

**PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH - Record of Survey Date: February 2018**

BOUNDARY DESCRIPTIONS

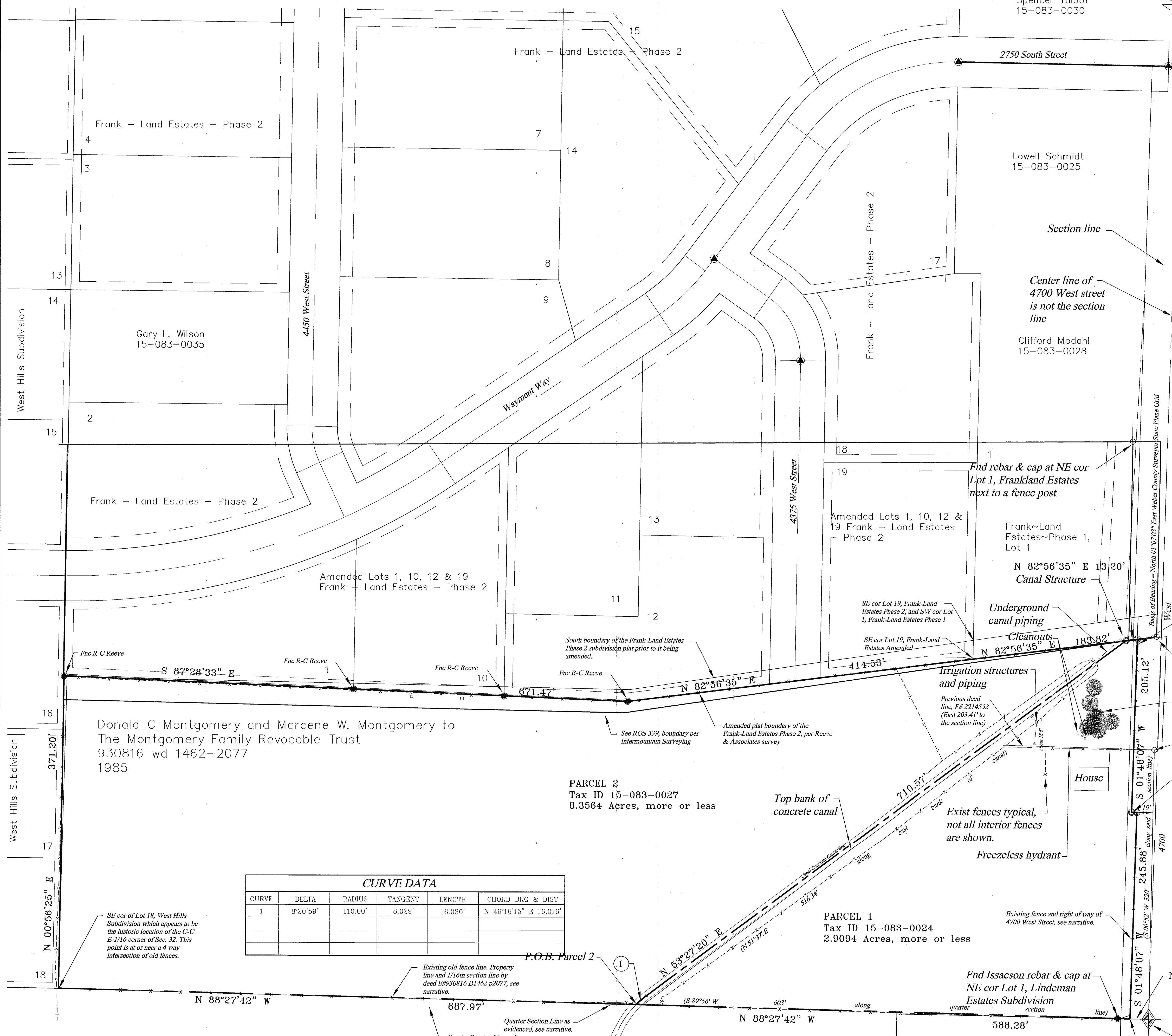
PARCEL 1:
A tract of land in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 01°07'03" East between the monumented location of the East Quarter (having Weber County NAD83 coordinates of record of N=3601744.54 and E=1479911.82, U.S. Survey Feet, being a 1963 Weber County Brass cap) and the monumented Northeast corner (having Weber County NAD83 coordinates of record of N=3604402.08 and E=1479963.65, U.S. Survey Feet, being a 1963 Weber County Brass cap), more particularly described as follows:
BEGINNING at a point located 22.17 feet North 88°27'42" West FROM said monumented East Quarter corner of Section 32 (said point being on a fence line representing the West right of way line of 4300 West Street as it has been used and on the Quarter section line as evidenced by an existing east-west fence line);
RUNNING thence North 88°27'42" West 588.28 feet, along an existing fence line being evidence of the Quarter Section line, to the center of an existing concrete canal (said point being South 88°28'52" East 687.97 feet along an existing fence line from the evidence location of the Center-Center 1/16th corner of said Section 32 which is an existing old fence post);
Thence along the arc of a curve to the Right 16.03 feet, having a radius of 110.00 feet and a chord bearing and distance of North 49°16'15" East 16.016 feet, along the centerline of said concrete canal;
Thence North 53°27'20" East 710.57 feet along said canal centerline and canal extended;
Thence North 82°56'35" East 13.20 feet to an existing fence line being the occupied west right of way line of 4300 West Street;
Thence South 01°48'07" West 205.12 feet along said right of way fence and fence line extended;
Thence South 88°11'45" East 6.14 feet along said occupied west right of way line of 4300 West Street to an existing fence post;
Thence South 01°48'07" West 245.88 feet along an existing fence being said occupied west right of way line of 4300 West Street to the point of beginning.
Containing 3.1123 acres more or less.

