

DATE: 04-21-20
 SCALE: 1"=20'
 PROJECT NUMBER: 2004001

RECORD OF SURVEY AND PARCEL ADJUSTMENTS OF
 TAX PARCELS 17-020-0004, -0043, -0045
 MACHOVSKY and OLER
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 28,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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 OF 1

NARRATIVE:

Boundary Consultants was retained by Jocelyn Oler to survey the subject parcels and adjust parcel lines to create two parcels out of the three depicted hereon. This survey was carried out using a Trimble RBS GPS System, with ground distances being determined by the Utah TURN GPS (VRS) and no calibration. Basis of Bearing for this survey is Geodetic North as determined by VRS. Deeds for the subject parcels and some of the adjoining parcels are tied to the Center Quarter Corner of Section 28, which is not in place. The location of the Center Quarter Corner has been determined from found rebar and caps set as part of Records of Survey #592 and #1191. Orchard Heights Subdivision has been placed hereon using the extant centerline monumentation and found nails on lot lines produced to the curb. We have used extant monuments to tie the new adjusted parcels descriptions as depicted hereon.

EXTANT DESCRIPTIONS:

SUBJECT PARCEL 1; WARRANTY DEED; ENTRY #1675359:
 Part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 7 North, Range 1 West, Salt Lake Base and Meridian; Beginning at a point 303.75 feet WEST from the Southeast Corner of the Northwest Quarter; thence WEST along Quarter Section Line 150 feet; Thence NORTH 64 feet; Thence EAST 150 feet; Thence SOUTH 64 feet to the point of beginning.

SUBJECT PARCEL 2; WARRANTY DEED; ENTRY #1186161:
 Part of the South half of the Northwest Quarter of Section 28, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 150 feet NORTH of the Southeast Corner of said south half of the Northwest Quarter of said Section 28, and running thence WEST 303.75 feet; Thence SOUTH 86 feet; Thence WEST 150 feet; Thence NORTH 192 feet; Thence EAST 453.75 feet; Thence SOUTH 106 feet to the place of beginning. Excepting that portion thereof lying within 750 East Street.

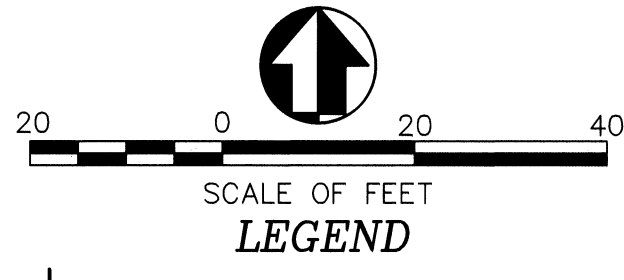
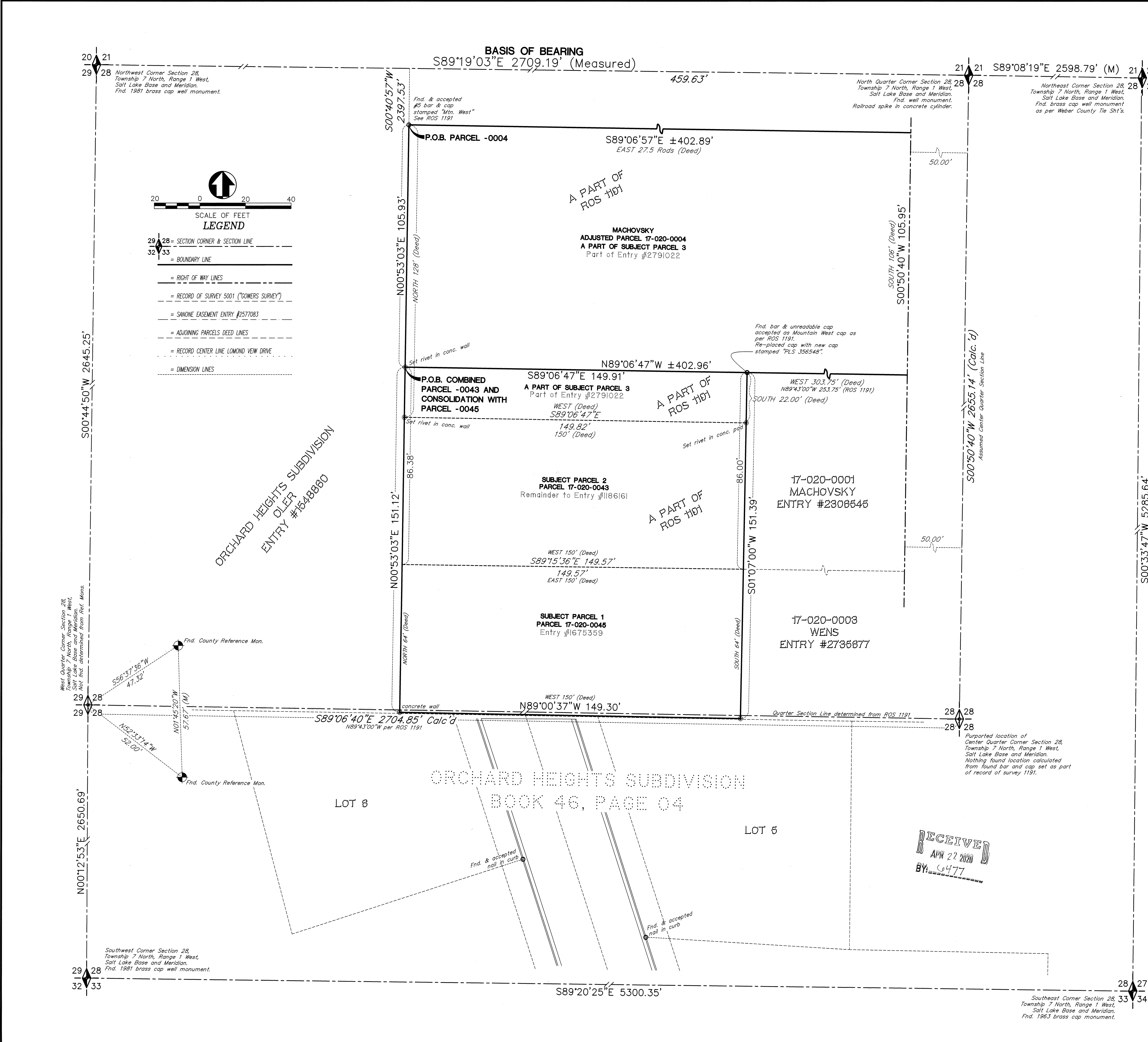
SUBJECT PARCEL 3; WARRANTY DEED; ENTRY #2791022:
 Part of the South 1/2 of the Northwest Quarter of Section 28, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 128 feet NORTH and 303.75 feet WEST of the Southeast Corner of said South 1/2 of the Northwest Quarter of said Section 28; Thence WEST 150 feet; Thence NORTH 128 feet; Thence EAST 27.5 rods; Thence SOUTH 106 feet; Thence WEST 303.75 feet; Thence SOUTH 22 feet to beginning. Except portion in Street (Dedication Plat in Book 16, Page 26)

