

DATE: 04-06-18  
SCALE: 1"=60'  
PROJECT NUMBER: 1804001

RECORD OF SURVEY OF TAX PARCEL 21-011-0030  
GREEN HILL COUNTRY ESTATES WATER & SEWER DISTRICT  
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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

DEH  
DRAFTED  
DEH  
CREATED  
DEH

SHEET 1  
OF 1

**NARRATIVE:**

Boundary Consultants were retained by Green Hill Country Estates Water and Sewer District to perform a boundary survey and set the corners of the subject parcels. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4950.600 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. Section Monumentation was done as depicted hereon. The subject parcel is the remainder to the "Remaining Parcel", of Amended Plat of Lot 2, Hill Country Estates, Entry 1805169, Book 54, Page 94 of the Weber County Records. This survey is a re-tracement thereof, Less and Excepting therefrom that particular parcel of land described in that certain Special Warranty Deed recorded as Entry #1416694, Book 2216, Page 902 of the Weber County Records. See notes written on the face of this survey. A record of survey performed by Gardner Engineering, certified by Klint Whitney, PLS 8227228, dated Dec. 13, 2017, filed with the Weber County Surveyor's Office as Survey Number 5987, was found and considered in the course of this survey. The "Gardner Survey" shows multiple found or set rebar and cap with no distinction between the two. Those corners were found as depicted hereon and either held or disregarded as noted. It appears that the "Gardner Survey" is a "Deed Stakeout" and no effort was taken to determine the actual boundary of the line between the Subject Parcel and the current "Cardon Parcel" Tax Parcel #21-011-0031 by abstracting title and following Junior-Senior Rights. Some found monumentation, at pertinent corners, with deteriorated caps have been replaced with aluminum caps Stamped PLS 356548 to preserve their location. Found original monumentation, with variations from the calculated corners as determined by this retracement survey, is shown hereon. The record description has not been placed on this survey, as it no longer resembles the correct boundary. See the referenced documents to obtain the "Historic Description".

**SURVEYED DESCRIPTION:**

A parcel of land lying and situate in the Southwest Quarter of Section 9, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the remaining 11.98 acres of the "Remaining Parcel" of Amended Plat of Lot 2, Hill Country Estates, recorded as Entry #1805169, in Book 54 of Page 94 of the Weber County Records. Less and Excepting therefrom that portion transferred to OVSC, L.C. by that certain Special Warranty Deed, dated July 08, 1996, Entry #1416694, Book 2216, Page 902 of the Weber County Records. Basis of Bearing for subject is Geodetic North as determined by GPS or North 89°14'28" West 2555.56 feet (measured) between the Weber County brass cap monuments monumenting the south line of the Southeast Quarter of said Section 9. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 9, thence North 89°19'14" West 672.00 feet coincident with the south line of the Southwest Quarter of said Section 9; Thence departing said Quarter Section line North 01°06'42" East 1080.21 feet to a number five rebar and cap at the Northeast Corner of Lot 1 Hill Country Estates and the True Point of Beginning; Thence the following two (2) courses coincident with the north and west boundaries of said Lot 1, 1) North 88°29'09" West 88.68 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 2) South 28°00'50" West 298.74 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence departing said Lot 1, westerly 33.50 feet along the arc of a 50.00 foot radius curve to the left (center bears South 13°52'04" East) through a central angle of 38°23'09" to a point of reverse curvature and a number five rebar and aluminum cap stamped "PLS 356548"; Thence westerly 40.61 feet along the arc of a 30.00 foot radius curve to the right (center bears North 52°15'13" West) through a central angle of 77°33'23" to a point of tangency and a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 64°41'49" West 64.26 feet to a number five rebar and aluminum cap stamped "PLS 356548" and a point of curvature; Thence westerly 20.76 feet along the arc of a 50.00 foot radius curve to the left (center bears South 25°18'11" West) through a central angle of 23°47'20" to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 88°29'09" West 11.13 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 70°57'48" West 33.17 feet to a number five rebar and aluminum cap stamped "Great Basin"; Thence North 60°43'08" West 52.21 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 02°52'51" East 134.23 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 76°57'09" West 259.24 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence South 02°00'25" West 38.62 feet to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 77°57'32" West 393.25 feet along an agreement and fence line (Entry 1705692, Book 2072, Page 624, of Weber County records) to a number five rebar and aluminum cap stamped "PLS 356548"; Thence North 27°21'33" East 88.77 feet coincident with the west line of that particular parcel of land transferred to OVSC, L.C. by that certain Special Warranty Deed recorded as Entry #1416694 of said county records to a number five rebar and aluminum cap stamped "PLS 356548"; Thence South 77°35'49" East 26.57 feet to a point on the west boundary of said OVSC, L.C. Parcel (Cardon Trust parcel, Entry #2887080) and a number five rebar and aluminum cap stamped "PLS 356548"; Thence the following seven (7) courses 1) North 27°22'10" East 544.57 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 2) South 78°41'08" East 334.97 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 3) South 79°32'52" East 140.46 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 4) South 61°51'04" East 139.71 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 5) South 64°44'26" East 24.01 feet to a number five rebar and aluminum cap stamped "PLS 356548"; 6) South 27°01'47" East 92.81 feet; 7) South 01°06'25" West 49.42 feet; Thence departing said deed line and running coincident with the west right of way line of 9000 East Street (Maple Street) the following three (3) courses 1) southerly 108.81 feet along the arc of a 60.00 foot radius curve to the left (center bears South 56°30'50" East) through a central angle of 103°54'11" to a point of reverse curvature and a number five rebar and aluminum cap stamped "PLS 356548"; 2) southerly 36.93 feet along the arc of a 30.00 foot radius curve to the right (center bears South 20°34'59" West) through a central angle of 70°31'51" to a point of tangency; 3) South 01°06'51" West 148.31 feet to the point of beginning.