PARCEL 2:
A tract of land in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 01°07'03" East between the monumented location of the East Quarter (having Weber County NAD83 coordinates of record of N=3601744.54 and E=1479911.82, U.S. Survey Feet, being a 1963 Weber County Brass cap) and the monumented Northeast corner (having Weber County NAD83 coordinates of record of N=3604402.08 and E=1479963.65, U.S. Survey Feet, being a 1963 Weber County Brass cap), more particularly described as follows:
BEGINNING at a point located 22.17 feet North 88°27'42" West, said point being on a fence line representing the West right of way line of 4300 West Street as it has been used and on the Quarter section line as evidenced by an existing east-west fence line, and 588.28 feet North 88°27'42" West, along an existing fence line being evidence of the Quarter Section line, to the center of an existing concrete canal;
FROM said monumented East Quarter corner of Section 32;
RUNNING thence North 88°27'42" West 687.97 feet, along said Quarter section line to a four-way fence corner evidencing the C-C E-1/16th corner of said Section 32 (the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 32);
Thence North 00°56'25" East 371.20 feet, along the east boundary of West Hills Subdivision which is recorded as Plat book 17 page 16 on November 23, 1971, said boundary being an existing fence line, to a rebar and cap set by Reeve and Associates for the Amended Lots 1, 10, 12 & 19, Frank - Land Estates - Phase 2 recorded as Plat book 49 page 83 on June 18, 1999;
Thence the following two courses along said Frank - Land Estates - Phase 2:
1) South 87°28'33" East 671.47 feet to an existing rebar and cap set by Reeve and Associates for said Amended Lot 19 of said Amended Lots 1, 10, 12, & 19, Frank-Land Estates Phase-2;
2) North 82°56'35" East 414.53 feet to an existing fence corner being the southeast corner of Amended Lot 19 of said Amended Lots 1, 10, 12, & 19, Frank-Land Estates Phase-2;
Thence North 82°56'35" East 183.82 feet along an existing fence line, to the extension of said canal;
Thence South 53°27'20" West 710.57 feet along the extension of said canal and along the center line of the canal;
Thence along the arc of a curve to the Left 16.03 feet, having a radius of 110.00 feet and a chord bearing and distance of South 49°16'15" West 16.016 feet, to the Quarter section line as evidenced by the projection of an existing east-west fence line, to the point of beginning.
Containing 8.1535 acres, more or less.

