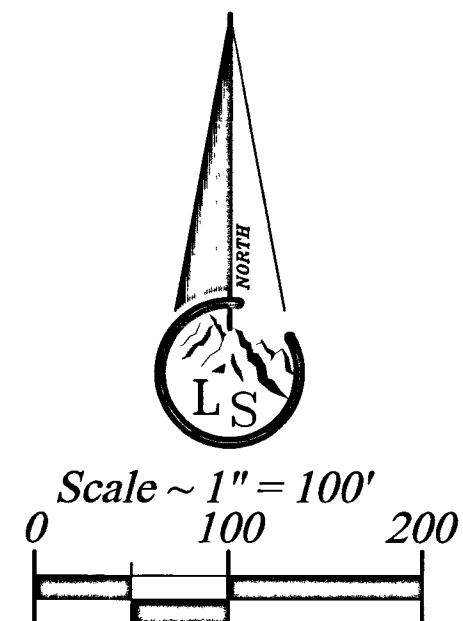
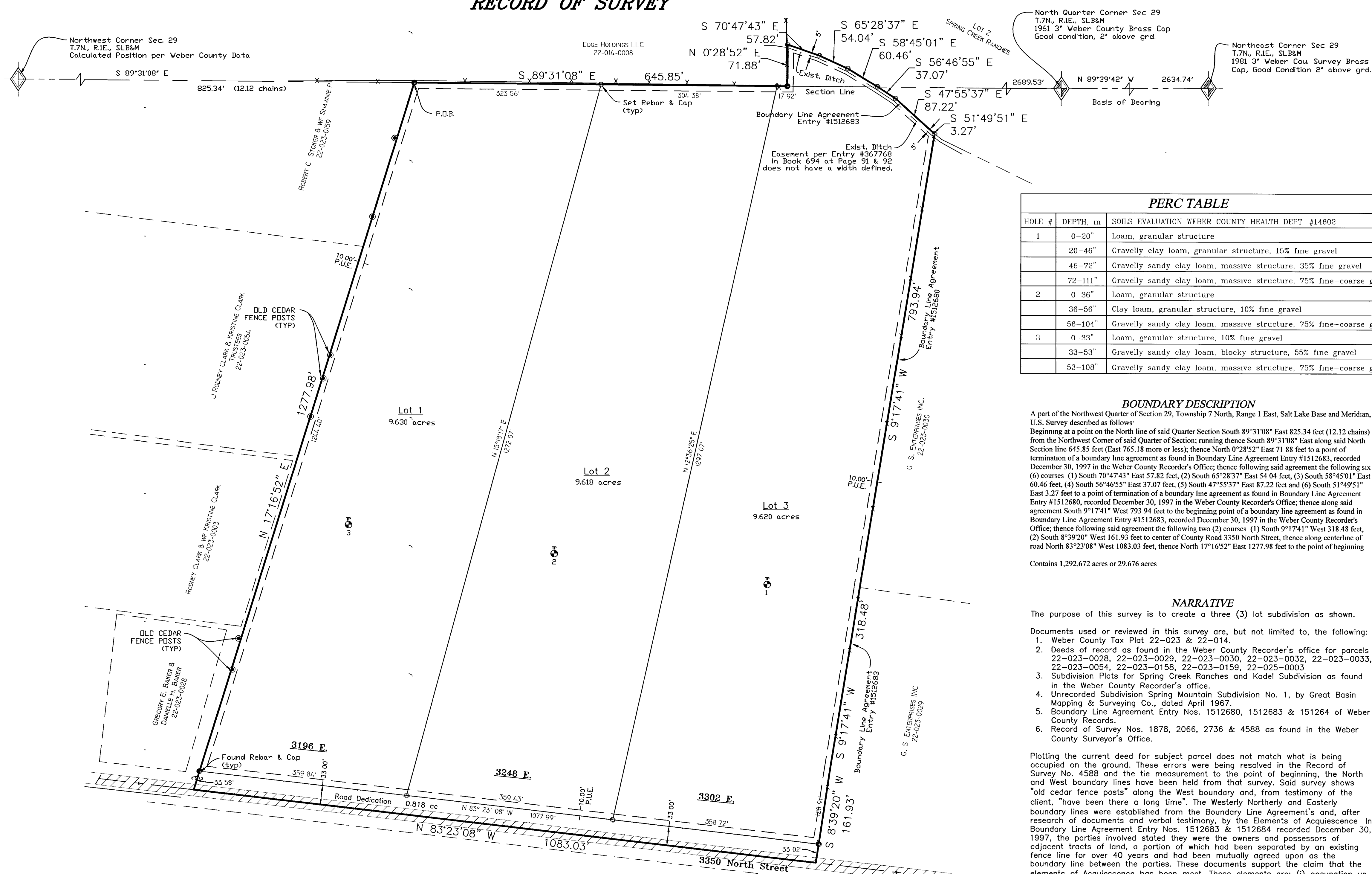


CIRCLE N SUBDIVISION

PART OF THE NW 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2018
RECORD OF SURVEY