CARDON TRUST ENTRY #2887080

GREEN HILL COUNTRY ESTATES, PHASE 1A BK. 43, PG. 39

MASON ENTRY #1740113

ROS #5887

CARDON TRUST ENTRY #2887080

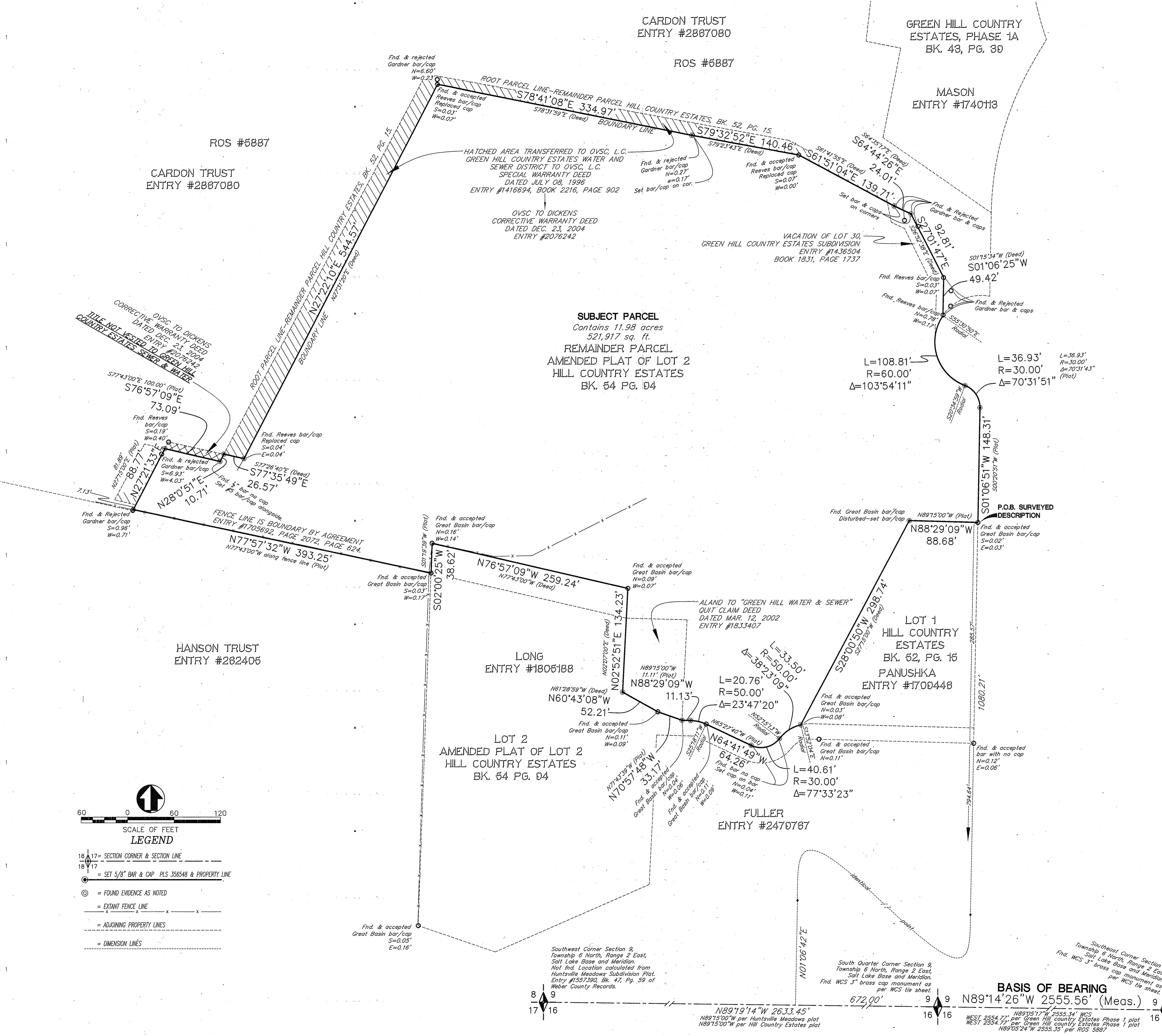
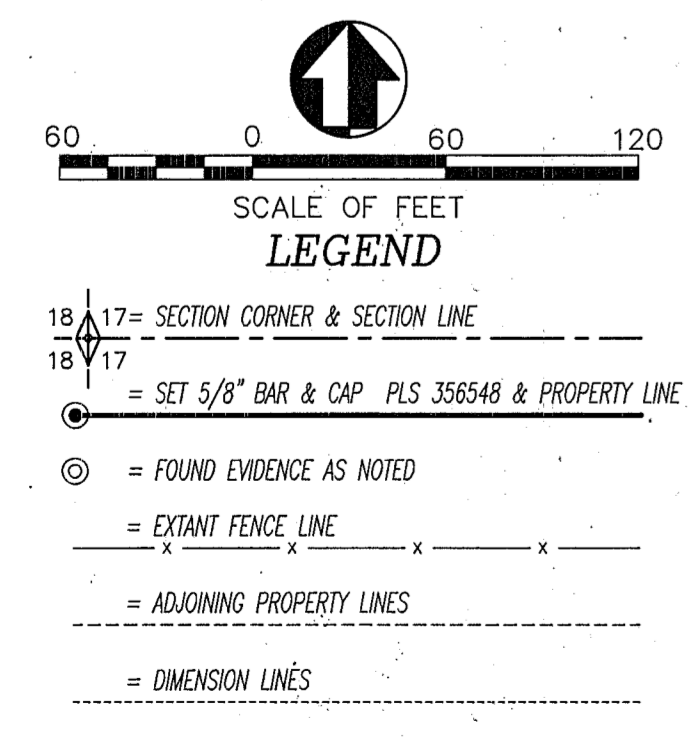
**SUBJECT PARCEL**  
Contains 11.98 acres  
521,917 sq. ft.  
**REMAINDER PARCEL**  
AMENDED PLAT OF LOT 2  
HILL COUNTRY ESTATES  
BK. 54 PG. 04

LOT 1  
HILL COUNTRY ESTATES  
BK. 52, PG. 15  
PANUSHKA  
ENTRY #1709448

LONG ENTRY #1805188

LOT 2  
AMENDED PLAT OF LOT 2  
HILL COUNTRY ESTATES  
BK. 54 PG. 04

FULLER ENTRY #2479767



**BASIS OF BEARING**

8 9 16 16 9 16 15  
N89°19'14" W 2633.45'  
N89°15'00" W per Huntsville Meadows plat  
N89°15'00" W per Hill Country Estates plat  
672.00'  
N89°14'26" W 2555.56' (Meas.)  
N89°05'17" W 2555.34' WCS  
WEST 2554.77' per Green Hill Country Estates Phase 1 plat  
WEST 2554.77' per Green Hill Country Estates Phase 1 plat  
N89°05'24" W 2555.32' per ROS 5887

RECEIVED  
APR 09 2018  
BY: 5911