**NE cor of Sec 32, T6N, R2W, SLB&M, find per county tie records in good condition.
NAD83 coordinates
N=3604402.08
E=1479963.65**

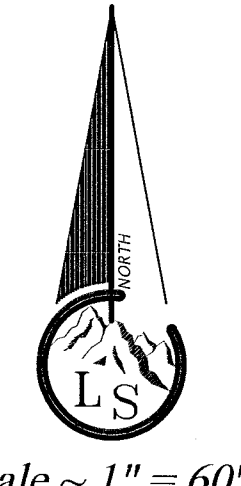
NARRATIVE

- The purpose of the survey is to adjust the boundary line between the subject parcel (Tax ID 15-083-0024) and the parcel to the north (Tax ID 15-083-0027).
- The basis of bearing of bearing is as noted in the descriptions.
- Deed information is shown in parenthesis.
- Description of record is as follows from document recorded as Entry No. 2214552:
PART OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER, SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32, RUNNING THENCE SOUTH 89°56' WEST ALONG THE QUARTER SECTION LINE 603 FEET; THENCE NORTH 51°03' EAST ALONG THE EAST BANK OF CANAL 516.34 FEET; THENCE EAST 203.41 FEET TO THE SECTION LINE; THENCE SOUTH 00°52' WEST ALONG SAID SECTION LINE 320 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION ON THE EAST THEREOF WHICH IS USED FOR ROAD PURPOSES.
- In evaluating the boundary for the east, south, and northwesterly sides the bounds calls for the description have been utilized.
- For the East boundary of the property the description calls to and along the section line and "excepts" from the property that portion "USED" for the road. There are fences on both sides of this road and in front of the subject property the fences are not the same distance from the centerline, however, it is my opinion, that the placement of the fences has been an indication of what the property owner has relinquished for the "use" of the public for the road. In this case the right-of-way line is not a consistent distance from the centerline of the road.
- Also, the centerline of the road is not along the section line in this area but deviates to the northeast. I have not established the centerline of 4700 West in this survey, however, other records of survey have made an attempt to do so.
- The south boundary of the property is being held on the existing fence line as what is, in my opinion, he evidenced quarter section line. If a straight line between county monuments were to be used the boundary of the property would be south of the existing fence. The fence line appears to have been in this location for a long period of time. At the position of the C-C E 1/16th corner there is a four-way fence corner which I have held as said 1/16th section corner by occupational evidence.
- The northwesterly boundary is called to be the "East Bank of Canal" by the deed, however, the owners desire to make the center of the canal and the extension of the canal to the northeast the boundary which is the subject of the adjustment.
- The west boundary of Parcel 2 is being held to be the east boundary of the West Hills Subdivision.
- The north boundary of Parcel 2 is being held to be the monumented location of the south boundary of an Amended plot done for the Frank-Land Estates Phase-2 which was prepared by Reeve and Associates and recorded as Plat book 49 page 83.
- At the northeasterly area a part of the north boundary of Parcel 2 does not follow the Amended subdivision nor the boundary of Lot 1, Frank-Land Estates-Phase 1. When this Lot 1 was created the south boundary of the lot did not extend to the south boundary of the developers land and left a strip that is about 22 feet wide. My research on this strip indicates that it is most likely still owned by Franklin D. Wayment. Therefore, this portion of the property boundary is being held to be the existing fence line which is the evidenced location of the south boundary of the 22 foot strip.
- NAD83 coordinates for the section corners are derived by RTK GPS observation with the base unit occupying Weber County Surveyor Tri-Station named "Thompson". This tri-station has record Latitude and longitude of 41°12'00.615292 N and 112°06'45.575934 W.



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BRG & DIST
1	8°20'59"	110.00'	8.029'	16.030'	N 49°16'15" E 16.016'

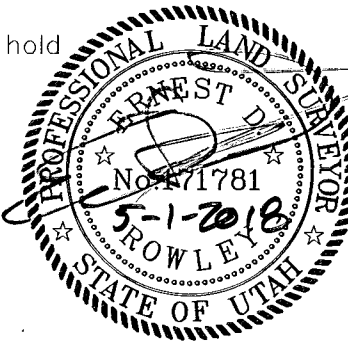


P-K nail or railroad spike not found. See ROS's 339 and 2084.
Large trees
Hex-head bolt not found. See ROS plat 2084.
Scale ~ 1" = 60'

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - POINT AS NOTED
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

SURVEYOR'S CERTIFICATE
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown herein 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 herein.

RECEIVED
MAY 29 2018
BY: 6008



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: Ann Montgomery
Address: _____ 1 of 1

NE 1/4 of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions: _____ DRAWN BY: EDR
CHECKED BY: _____
DATE: _____
FILE: 3792

Lower Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.