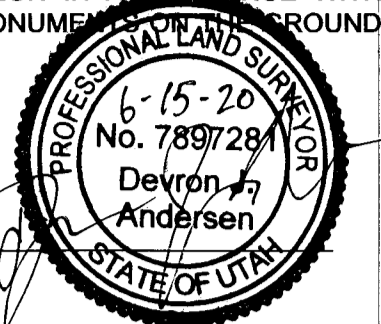


# 5500 EAST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, AND IN THE NORTHWEST CORNER OF  
SECTION 2, TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY UTAH, JUNE 2019

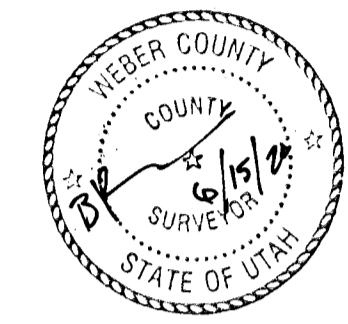
**SURVEYOR'S CERTIFICATE:**

I, DEVRON ANDERSEN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7897281, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE HIGHWAY CENTERLINE DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS THEREON AS REPRESENTED HEREON.



June 15<sup>th</sup> 2020  
DATE:

I, ~~Bahram Rahimzadegan~~ PLS, DO HEREBY CERTIFY THAT I AM A DEPUTY SURVEYOR OF THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE, STATE OF UTAH, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE HIGHWAY CENTERLINE HAS BEEN MADE UNDER THE DIRECTION OF THE WEBER COUNTY RECORDER/SURVEYOR AS SHOWN AND DESCRIBED HEREON.



**SURVEYOR'S NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LOCATION OF THE EXISTING CENTERLINE OF 5500 EAST STREET.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00° 18' 58" WEST (STATE PLANE GRID BEARINGS) 2,647.84 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 7N1E34E AND 6N1E3NE AS SHOWN HEREON.

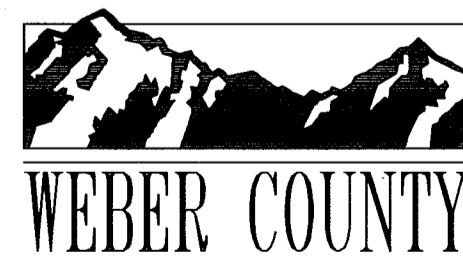
THE EXISTING FENCE LINES, RIGHT-OF-WAY MONUMENTS, AND REBAR WERE USED TO RETRACE ABUTTING SURVEYS AND SUBDIVISIONS AND WERE HELD AS THE BEST EVIDENCE OF CENTERLINE. THE CENTERLINE SHOWN HEREON IS A BEST FIT LINE CREATED FROM ALL THESE ELEMENTS. TITLE TO SEVERAL PARCELS IN THE ROAD (QUIT CLAIM DEED FROM ENTRY #1127938, QUIT CLAIM DEED FROM ENTRY #1127939, RIGHT OF WAY DEED IN BOOK 248 PAGE 417, QUIT CLAIM DEED BOOK 116 PAGE 632, AND RIGHT OF WAY DEED FROM BOOK 248 PAGE 418) AS WELL AS A WARRANTY DEED FOR THE DESCRIPTION OF A SECTION OF THE OLD PINEVIEW-EDEN HIGHWAY WERE ALIGNED WITH UDOT PROJECT S-242(1), RECORDS OF SURVEYS, SUBDIVISIONS, AND ADJOINING DEEDS. A PORTION OF THE ROAD WAS DESCRIBED BY WASHINGTON JENKINS IN 1885 AND WAS GIVEN A 99 FOOT WIDTH BY THE TERRITORIAL COURT (COUNTY COMMISSION BOOK C PAGE 390 ROAD #60), HOWEVER THAT DESCRIPTION ONLY APPLIES TO THE SECTION OF 5500 EAST BETWEEN 2200 NORTH AND 2300 NORTH.

IN RETRACING UDOT SURVEY PROJECT S-242(1), IT WAS FOUND THAT STATION POSITIONS SHOWN ON THE MAP SEEM TO HAVE AN APPROXIMATE 5.5 FOOT DISCREPANCY ALONG THE CENTERLINE OF THE ROAD WHEN COMPARED TO FIELD MEASUREMENTS TAKEN OF STILL EXISTING FENCELINES AND BUILDINGS, HOWEVER NO EQUATION IS GIVEN ON THE UDOT PLANS THAT CAN ACCOUNT FOR THIS. IT WAS FOUND THAT BY EXTENDING THE UDOT CENTERLINE AN ADDITIONAL 5.5 FEET, IT COULD BE MADE TO MATCH THE FOUND EVIDENCE MUCH BETTER. THE STATIONING SHOWN HEREON MAINTAINS STATIONING THAT IS COINCIDENT WITH THE UDOT STATIONING FROM THE POINT OF BEGINNING UNTIL 5.5 FEET SOUTHERLY OF THE POINT OF CURVATURE LEADING TO THE INTERSECTION OF 2300 NORTH. FROM THIS POINT, THE STATIONING SHOWN HEREON LEADS THE STATIONING SHOWN ON THE UDOT PLANS BY THAT AMOUNT.

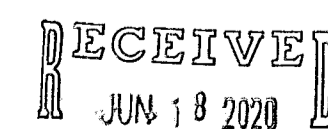
- THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:
1. SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE
  2. AERIAL IMAGERY OF 5500 EAST ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
  3. DEEDS WITHIN THE ROADWAY
  4. DEEDS FOR ABUTTING PROPERTIES
  5. PLANS FROM UDOT PROJECT S-242(1)
  6. COUNTY ROADS BOOK ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
  7. TERRITORIAL ROAD DESCRIPTIONS FROM 1885 TERRITORIAL COURT (COMMISSION BOOK C PAGE 390)

**5500 EAST STREET CENTERLINE SURVEY**

LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, AND IN THE NORTHWEST CORNER OF SECTION 2,  
TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH.



