

**PART OF THE NE 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
UINTAH DISTRICT, WEBER COUNTY, UTAH – Record of Survey Date: July 2018**

BOUNDARY DESCRIPTION

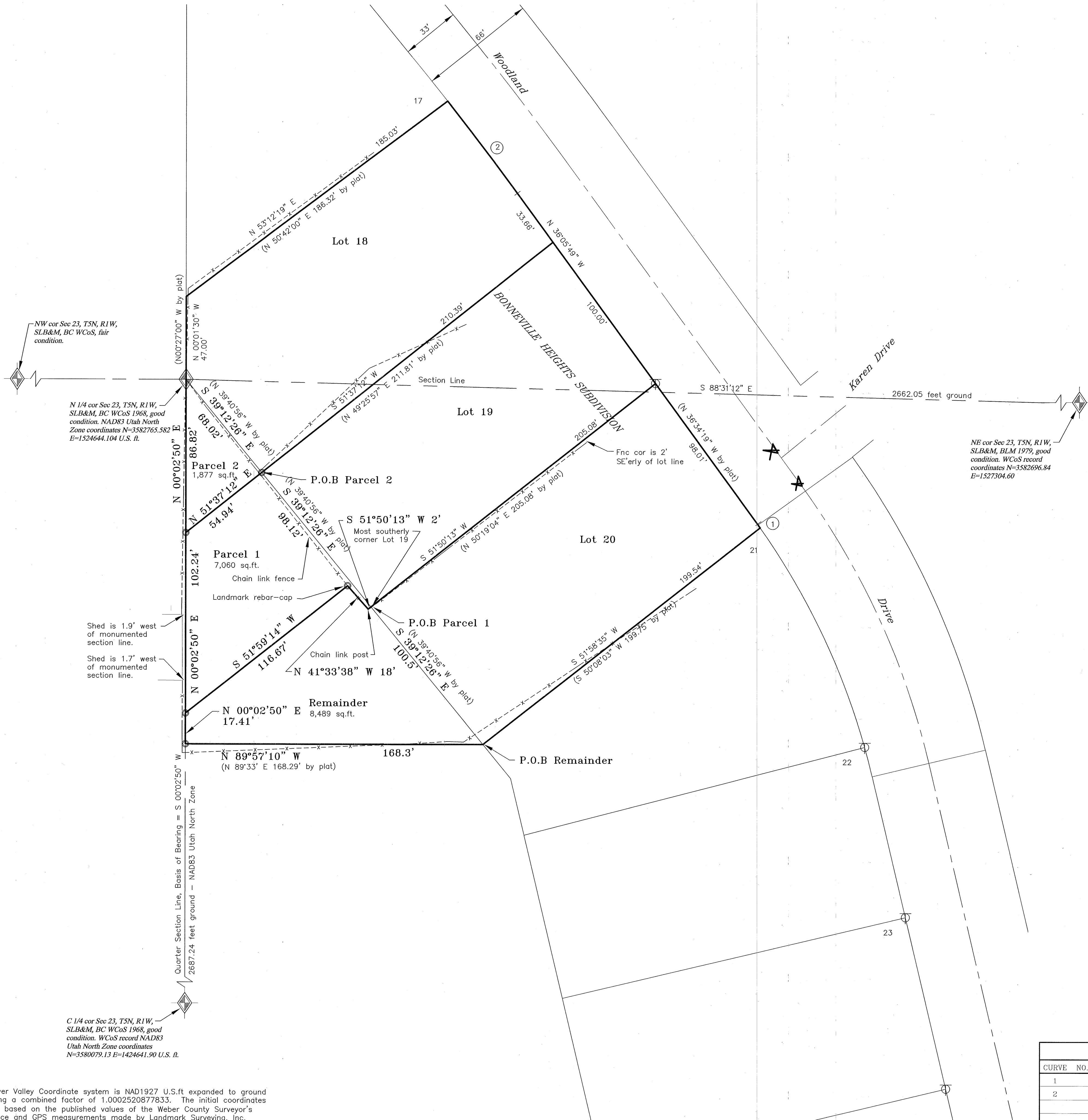
Exhibit A - Anderson Parcel 1
A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°02'50" West along quarter section line between the monumented North Quarter corner (having NAD83 Utah North Zone coordinates of N=3582765.582 E=1524644.104 U.S.ft.) and the Center Quarter corner (having NAD83 Utah North Zone coordinates of N=3580079.016 E=1524641.886 U.S.ft.) said parcel being more particularly described as follows:
COMMENCING at the most southerly corner of Lot 19, Bonneville Heights Subdivision, being recorded in Plat book 17 page 84 in the Weber County, Utah, recorder's office (said point being located South 39°12'26" East (S 39°40'56" E by said subdivision) 166.14 feet from the North Quarter corner of said Section 23);
RUNNING thence South 51°50'13" West (said bearing is an extension of the southeasterly line of said Lot 19) 2 feet, more or less to an existing chain link fence corner;
Thence North 41°33'38" West 18 feet along said chain link fence to a Landmark Survey, Inc. rebar and cap;
Thence South 51°50'13" West 116.91 feet to the monumented quarter section line;
Thence North 00°02'50" East (N 00°02'26" E by Weber County Survey record) 102.24 feet;
Thence North 51°37'12" East (said bearing being an extension of the northwesterly line of said Lot 19) 54.94 feet to the most westerly corner of said Lot 19;
Thence South 39°12'26" West (S 39°40'56" E by said subdivision) 98.12 feet to the point of beginning.
Containing 7,060 square feet, more or less.