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



PERC TABLE		
HOLE #	DEPTH, in	SOILS EVALUATION WEBER COUNTY HEALTH DEPT #14602
1	0-20"	Loam, granular structure
	20-46"	Gravelly clay loam, granular structure, 15% fine gravel
	46-72"	Gravelly sandy clay loam, massive structure, 35% fine gravel
	72-111"	Gravelly sandy clay loam, massive structure, 75% fine-coarse gvl
2	0-36"	Loam, granular structure
	36-56"	Clay loam, granular structure, 10% fine gravel
	56-104"	Gravelly sandy clay loam, massive structure, 75% fine-coarse gvl
3	0-33"	Loam, granular structure, 10% fine gravel
	33-53"	Gravelly sandy clay loam, blocky structure, 55% fine gravel
	53-108"	Gravelly sandy clay loam, massive structure, 75% fine-coarse gvl

BOUNDARY DESCRIPTION
A part of the Northwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey described as follows:
Beginning at a point on the North line of said Quarter Section South 89°31'08" East 825.34 feet (12.12 chains) from the Northwest Corner of said Quarter Section, running thence South 89°31'08" East along said North Section line 645.85 feet (East 765.18 more or less; thence North 0°28'52" East 71.88 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following six (6) courses (1) South 70°47'43" East 57.82 feet, (2) South 65°28'37" East 54.04 feet, (3) South 58°45'01" East 60.46 feet, (4) South 56°46'55" East 37.07 feet, (5) South 47°55'37" East 54.04 feet and (6) South 51°49'51" East 3.27 feet to a point of termination of a boundary line agreement as found in Boundary Line Agreement Entry #1512680, recorded December 30, 1997 in the Weber County Recorder's Office; thence along said agreement South 9°17'41" West 793.94 feet to the beginning point of a boundary line agreement as found in Boundary Line Agreement Entry #1512683, recorded December 30, 1997 in the Weber County Recorder's Office; thence following said agreement the following two (2) courses (1) South 9°17'41" West 318.48 feet, (2) South 8°39'20" West 161.93 feet to center of County Road 3350 North Street, thence along centerline of road North 83°23'08" West 1083.03 feet, thence North 17°16'52" East 1277.98 feet to the point of beginning.
Contains 1,292,672 acres or 29,676 acres

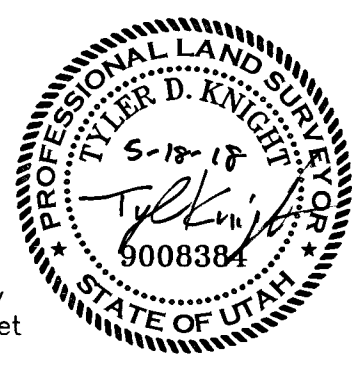
NARRATIVE
The purpose of this survey is to create a three (3) lot subdivision as shown.
Documents used or reviewed in this survey are, but not limited to, the following:
1. Weber County Tax Plat 22-023 & 22-014.
2. Deeds of record as found in the Weber County Recorder's office for parcels 22-023-0028, 22-023-0029, 22-023-0030, 22-023-0032, 22-023-0033, 22-023-0054, 22-023-0158, 22-023-0159, 22-025-0003.
3. Subdivision Plats for Spring Creek Ranches and Kodel Subdivision as found in the Weber County Recorder's office.
4. Unrecorded Subdivision Spring Mountain Subdivision No. 1, by Great Basin Mapping & Surveying Co., dated April 1967.
5. Boundary Line Agreement Entry Nos. 1512680, 1512683 & 1512684 of Weber County Records.
6. Record of Survey Nos. 1878, 2066, 2736 & 4588 as found in the Weber County Surveyor's Office.

Plotting the current deed for subject parcel does not match what is being occupied on the ground. These errors were being resolved in the Record of Survey No. 4588 and the tie measurement to the point of beginning, the North and West boundary lines have been held from that survey. Said survey shows "old cedar fence posts" along the West boundary and, from testimony of the client, "have been there a long time". The Western Northerly and Easterly boundary lines were established from the Boundary Line Agreement's and, after research of documents and verbal testimony, by the Elements of Acquiescence in Boundary Line Agreement Entry Nos. 1512683 & 1512684 recorded December 30, 1997, the parties involved stated they were the owners and possessors of adjacent tracts of land, a portion of which had been separated by an existing fence line for over 40 years and had been mutually agreed upon as the boundary line between the parties. These documents support the claim that the elements of Acquiescence has been met. These elements are: (i) occupation up to a visible line marked by monuments, fences, or buildings, (ii) mutual acquiescence in the line as a boundary, (iii) for a period of at least 20 years, (iv) by adjoining landowners. (*Jacobs v. Hafen*, 917 P.2d 1078, 1081 (Utah 1996)). "Title is obtained by operation of law at the time the elements of boundary by acquiescence are satisfied." (*Oz v. Hughes*, 2016 UT 8).

The ditch easement, as found in Entry #367768 in Book 694 at Page 91 of Official Records does not disclose the width of the easement
The Centerline of 3350 North Street was established from the Spring Mountain Subdivision (Unrecorded Subdivision) and other Record of Survey's along said Street.
The basis of bearing of bearing is State Plane Grid Bearing as shown.

RECORD OF SURVEY

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		DEVELOPER: Greg Nelson Address: 4620 Westview Drive Salt Lake City, UT 84124	1
NW 1/4 of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian.			
Revisions	DRAWN BY: TK CHECKED BY: TK DATE:	RECEIVED MAY 21 2018 BY: 5999	
REVISIONS		DATE:	