2380 Washington Blvd, Suite 370  
Ogden, Utah 84401  
PHONE: (801) 399-8020  
FAX: (801) 399-8316



BY: *6521*

RECORD OF SURVEY NUMBER:

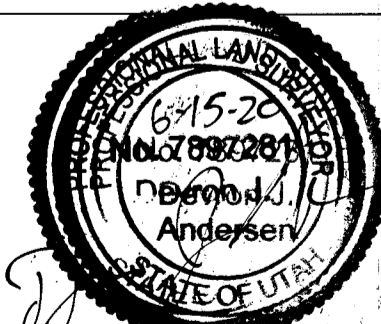
FIELD WORK BY:  
JEREMY MATHEWS

DRAWN BY:  
JEREMY MATHEWS

CHECKED BY:  
STEPHEN COLLIER &  
BAHRAM RAHIMZADEGAN

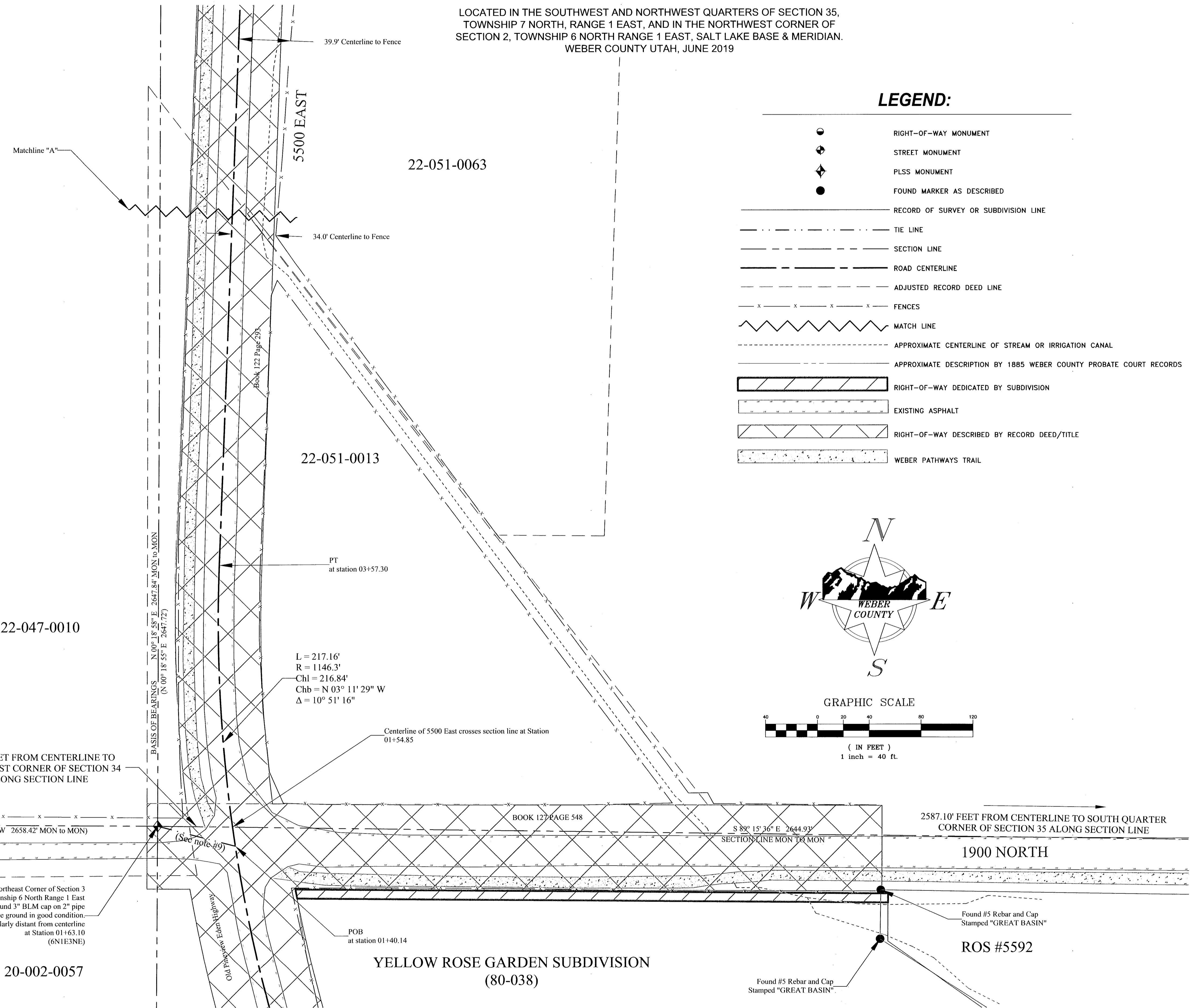
APPROVED BY:  
DEVRON ANDERSEN

DATE OF DRAWING:  
6/17/2019



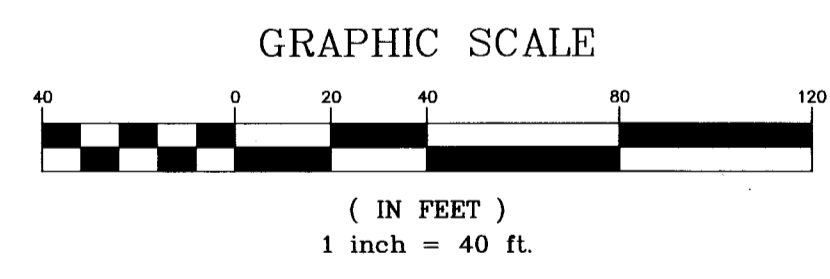
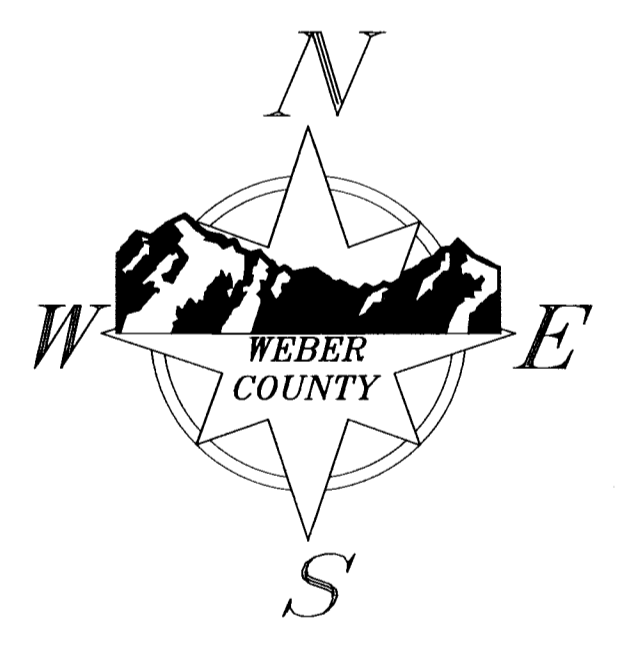
SHEET NUMBER:

1/4



**LEGEND:**

- RIGHT-OF-WAY MONUMENT
- ◐ STREET MONUMENT
- ◑ PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- RECORD OF SURVEY OR SUBDIVISION LINE
- - - TIE LINE
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - ADJUSTED RECORD DEED LINE
- x x x x x FENCES
- ~ ~ ~ MATCH LINE
- - - APPROXIMATE CENTERLINE OF STREAM OR IRRIGATION CANAL
- - - APPROXIMATE DESCRIPTION BY 1885 WEBER COUNTY PROBATE COURT RECORDS
- ▨ RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- ▤ EXISTING ASPHALT
- ▥ RIGHT-OF-WAY DESCRIBED BY RECORD DEED/TITLE
- ▧ WEBER PATHWAYS TRAIL



