

RECORD BOUNDARY DESCRIPTIONS

Entry #2424428 of Weber County Records. Recorded July 16, 2009.

Parcel 10-010-0041
Part of the Southeast Quarter of Section 12, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point on the Southeast corner of said Quarter Section; thence West 82 Rods; thence North 0°22'39" East 40.9 feet; thence East 82 Rods; thence South 40.9 feet to beginning. Except portion in State Road (645-638)

Parcel 10-010-0040
Part of the Southeast Quarter of Section 12, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 8 Rods West, 40.9 feet, more or less, North and 20.5 Rods West from the Southeast corner of said Quarter Section; running thence West 61.5 rods; thence North 0°22'39" East 130 feet; thence East 61.5 Rods; thence South 130 feet to the place of beginning. Contains 3 acres, M/L

Parcel 10-012-0004
Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning 8 Rods West of the Northeast corner of said Quarter Section; thence South 219.1 feet; thence West 82 Rods; thence North 0°22'39" East 219.10 feet; thence East 82 Rods to beginning. Except .03 acre in State Road (645-629).

Parcel 10-012-0008
Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point on the West side of the County Road 8 Rods West and 284.10 feet South of the Northeast corner of said Quarter Section; running thence West 676.5 feet; thence South 69 feet, more or less; thence South 89°50' East 676.50 feet to the West side of County Road; thence North 89 feet along said road to the place of beginning. Except State Road (645-641)

Parcel 10-012-00010
Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 8 Rods West and 284.10 feet South of the Northeast corner of said Quarter Section; running thence South 69 feet, more or less, to the South property line; thence West 676.5 feet to the West property line; thence North 0°22'39" East 89 feet to a point West of beginning; thence East 676.5 feet to the place of beginning.

Entry #2842599 of Weber County Records. Recorded February 14, 2017.

Parcel 10-012-0006
Part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point on the West side of the County Road 8 Rods West and 219.10 feet South of the Northeast corner of said Quarter Section; running thence West 82 rods to the West line of Widdison Field; thence South 65 feet along said line; thence East 82 rods to the East line of said field at the West side of County Road; thence North 65 feet along said road to the place of beginning. Except State Road (648-286).

AS SURVEYED DESCRIPTIONS
ADJUSTED AND CORRECTED

Parcel 1 (10-010-0041)
A part of the Southeast Quarter of Section 12 and a part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way of 5900 West Street, said point being 127.79 feet North 89°25'10" West along the Section Line to the said West right of way and 37.46 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence North 89°25'10" West 421.43 feet to an existing fence line; thence North 2°03'55" East along said existing fence line 93.53 feet; thence South 89°25'10" East 418.93 feet to the point of beginning. Contains 0.94 ac. or 0.90 acres

Parcel 2 (10-012-0004)
A part of the Southeast Quarter of Section 12 and a part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way of 5900 West Street, said point being 127.79 feet North 89°25'10" West along the Section Line to the said West right of way and 37.46 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence South 1320.54 feet to the West line of Thomas S. Lowe Subdivision Phase 4 according to the official plat thereof; thence along said West line North 0°22'39" East 259.99 feet; thence South 89°25'10" East 902.33 feet to an existing fence line; thence South 2°03'55" West along said fence line 93.53 feet; thence South 89°25'10" East 421.43 feet to the point of beginning. Contains 304,139 s.f. or 6.98 acres

Parcel 3 (10-012-0008)
A part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way of 5900 West Street, said point being 127.79 feet North 89°25'10" West along the Section Line to the said West right of way and 203.96 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence South 0°32'06" West along said right of way 65.00 feet; thence North 89°25'10" West 1320.36 feet to the West line of Thomas S. Lowe Subdivision Phase 4 according to the official plat thereof; thence along said West line North 0°22'39" East 65.00 feet; thence South 89°25'10" East 1320.54 feet to the point of beginning. Contains 85,830 s.f. or 1.97 acres

