

ROW MAPS CONSIDERED:	PLATS CONSIDERED:	SURVEYS CONSIDERED:
F-046(4) SHT's 5-15 RS 0568 SHT's 1-9	CALVER SUBDIVISION EL MONTE 1-3 SUBDIVISIONS MORRAN SUBDIVISION MOUNTAIN TERRACE 3 SUBDIVISION ROLLING HILLS 5-7 SUBDIVISIONS CANYON TERRACE CONDOMINIUM 1-2	ROS 646 ROS 1283 ROS 1646 ROS ROS 2593 ROS 2722 ROS 3177 ROS 3404 ROS 3481 ROS 4761 ROS 5086 ROS 5933 ROS 6313

NARRATIVE:
Boundary Consultants was retained by Evan Tinkham, to perform a boundary survey of the subject parcel and prepare a Boundary Line Agreement with the two adjoining parcels to the east.
This survey was carried out using a Trimble R8S GPS system and Trimble S6 Total Station with ground distance being determined by Geoid model CONUS 12B height 4398.59 feet with no collimation. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS.
The Subject Parcel historically has been tied to the Center East Sixteenth Corner of Section 22 which is not physically locatable and a patent ambiguity exists as to the correct way to calculate its location.
Numerous records of survey and subdivision plats have been examined (noted hereon) which show multiple locations for the Center Quarter Corner and the Center East Sixteenth Corner, even when the surveys or plats were created by the same firm.
The right of way line of SR-39, Canyon Road, as depicted hereon, is approximated from drawings obtained from UDOT Region 1, deeds, subdivision plats, right of way fences, found right of way monuments and records of survey. These all conflict with one another and do not give a definitive location for the highway. We contacted the Utah Department of Transportation Region 1 Right of Way Department and reviewed our findings with their surveyors. It was determined that without extensive research and retracement work there is no way to definitively determine the true right of way line of SR-39 in this area at this time. As a result the right of way line depicted hereon has been determined from fence lines and best fit deeds and more or less calls have been given to the right of way lines with the intent that the description begins on the right of way line and runs coincident with it.
The properties to the west of the subject parcel share a common point of commencement in their deeds, the Center Quarter Corner of Section 22, but contain ambiguities which leave deed hiatus's and overlaps between the properties including the subject parcel. The two adjoining parcels to the east commence at the Center East Sixteenth Corner which is also not physically locatable and has conflicting locations based upon the Ogden City Plat Maps locations of Section 22 and the monumented BLM locations. As a result of these ambiguities the subject property and the two adjoining properties to the east are entering into a boundary line agreement to permanently fix their common boundary lines and re-describe the subject parcel's boundary to match long standing occupation lines and existing found section monumentation.
There are still problems with the west boundary line and its adjoining parcel that need to be addressed at some future point to resolve those ambiguities.

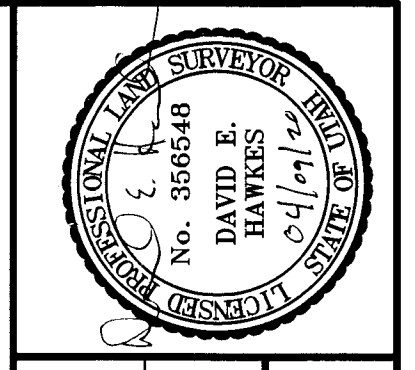
DESCRIPTIONS:
SUBJECT PARCEL: 13-071-0018
Part of the Southeast Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, beginning at a point S00°03'00"E 381.00 feet and S75°58'00"E 1043.00 feet from the Northwest Corner of said quarter section; Running thence S75°58'E (S75°03'38"E Measured) 122.00 feet; Thence S10°05'00"W (S22°54'22" Measured) 358.00 feet, more or less, to the NORTH bank of the Ogden River; Thence Northwestly along said river bank to a point that bears S39°02'00"S 401.00 feet (Chord measures N83°38'37"W 314.30 feet), more or less, from the point of beginning; Thence N39°02'00"E (N38°56'22"E Measured) 401.00 feet, more or less, to the point of beginning. Excepting therefrom the NORTH approximately 65 feet thereof lying within the Right-of-Way of Canyon Road.