22-047-0010

22-051-0063

22-051-0013

20-002-0057

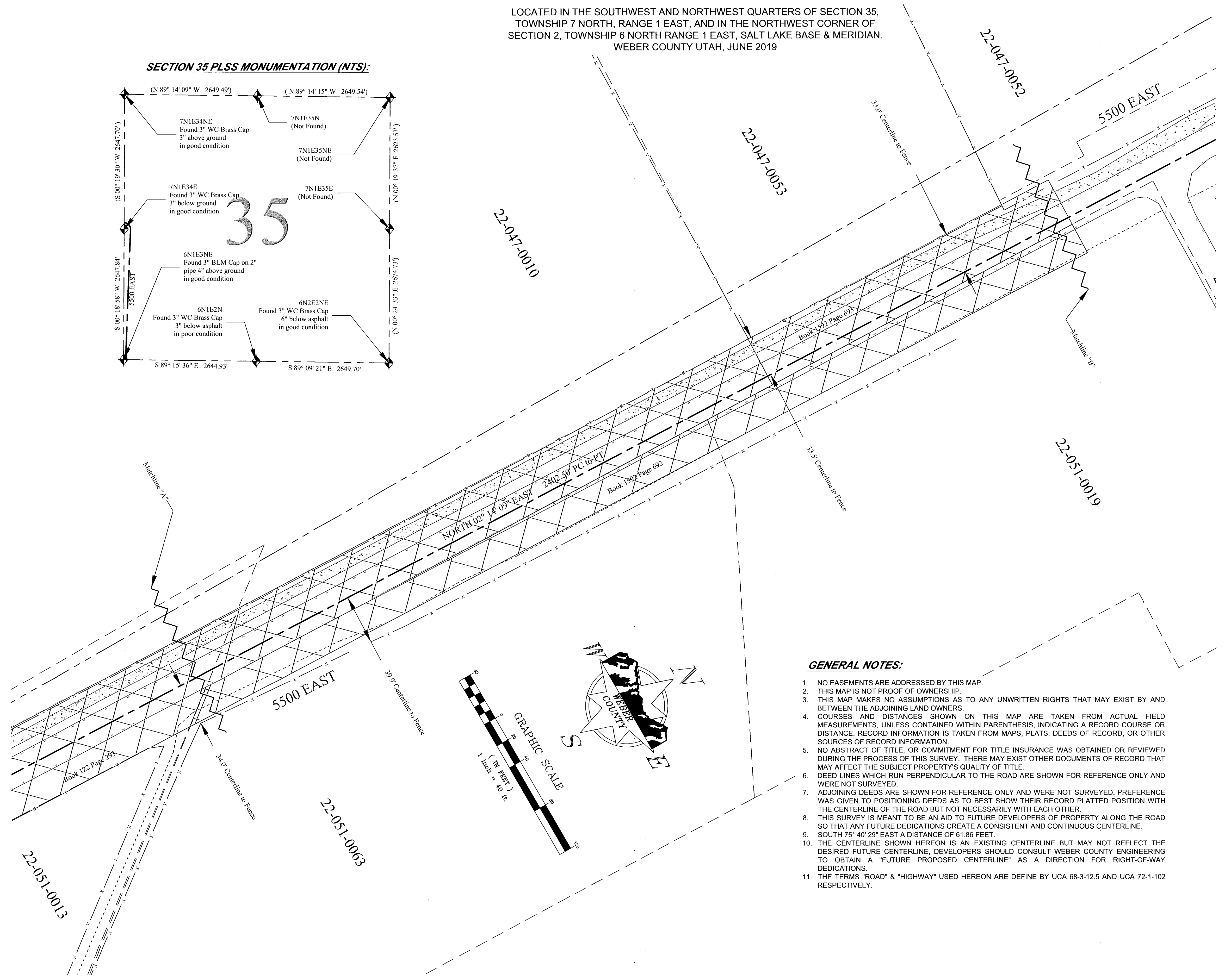
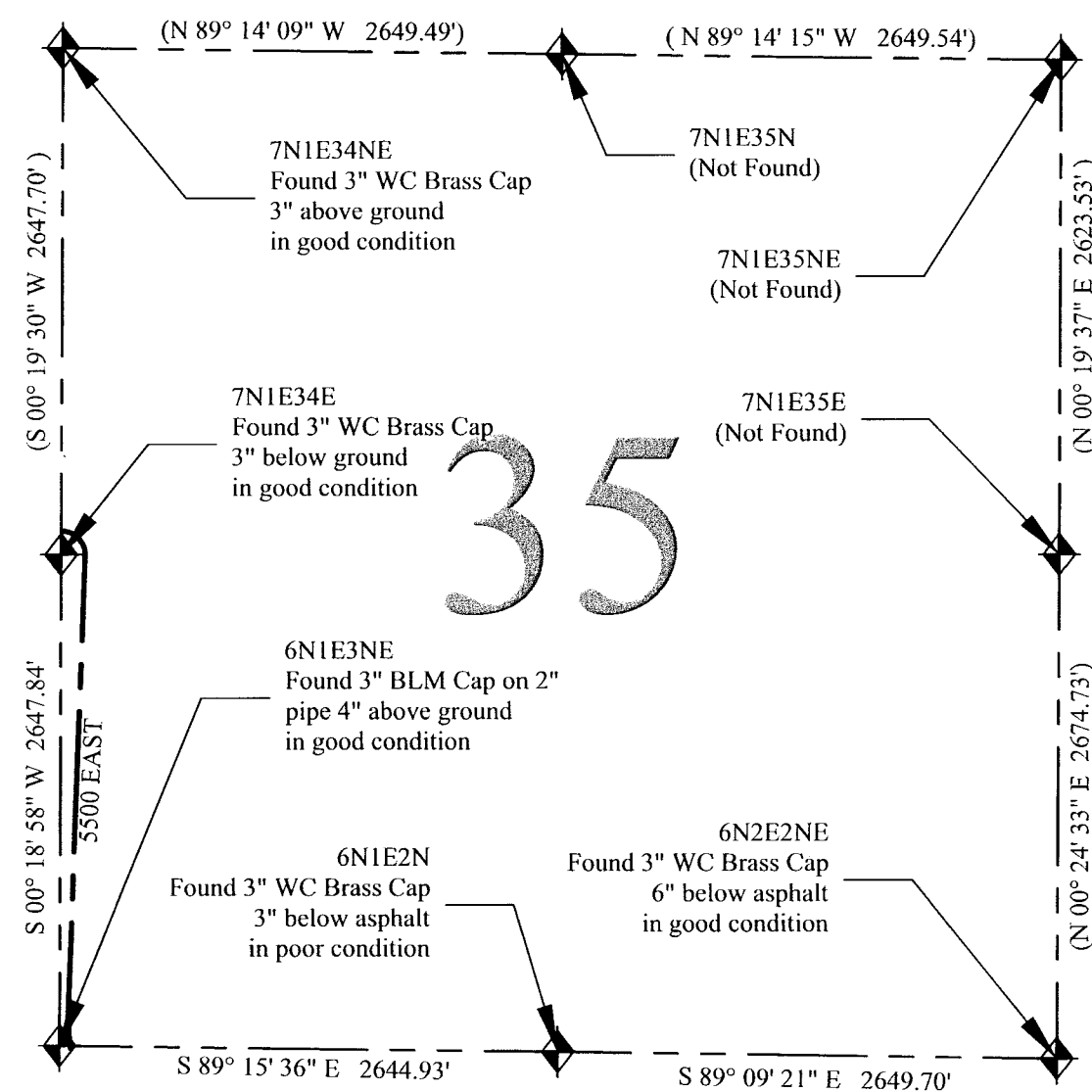
YELLOW ROSE GARDEN SUBDIVISION  
(80-038)

ROS #5592

# 5500 EAST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, AND IN THE NORTHWEST CORNER OF  
SECTION 2, TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY UTAH, JUNE 2019

## SECTION 35 PLSS MONUMENTATION (NTS):



## AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, AND IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; DESCRIPTION OF A COUNTY ROAD LEADING NORTHERLY FROM THE INTERSECTION OF 5500 EAST AND 1900 NORTH TO THE INTERSECTION OF 5500 EAST AND 2300 NORTH, NORTHERLY OF PINEVIEW RESERVOIR.

BEGINNING AT A POINT WHICH IS SOUTH 75° 40' 29" EAST A DISTANCE OF 61.86 FEET FROM THE NORTH EAST CORNER OF SECTION 3 OF TOWNSHIP 6 NORTH RANGE 1 EAST, SAID POINT IS ON THE CENTERLINE OF 5500 EAST AT STATION 0+40.14, AND RUNNING THENCE NORTHWESTERLY TO THE RIGHT ALONG AN ARC OF A 1,146.3 FOOT RADIUS CURVE A DISTANCE OF 217.16 FEET, WHOSE LONG