Parcel 4 (10-012-0008)
A part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way of 5900 West Street, said point being 127.79 feet North 89°25'10" West along the Section Line to the said West right of way and 203.96 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence South 0°32'06" West along said right of way 65.00 feet; thence North 89°25'10" West 1320.36 feet to the West line of Thomas S. Lowe Subdivision Phase 4 according to the official plat thereof; thence along said West line North 0°22'39" East 65.00 feet; thence South 89°25'10" East 1320.54 feet to the point of beginning. Contains 43,777 s.f. or 1.00 acres

Parcel 5 (10-012-0010)

A part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way of 5900 West Street, said point being 127.79 feet North 89°25'10" West along the Section Line to the said West right of way, 268.58 feet South 0°32'06" West along said right of way and North 89°25'10" West 676.46 feet from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence South 0°34'09" West 64.28 feet; thence North 89°25'10" West 643.70 feet to the West line of Thomas S. Lowe Subdivision Phase 4 according to the official plat thereof; thence along said West line North 0°22'39" East 18.93 feet to the point of beginning. Contains 41,114 s.f. or 0.94 acres

Parcel 6 (10-010-0040)

A part of the Southeast Quarter of Section 12 and a part of the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point 127.79 feet North 89°25'10" West along the Section Line to the West right of way of 5900 West Street, 186.04 feet North 0°32'06" East along said right of way and 331.25 feet North 89°25'10" West from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence South 0°34'43" West 130.00 feet to a fence line extended; thence North 89°25'10" West 989.91 feet to the West line of Thomas S. Lowe Subdivision Phase 4 according to the official plat thereof; thence along said West line North 0°22'39" East 130.00 feet; thence South 89°25'10" East 990.36 feet to the point of beginning. Contains 128,718 s.f. or 2.95 acres

BOUNDARY LINE AGREEMENT #1 DESCRIPTION

A line being described as located in the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way line of 5900 West Street which is 127.79 feet North 89°25'10" West along the Section line to said right of way and 37.46 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence North 89°25'10" West 421.43 feet to an existing fence line; thence North 2°03'55" East along said existing fence line 93.53 feet to the point of terminus.

BOUNDARY LINE AGREEMENT #2 DESCRIPTION

A line being described as located in the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base & Meridian, U.S. Survey; Beginning at a point on the West right of way line of 5900 West Street which is 127.79 feet North 89°25'10" West along the Section line to said right of way and 37.46 feet South 0°32'06" West along said right of way from the Southeast corner of said Section 12 as located per Weber County Tie Sheet 7-15; and running thence North 89°25'10" West 421.43 feet to an existing fence line; thence North 2°03'55" East along said existing fence line 93.53 feet to the point of terminus.

NARRATIVE

This survey was requested by Wendi Fage and Gilbert Kap to determine the location of properties as they exist on the ground for parcels 10-012-0004, 10-012-0006, 10-012-0008, and 10-012-0010. Documents used to aid in this survey:

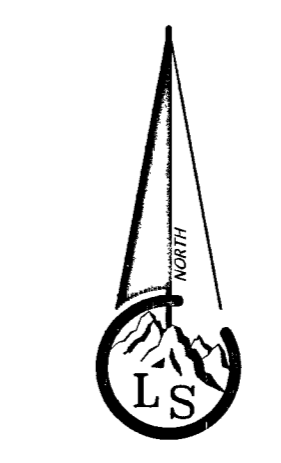
- Weber County Tax Plat 10-010, 10-012, 09-077, 08-046 (current & prior years)
- Deeds of record as found in the Weber County Recorder's Office for parcels 10-012-0004, 10-012-0006, 10-012-0008, 10-012-0010, 10-010-0033, 10-010-0036, 10-010-0038, 10-010-0040, 10-010-0041, 10-010-0052 and 08-046-0027
- Record of Survey #1751, 3755 as found in the Weber County Surveyor's Office
- Subdivision Plats of record for Thomas S. Lowe Subdivision phases 1-4, and Shannondash Estates Nos. 1-3.
- Decree Order Entry #1145899 found in Book 1603 Page 2229 of Weber County Records.
- Decree Order found in Book 169 Page 426 of Weber County Records.
- Township Bearing Sheet and Section Corner Tie Sheets as found in the Weber County Surveyor's Office.