ADJOINING PARCEL: 13-071-0020, CANYON YARYCA, LLC, ENTRY #2919747
Part of the Southeast Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point S00°03'00"E 381.00 feet and S75°58'00"E 1165.00 feet and South 10' West 60 feet from the from the Northwest Corner of said Quarter Section and running thence South 10' West 140 feet, more or less to the north line of the Old Ogden Rapid Transit Railroad Right of Way, thence Easterly along the north line of said right of way 128 feet, more or less, thence North 00°44'03" East 90 feet, more or less, to the south line of Canyon Road, thence North 76°51'06" West 105.1 feet to the point of beginning.

ADJOINING PARCEL: 13-071-0051, ROBYN K. SCOTT, ENTRY #2600148
A part of the Southeast Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Beginning at a point on the south right of way line of Canyon Road being South 00°44'03" West (Basis of Bearing is the Ogden City Survey Bearings) 736.81 feet, more or less, from the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 22; Thence South 76°47'23" East 88.24 feet along the southerly right of way line of said project to a point 70.0 feet perpendicularly distant southerly from the center line of said project at engineers station 218+00, thence South 70°01'32" East 201.0 feet along said right of way line to a point 90.0 feet perpendicularly distant southerly from the center line at engineers station 220+00, thence South 79°44'03" East 143.54 feet along said right of way line to a point 80.0 feet perpendicularly distant southerly from said center line at station 221+43.19, thence South 75°44'21" East 38.35 feet along a line parallel to and 80.0 feet distant southerly from the center line of said project to a point of tangency with a 500' spiral curve to the right opposite engineer station 221+81, thence easterly 17 feet, more or less, along said spiral curve to the southerly boundary line, thence South 89°44'04" West 472.53 feet, thence South 00°44'03" West along said line 66 feet, more or less, to the north bank of the Ogden River, thence southwesterly along said river bank to a point that bears North 76°51'05" West 205.1 feet and South 10' West 350 feet from the point of beginning, thence North 10°00' East 145 feet, thence North 79°58' East 125 feet, thence North 00°44'03" East 125 feet, thence North 00°44'03" East 90 feet, more or less, to the south right of way of Canyon Road, thence along said right of way South 76°47'39" East 100 feet to the point of beginning.

AGREEMENT DESCRIPTION: PARCEL 13-071-0018
A parcel of land lying and situate in the Southeast Quarter of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian. Comprising 1.84 acres by agreement between those certain parcels described in that certain Warranty Deed recorded as Entry #2859736, Special Warranty Deed #2600148 and Quit Claim Deed Entry #2919747. Basis of bearing for subject parcel being South 00°27'19" West 2661.00 feet (measured) between the BLM aluminum caps monumenting the east line of the Southeast Quarter of said Section 22. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of Section 22, Township 6 North, Range 1 West, Salt Lake Base and Meridian which is a 1984 Bureau of Land Management four inch aluminum cap set in a stone mound, thence South 00°27'19" West 2661.00 feet coincident with the east line of said Quarter Section as monumented in 1984; Thence North 89°32'39" West 1493.05 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 10°54'22" West 292.40 feet coincident with an agreement line to a number five rebar and cap stamped "PLS 356548" and a point on the north bank of the Ogden River; Thence the following four (4) courses along said north bank, 1) South 81°17'27" West 79.51 feet to a point of curvature and a number five rebar and cap stamped "PLS 356548"; 2) Westerly 178.99 feet along the arc of a 325.00 foot radius curve to the right (center bears North 08°42'33" West) through a central angle of 31°33'20" to a point of tangency and a number five rebar and cap stamped "PLS 356548"; 3) North 67°09'13" West 28.16 feet to a number five rebar and cap stamped "PLS 356548"; 4) North 88°36'02" West 46.85 feet to a point South 39°02'00" West 2.00 feet of a number five rebar and cap stamped "PLS 356548"; Thence departing said river bank North 39°02'00" East 364.24 feet more or less to the southerly right of way of Canyon Road SR-39 and a number five rebar and cap stamped "PLS 356548"; Thence South 77°21'02" East 153.21 feet coincident with said right of way line to the point of beginning.
LESS AND EXCEPTING any portion lying within the right of way of said SR-39.



DATE: 04-09-20
SCALE: 1"=30'
PROJECT NUMBER: 1914001

RECORD OF SURVEY AND BOUNDARY AGREEMENT
WEBER COUNTY TAX PARCEL 13-071-0018
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, 1689 CANYON ROAD, OGDEN, UTAH.

Boundary Consultants
Professional Land Surveyors
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801-792-1569
dave@boundaryconsultants.biz

DESIGNED	CHECKED	DATE
DEH	DEH	MD
SHEET 1 OF 1		