CHORD BEARS NORTH 03° 11' 29" WEST A DISTANCE OF 216.84 FEET, AND WHOSE CENTRAL ANGLE IS 10° 51' 16" TO STATION 0+57.30; THENCE NORTH 02° 14' 09" EAST A DISTANCE OF 2,402.50 FEET TO STATION 27+59.80; THENCE NORTHWESTERLY TO THE LEFT ALONG AN ARC OF A 125.00 FOOT RADIUS CURVE A DISTANCE OF 198.00 FEET, WHOSE LONG CHORD BEARS NORTH 43° 08' 33" WEST A DISTANCE OF 177.94 FEET, AND WHOSE CENTRAL ANGLE IS 90° 45' 23" TO STATION 29+57.80, THENCE NORTH 88° 31' 15" WEST A DISTANCE OF 4.81 FEET TO THE SECTION LINE AT STATION 29+62.61. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING SOUTH 00° 56' 06" EAST A DISTANCE OF 2,747.49 FEET, ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE EAST QUARTER CORNER OF SECTION 34 OF TOWNSHIP 7 NORTH RANGE 1 EAST BEING SOUTH 00° 19' 28" WEST A DISTANCE OF 84.0 FEET, ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE SOUTHEAST CORNER OF SECTION 34 OF TOWNSHIP 7 NORTH RANGE 1 EAST BEING SOUTH 00° 19' 00" WEST A DISTANCE OF 2,731.87 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 2,822.47 FEET.

