

### NARRATIVE:

Boundary Consultants was retained by Jill Case, real estate agent for the subject parcels owners to adjust the common lot line between Lots 4 and 5 of the Heritage Ranch Subdivision. Recorded as Entry 2077169, filed on 12-29-2004 at the Weber County Recorder's Office in Ogden, Utah.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by the Utah State VRS Turn Network. Basis of Bearing for this survey is the West line of said Section bearing North 00°37'40" East 2635.81 feet measured between the Weber County brass cap monuments monumentizing the west line of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

During the retracement of the aforesaid subdivision, the common fence line of Lot 3 and Lot 4 was found to be encroaching onto lot 4 by 0.84 feet along the northern boundary line. Copper rivets were found in the curb along the Heritage Ranch Road on the projected lines for Lots 3, 4 and 5 of said subdivision matching their record locations. In retracing Lot 5 there are nominal differences in the curves defining the northerly right of way of Heritage Drive.

### RECORD DESCRIPTIONS:

**SUBJECT PARCEL 1, LOT 4, HERITAGE RANCH SUBDIVISION, (15-380-0004):**  
All of Lot 4, HERITAGE RANCH SUBDIVISION, Farr West, City, Weber County, Utah.

**SUBJECT PARCEL 2, LOT 5, HERITAGE RANCH SUBDIVISION, (15-380-0005):**  
All of Lot 5, HERITAGE RANCH SUBDIVISION, Farr West, City, Weber County, Utah.

### ADJUSTED DESCRIPTIONS:

**ADJUSTED PARCEL 1, (15-380-0004):**  
A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 54,450 sq. ft. contained in Lot 4 and a 5,311 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°22'20" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive and the corner common to Lots 4 and 5 of Heritage Ranch Subdivision; Thence northwesterly 158.71 feet along the arc of a 240.00 foot radius curve to the right (center bears North 32°40'10" East) through a central angle of 37°53'02" coincident with said right of way line to the common corner to Lots 3 and 4; Thence North 29°37'08" East 342.17 feet coincident with said common line to common rear corner thereof and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 141.27 feet coincident with the north boundary of said Lot 4 to the corner common to Lots 4 and 5 and a number five rebar and cap stamped "PLS 356548"; Thence South 22°55'55" West 271.83 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 50°04'27" West 81.63 feet along pipe fence to a fence corner; Thence South 29°30'56" West 55.20 feet along said pipe fence to the point of beginning.

**ADJUSTED PARCEL 2, (15-380-0005):**  
A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising a 49,300 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

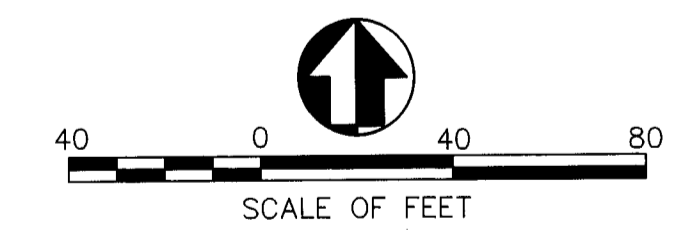
Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°23'01" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive and the corner common to Lots 4 and 5 of said Subdivision; Thence North 29°30'56" East 55.20 feet along a pipe fence to a fence corner; Thence North 50°04'27" East 81.63 feet along a pipe fence to a number five rebar and cap stamped "PLS 356548"; Thence North 22°55'55" East 271.83 feet to the northerly boundary of said subdivision, the common corner to said Lots 4 and 5 and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 136.23 feet to the rear corner common to Lots 5 and 6 of said Subdivision and a number five rebar and cap stamped "PLS 356548"; Thence South 29°09'32" West 402.10 feet coincident with the common lot line of Lots 5 and 6 a point on the northerly right of way line of said Heritage Ranch Drive; Thence the following two (2) course coincident with said right of way 1) westerly 87.63 feet along the arc of a 255.00 foot radius curve to the left (center bears South 40°36'33" West) through a central angle of 19°41'20" to a point of reverse curvature; 2) Northwesterly 49.19 feet along the arc of a 240.00 foot radius curve to the right (center bears North 20°55'30" East) through a central angle of 11°44'40" to the point of beginning.

DATE: 10/21/19  
SCALE: 1"=40'  
PROJECT NUMBER: 1926001

LOT LINE ADJUSTMENT OF LOTS 4 and 5  
HERITAGE RANCH SUBDIVISION  
TAX PARCELS 15-380-0004, -0005  
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

**Boundary Consultants**  
Professional Land Surveyors  
1295 North 1700 West, Farr West, Utah  
801-792-1569 801-690-7158 FAX

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OCT 22 2019  
BY: 6357



DEH DEH DEH  
DRAWN CHECKED  
SHEET 1  
OF 1



West Quarter Corner Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap set 1965 flush with surface.

Southwest Corner Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap set 1965 flush with surface.

BASIS OF BEARING  
N00°37'40"E 2635.81' (Meas)

2  
2

2  
11