ADJUSTED DESCRIPTIONS:

ADJUSTED PARCEL 17-020-0004 (Being Retained by Machovsky):
 A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 7 North, Range 1 West Salt Lake Base and Meridian. Comprising 1.10 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2791022 of the Weber County Records. Basis of Bearing being North 89°19'03" West 2709.19 feet (measured) between the extant Weber County monuments marking the north line of the Northwest Quarter of said Section 28. Subject parcel being more particularly described as follows:
 Commencing at the Weber County railroad spike monument marking the North Quarter Corner of said Section 28, thence North 89°19'03" West 459.63 feet coincident with the north line of said Northwest Quarter; Thence South 00°40'57" West 2397.54 feet to a number five rebar and cap stamped "Mountain West and the True Point of Beginning; Thence South 89°06'57" East 402.89 feet more or less to the west right of way line of 750 East Street; Thence South 00°50'40" West 105.95 feet coincident with said right of way line; Thence North 89°06'47" West 402.96 feet more or less to a copper rivet set in a concrete wall; Thence North 00°53'03" East 105.93 feet to the point of beginning.

ADJUSTED PARCEL 17-020-0043 (To be combined with Parcel -0045):
 A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 7 North, Range 1 West Salt Lake Base and Meridian. Comprising 0.52 acres, a 0.08 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2791022 of the Weber County Records and the 0.22 acre remainder parcel described in that certain Warranty Deed recorded as Entry 1186161 of said County Records. Basis of Bearing being North 89°19'03" West 2709.19 feet (measured) between the extant Weber County monuments marking the north line of the Northwest Quarter of said Section 28. Subject parcel being more particularly described as follows:
 Commencing at the Weber County railroad spike monument marking the North Quarter Corner of said Section 28, thence North 89°19'03" West 459.63 feet coincident with the north line of said Northwest Quarter; Thence South 00°40'57" West 2503.46 feet to the True Point of Beginning; Thence South 89°06'57" East 149.91 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 01°07'00" West 86.00 feet; Thence South 89°15'36" East 149.57; Thence North 00°53'03" East 86.38 feet to the point of beginning.

COMBINED PARCEL 17-020-0045:
 A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 7 North, Range 1 West Salt Lake Base and Meridian. Comprising 0.52 acres, a 0.08 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2791022 of the Weber County Records, a 0.22 acre remainder parcel described in that certain Warranty Deed recorded as Entry 1186161 of said County Records and the 0.22 acre described in that certain Warranty Deed recorded as Entry #1675359 of said County Records. Basis of Bearing being North 89°19'03" West 2709.19 feet (measured) between the extant Weber County monuments marking the north line of the Northwest Quarter of said Section 28. Subject parcel being more particularly described as follows:
 Commencing at the Weber County railroad spike monument marking the North Quarter Corner of said Section 28, thence North 89°19'03" West 459.63 feet coincident with the north line of said Northwest Quarter; Thence South 00°40'57" West 2503.46 feet to the True Point of Beginning; Thence South 89°06'57" East 149.91 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 01°07'00" West 151.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°00'37" West 149.30 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°53'03" East 151.12 feet to the point of beginning.



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