## RIGHT-OF-WAY ANALYSIS:

THE FOLLOWING IS A RIGHT-OF-WAY ANALYSIS OF AREAS NOT OTHERWISE DESCRIBED BY SUBDIVISION DEDICATION OR BY A DEED TO THE PUBLIC FOR ROAD PURPOSES.

WRITTEN EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. PARCEL #22-047-0010 (ENTRY #2303226) WHICH STATES, "...TO THE WEST LINE OF 5500 EAST STREET..."
2. PARCEL #22-047-0053 (ENTRY #3001870) WHICH STATES, "...TO THE WEST LINE OF 5500 EAST STREET..." AND "...ALONG SAID WEST LINE..."
3. PARCEL #22-047-0052 (ENTRY #2878311) WHICH STATES, "...BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF 5500 EAST STREET..." AND "...ALONG SAID RIGHT OF WAY..."
4. PARCEL #22-051-0047 (ENTRY #1417023) WHICH STATES, "...ALONG THE WEST SIDE OF THE ROAD..."
5. PARCEL #22-047-0040 (ENTRY #2945163) WHICH STATES, "...TO THE WEST RIGHT OF WAY OF 5500 EAST STREET..." AND "...ALONG SAID RIGHT OF WAY..."
6. UDOT PLANS FOR FEDERAL AID PROJECT NO. S-242(1) SHEET #3 DATED 1946
7. COUNTY COMMISSION BOOK C PAGE 390 ROAD #60 DESCRIBES A SECTION OF 5500 EAST WITH A ROAD WIDTH OF 66 RODS.
8. PARCELS ON THE WEST SIDE OF 5500 EAST BETWEEN 2100 NORTH AND 2200 NORTH USE DEED DESCRIPTIONS WHICH REFERENCE A 49.5 FOOT RIGHT-OF-WAY AND SUGGEST A 99 FOOT WIDE ROAD. HOWEVER BY ABSTRACTING THESE DEEDS IT CAN BE DISCOVERED THAT PRIOR TO 2008 THE PLATTED DEED DESCRIPTIONS ARE MORE CONSISTENT WITH A 66 FOOT WIDE ROAD. (SEE ENTRY #2381846 ALONG WITH ENTRY #2316935 AND COMPARE WITH ENTRY #2171681 ALONG WITH ENTRY #2318934).
9. RECORD OF SURVEY #4380 SUGGESTS A 49.5 FOOT HALF-WIDTH.

FROM 8 OF THE 9 DOCUMENTS LISTED ABOVE, IT IS INFERRED THAT THE ROAD IS BEST DESCRIBED WITH A WIDTH OF 66 FEET.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS A WIDTH OF THE ROAD INCLUDE,

1. FENCES ALONG 5500 EAST ARE CONSISTENT WITH A MAJORITY OF THEM (66%) FALLING VERY NEAR TO 33.00 FEET FROM THE CENTERLINE OF THE ROAD.
2. ANOTHER 18% OF THE FENCES ARE FARTHER THAN 33 FEET FROM THE CENTERLINE OF THE ROAD, BUT ARE ALSO LOCATED ON THE FAR SIDE OF AN IRRIGATION CANAL WHICH RUNS ALONG THE ROAD.

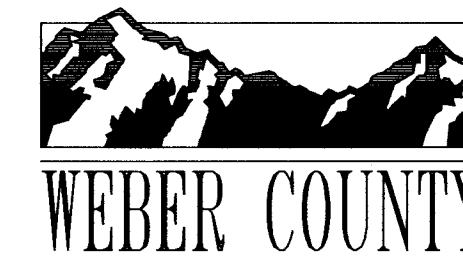
CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 5500 EAST STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THOROUGHFARE OVER A LONG PERIOD OF TIME, RECOGNIZING THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT OF WAY CAN ONLY BE DETERMINED BY THE COURT, A MAXIMUM RIGHT OF WAY WIDTH THAT WOULD BE BINDING UPON ALL UN-AGREEABLE PARTIES WOULD NEED TO COME FROM A JUDICIAL DECREE. HOWEVER, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT THE EVIDENCE SUGGESTS WHAT IS REASONABLE AND NECESSARY FOR THE USES WHICH HAVE BEEN MADE OF THIS PUBLIC HIGHWAY IS 66.00 FEET WIDE LYING 33.00 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