In plotting the current deeds of Subject Parcels there was discovered an overlap between parcels 10-012-0004 and 10-012-0006, and a gap between parcels 10-010-0041 and 10-010-0040 & 10-010-0038 using the current location of the Section Corner (placed in October of 1960 per Tie Sheet). In doing further research of these parcels there was found a Court Decree Order dated in 1942 (Book 169 Pages 426-431). In this Decree there is a description for the overall "Widdison Farm" which was divided into 10 separate parcels to be allotted to the heirs of James G. Widdison. When plotting the descriptions in this document and adjusting to fit existing occupation evidence of fence lines and ditches, there appears to be two possible locations of the Section Corner that pre-dates the current occupation of these parcels. Location "A" is the location of the Section Corner when fitting the overall description. This appears to be the location when plotting the descriptions for the Belnap, Talbot, and Anderson parcels that best fits the current occupation of these parcels. Location "B" is the location of the Section Corner when plotting the 10 separated parcels and adjusting them to fit existing occupation evidence. This also appears to be the location used when the descriptions were written for the State Road Commission of Utah to purchase from the Widdison and Kap parcels for the widening of 5900 West Street. This location "B" was used to plot current deeds to be consistent with the locations of the parcels originally divided from the overall parcel.

Boundary Line Agreement #1 is being done because the existing house that sits on the current Section Line location was believed to be on parcel 10-010-0041, and the desire of both parties is to adjust the property line between said parcel and parcel 10-012-0004 to allow the house to be solely on parcel 10-010-0041.

Boundary Line Agreement #2 is being done because the property line between the two Southernly Widdison parcels and the two Miles parcels is not well defined plotting current deeds to said parcels, and both parties desire to agree to a line running along the Southernly bank of the existing ditch to the Southeast corner of a previously defined Boundary Line Agreement (Entry #1639187 as found in the Weber County Recorder's Office).

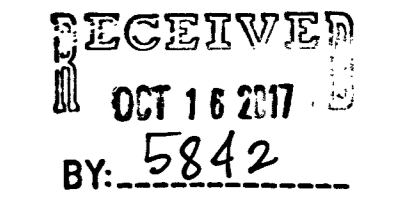
The Basis of Bearing is a line bearing S 89°19'14" E between two found Hooper Monuments as shown and is State Plane Grid Bearing.



Scale ~ 1" = 60'

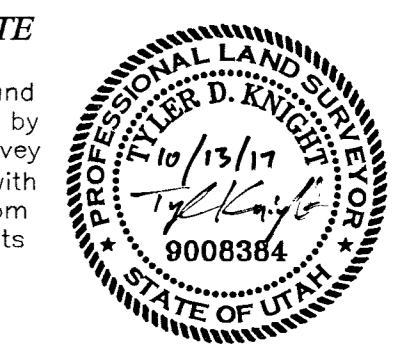
Legend

- - - - - EXISTING FENCE
- - - - - ADJACENT PROPERTY LINES
- - - - - STREET CENTERLINE
- - - - - ROAD RIGHT OF WAY
- - - - - BOUNDARY LINES FROM DECREE ORDER (B169, P426)
- SECTION CORNER NOT FOUND
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK



SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 9008384-2201 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.



Record of Survey

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyingUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Wendi Fage
Address:

A part of the SE 1/4 of Section 12, & the NE 1/4 of Section 13
Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Revisions:	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 7/13/2017
	FILE: 3746v1