Corner Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Monument set flush with road per county tie sheets.