## GENERAL NOTES:

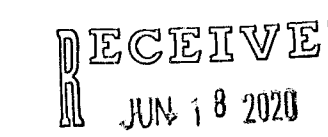
1. NO EASEMENTS ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
5. NO ABSTRACT OF TITLE, OR COMMITMENT FOR TITLE INSURANCE WAS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY'S QUALITY OF TITLE.
6. DEED LINES WHICH RUN PERPENDICULAR TO THE ROAD ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED.
7. ADJOINING DEEDS ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED. PREFERENCE WAS GIVEN TO POSITIONING DEEDS AS TO BEST SHOW THEIR RECORD PLATTED POSITION WITH THE CENTERLINE OF THE ROAD BUT NOT NECESSARILY WITH EACH OTHER.
8. THIS SURVEY IS MEANT TO BE AN AID TO FUTURE DEVELOPERS OF PROPERTY ALONG THE ROAD SO THAT ANY FUTURE DEDICATIONS CREATE A CONSISTENT AND CONTINUOUS CENTERLINE.
9. SOUTH 75° 40' 29" EAST A DISTANCE OF 61.86 FEET.
10. THE CENTERLINE SHOWN HEREON IS AN EXISTING CENTERLINE BUT MAY NOT REFLECT THE DESIRED FUTURE CENTERLINE. DEVELOPERS SHOULD CONSULT WEBER COUNTY ENGINEERING TO OBTAIN A "FUTURE PROPOSED CENTERLINE" AS A DIRECTION FOR RIGHT-OF-WAY DEDICATIONS.
11. THE TERMS "ROAD" & "HIGHWAY" USED HEREON ARE DEFINE BY UCA 68-3-12.5 AND UCA 72-1-102 RESPECTIVELY.

## 5500 EAST STREET CENTERLINE SURVEY

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2380 Washington Blvd. Suite 370  
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PHONE: (801) 399-8020  
FAX: (801) 399-8316



JUN 18 2020

BY: 6521

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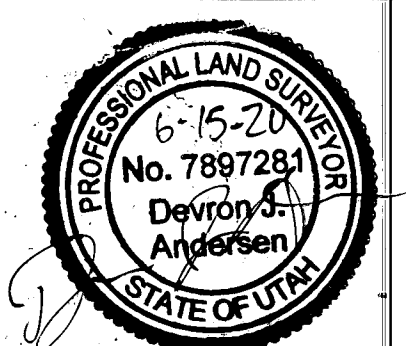
FIELD WORK BY:  
JEREMY MATHEWS

DRAWN BY:  
JEREMY MATHEWS

CHECKED BY:  
STEPHEN COLLIER &  
BAHRAM RAHIMZADEGAN

APPROVED BY:  
DEVRON ANDERSEN

DATE OF DRAWING:  
6/17/2019

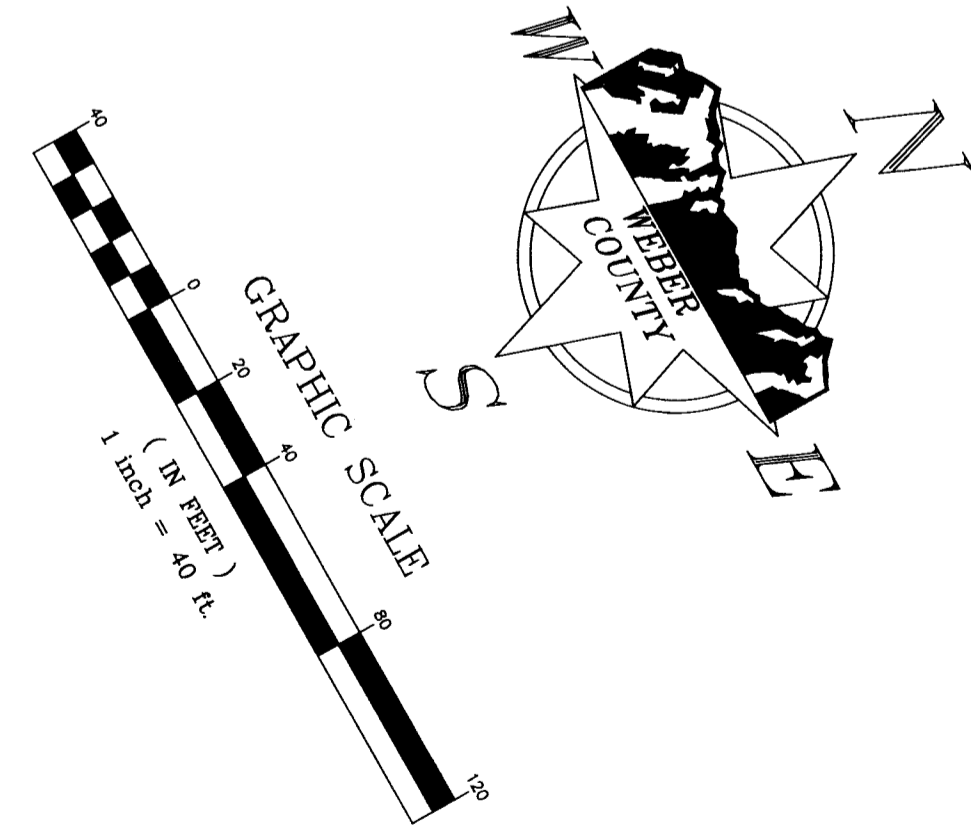
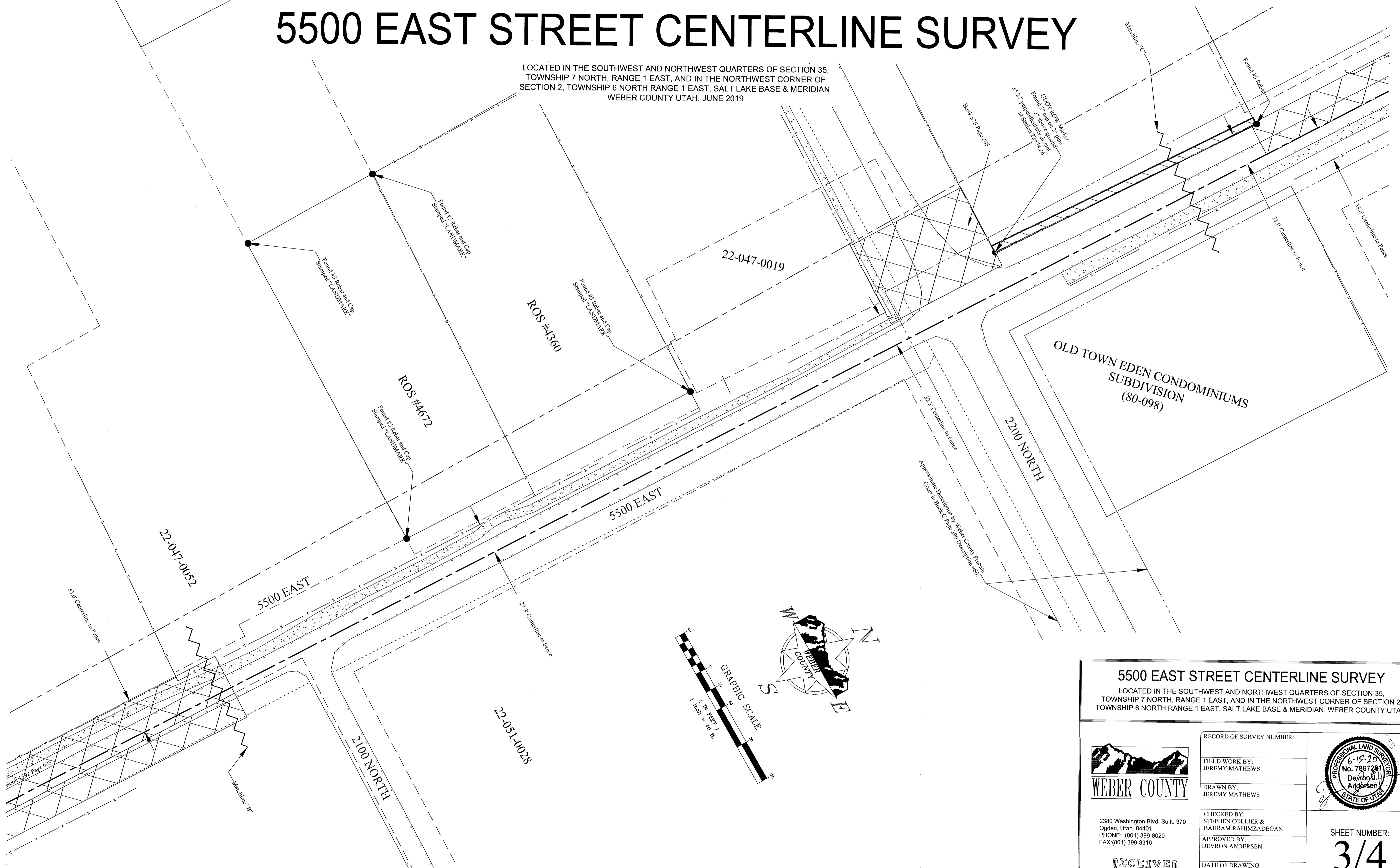