Exhibit A - Lloyd Parcel 2
A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°02'50" West along quarter section line between the monumented North Quarter corner (having NAD83 Utah North Zone coordinates of N=3582765.582 E=1524644.104 U.S.ft.) and the Center Quarter corner (having NAD83 Utah North Zone coordinates of N=3580079.016 E=1524641.886 U.S.ft.) said parcel being more particularly described as follows:
BEGINNING the North Quarter corner of said Section 23, said point also being the an angle point of Lot 18, Bonneville Heights Subdivision, being recorded in Plat book 17 page 84 in the Weber County, Utah, recorder's office;
RUNNING thence South 39°12'26" East (S 39°40'56" E by said subdivision) 68.02 feet, to the most southerly corner of said Lot 18;
Thence South 51°37'12" West (said bearing being an extension of the southeasterly boundary of said Lot 18) 54.94 feet to the monumented quarter section line;
Thence North 00°02'50" East (N 00°02'26" E by Weber County Survey record) 86.82 feet to the point of beginning.
Containing 1,868 square feet, more or less.

Exhibit A - Remainder
A tract of land located in the Northeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°02'50" West along quarter section line between the monumented North Quarter corner (having NAD83 Utah North Zone coordinates of N=3582765.582 E=1524644.104 U.S.ft.) and the Center Quarter corner (having NAD83 Utah North Zone coordinates of N=3580079.016 E=1524641.886 U.S.ft.) said parcel being more particularly described as follows:
COMMENCING at the most southerly corner of Lot 20, Bonneville Heights Subdivision, being recorded in Plat book 17 page 84 in the Weber County, Utah, recorder's office (said point being located South 39°12'26" East (S 39°40'56" E by said subdivision) 266.64 feet from the North Quarter corner of said Section 23);
RUNNING thence North 89°57'10" West 168.7 feet (S 89°33' W 168.29 feet by deed recorded Entry number 2917423 on April 27, 2018) to the monumented quarter section line;
Thence North 00°02'50" East (N 00°02'26" E by Weber County Survey record) 17.41 feet;
Thence North 51°50'13" East 116.91 feet to a Landmark Survey, Inc. rebar and cap which is in an existing chain link fence line;
Thence South 41°33'38" East 18 feet along said chain link fence to a fence corner;
Thence North 51°50'13" East (said bearing is an extension of the southeasterly line of Lot 19 said subdivision) 2 feet, more or less to the most southerly corner of said Lot 19;
Thence South 39°12'26" East 100.5 feet to the point of beginning.
Containing 8,489 square feet, more or less.

NARRATIVE

The purpose of the survey is to divide a parcel of land which is identified by Entry no. 2917423. This document describes a "Triangular Shaped Parcel". The basis of bearing is as noted in the descriptions. The monuments for this section have been found as noted. Also, Mrs. Anderson showed me a T-Post which she and the neighbors to the south have believed to be their corner at the street. After measuring this T-post I searched for others along the street and found others at the locations shown on the plat. The northwesterly corner of the Anderson's was searched for but nothing found. The west line of the "Triangular Shaped Parcel" is the section line. The northwesterly boundary of the "Triangular Shaped Parcel" is the boundary of the Bonneville Heights Subdivision. This subdivision is recorded as Plat book 17 page 84 of the county records. Placement of this subdivision is discussed hereafter. The South boundary of the "Triangular Shaped Parcel" is described in the deed as a line beginning at the southern most corner of Lot 20 of said subdivision. The description is as follows:
"Parcel 2: Part of the Northeast Quarter of Section 23, and Part of the Southeast Quarter of Section 14, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning of the southwesterly corner of Lot 18, Bonneville Heights Subdivision, Weber County, Utah Also being on a Quarter Section line, Thence South 0 Deg. 27'00" East 206.82 feet, Thence North 89 Deg. 33' East 168.29 feet to the Southeast Corner of Lot 20, of said subdivision, Thence North 39 Deg. 40'56" West 266.64 feet to the point of beginning."
The tie call for the "Southeast Corner of Lot 20" tells me that the intent was to hold that corner. With that in mind I then run the bearing noted westerly to the quarter section line. This description has been held to begin at the North Quarter corner and rotated to the State Plane bearing basis holding the section line. Resulting in the bearing of the line as shown. This line was then attached to the lot corner and extended to meet the section line. The other lines for the Parcels 1, 2 and the Remainder are derived to add property to the back of each lot as shown. Note that the boundary of the subdivision does not coincide with the existing chain link fence near the southwesterly corner of Lot 19 and the owners are desirous that the fence be the boundary. From the drawing it can be seen that the existing fences do not coincide with the described lines of the subdivision lots. When talking to Mrs. Anderson she indicated that they (meaning her neighbors) were aware that the fences were not in the right place and were all right with the fence being where they are until such time that they want to move them. This statement has no bearing on other fences that are shown to be located in opposition to the lot lines only those bordering the Anderson's property. If a close evaluation of this Record of Survey and the Bonneville Heights plat is made it will be seen that the lot lines are not a standard rotation of the described lot lines in the subdivision plat. This is because there are errors in this part of the plat where a judgment had to be made regarding what to hold for the intent of the lot boundaries. In this case I used the exterior boundary of the plat, the center line of Woodland Drive and then held the record distances on the rear of the lots. The location of the street side corners of the lots were held to be the "T-Posts" where they were found and extended or reduced to match the street right of way. The other lot lines where I was not able to find "T-Posts" were held at the record distances along the street right of way. This caused all of the lot lines to change both bearing and distance. But I believe this brings as much harmony to the plat and evidence on the ground as possible.



NW cor Sec 23, TSN, RIW, SLB&M, BC WCoS, fair condition.

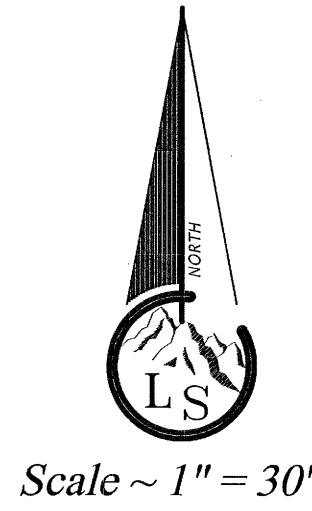
N 1/4 cor Sec 23, TSN, RIW, SLB&M, BC WCoS 1968, good condition, NAD83 Utah North Zone coordinates N=3582765.582 E=1524644.104 U.S. ft.

NE cor Sec 23, TSN, RIW, SLB&M, BLM 1979, good condition, WCoS record coordinates N=3582696.84 E=1527304.60

Shed is 1.9' west of monumented section line.
Shed is 1.7' west of monumented section line.

C 1/4 cor Sec 23, TSN, RIW, SLB&M, BC WCoS 1968, good condition, WCoS record NAD83 Utah North Zone coordinates N=3580079.13 E=1424641.90 U.S. ft.

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 and GPS measurements made by Landmark Surveying, Inc.

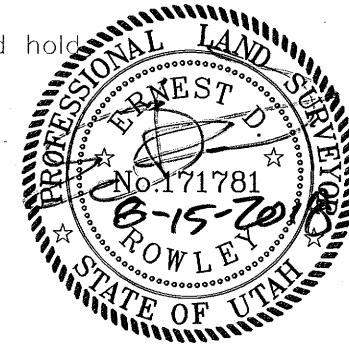


- Legend**
- EXISTING FENCE
 - - - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - SET: #5x24" REBAR AND CAP STAMPED LANDMARK
 - ⊕ FND T-POST

RECEIVED
AUG 15 2018
BY: 6071

| CURVE DATA | | | | | | |
|------------|-------------|----------|---------|---------|---------------|----------------|
| CURVE NO. | DELTA | RADIUS | TANGENT | LENGTH | CHORD BEARING | CHORD DISTANCE |
| 1 | 00°16'56.5" | 403.68' | 0.995' | 1.990' | N 35°33'36" W | 1.990' |
| 2 | 02°03'15.8" | 1843.77' | 33.059' | 66.110' | N 37°07'27" W | 66.106' |

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 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.



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

CLIENT: Dale & Anne Anderson
Address: 2437 E. Woodland Dr., Ogden, Utah 84403

| | |
|--|-----------------------|
| NE 1/4 of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian. | Record of Survey |
| Revisions | DRAWN BY: EDR |
| | CHECKED BY: ... |
| | DATE: August 14, 2018 |
| | FILE: 3853 |