SHEET NUMBER:

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# 5500 EAST STREET CENTERLINE SURVEY

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WEBER COUNTY UTAH, JUNE 2019

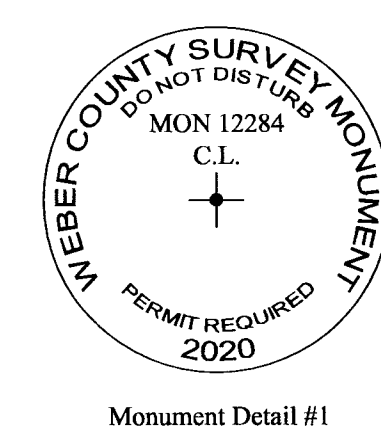
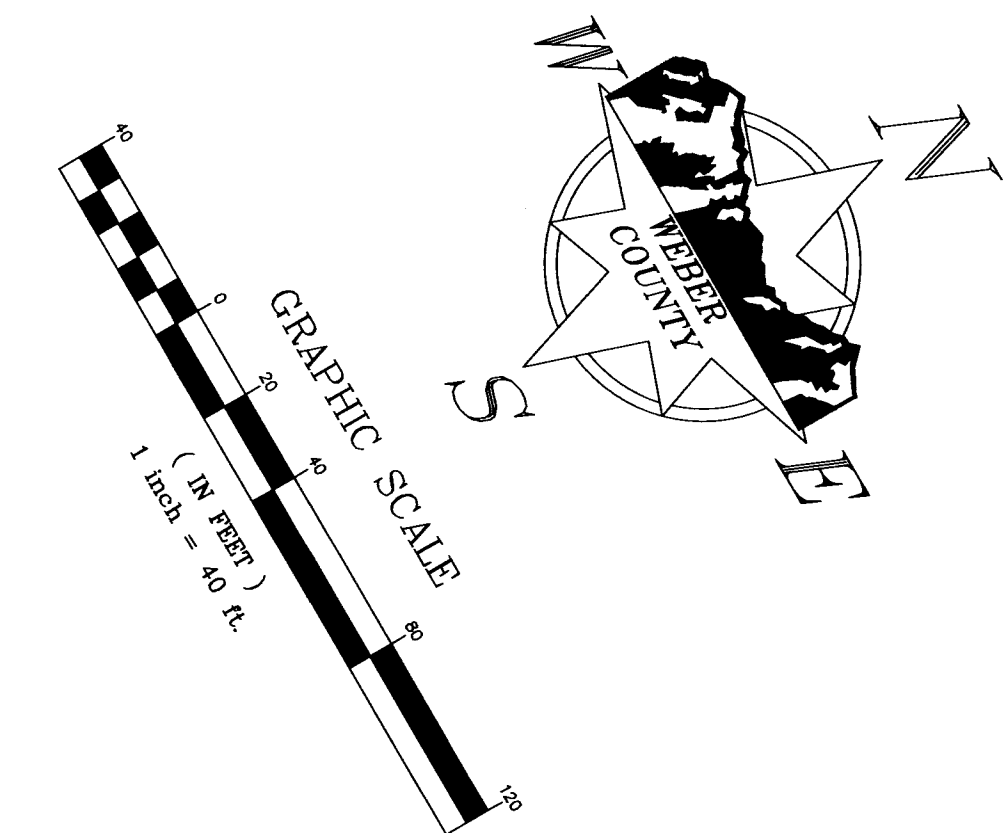
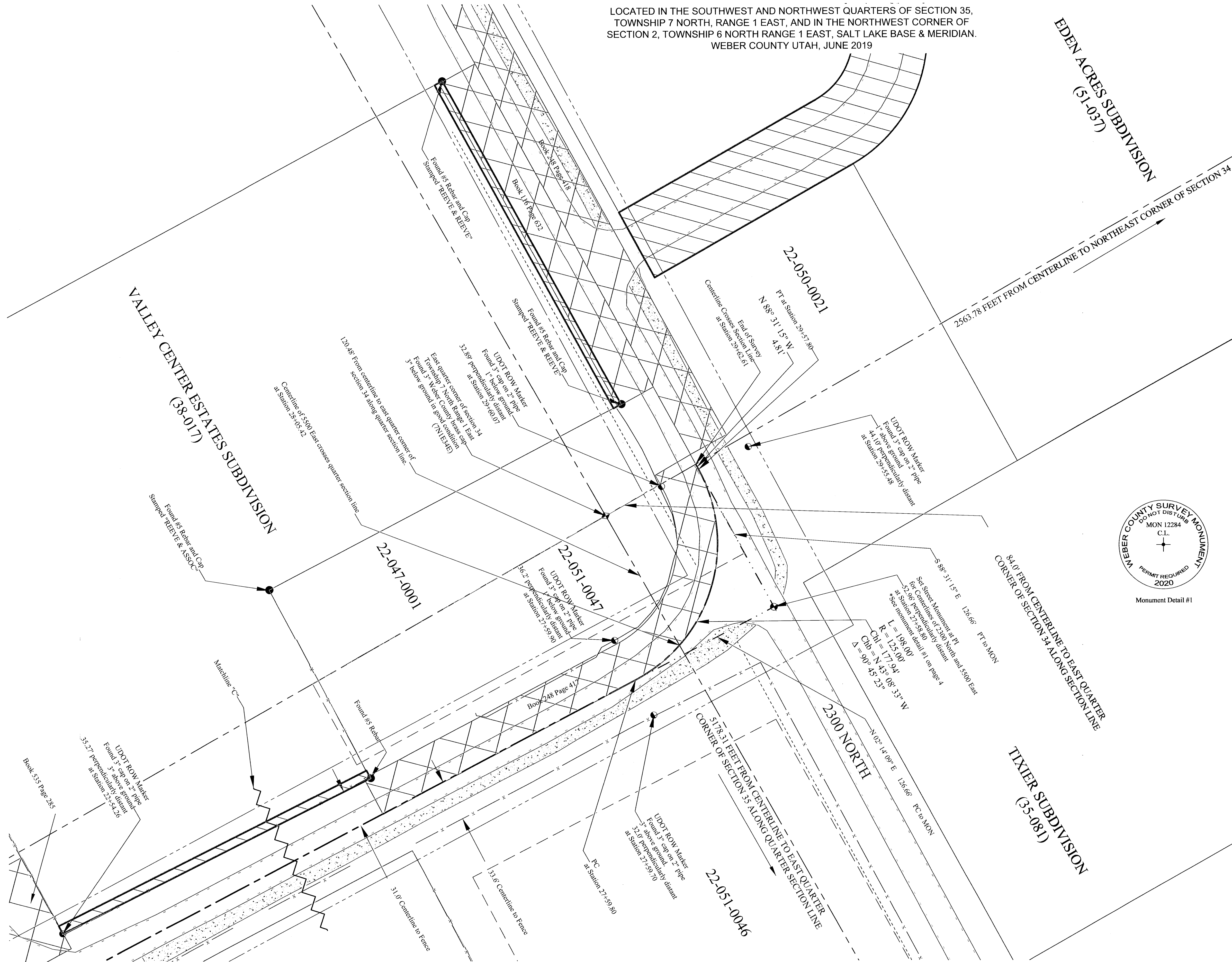


**5500 EAST STREET CENTERLINE SURVEY**  
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 2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316	RECORD OF SURVEY NUMBER: 6-15-20 No. 7897281 Devron Andersen STATE OF UTAH
	SHEET NUMBER: <b>3/4</b>
FIELD WORK BY: JEREMY MATHEWS	CHECKED BY: STEPHEN COLLIER & BAHRAM RAHIMZADEGAN
DRAWN BY: JEREMY MATHEWS	APPROVED BY: DEVRON ANDERSEN
DATE OF DRAWING: 6/17/2019	RECEIVED JUN 18 2020 BY: 6521

# 5500 EAST STREET CENTERLINE SURVEY

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<p><b>5500 EAST STREET CENTERLINE SURVEY</b>          LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, AND IN THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH RANGE 1 EAST, SALT LAKE BASE &amp; MERIDIAN, WEBER COUNTY UTAH.</p>		
<p>2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316</p> <p>RECEIVED JUN 18 2020 BY: 6521</p>	<p>RECORD OF SURVEY NUMBER: 6-15-20</p>	
	<p>FIELD WORK BY: JEREMY MATHEWS</p>	
	<p>DRAWN BY: JEREMY MATHEWS</p>	<p>CHECKED BY: STEPHEN COLLIER &amp; BAHRAM RAHIMZADEGAN</p>
	<p>APPROVED BY: DEVRON ANDERSEN</p>	<p>DATE OF DRAWING: 6/17/2019</p>