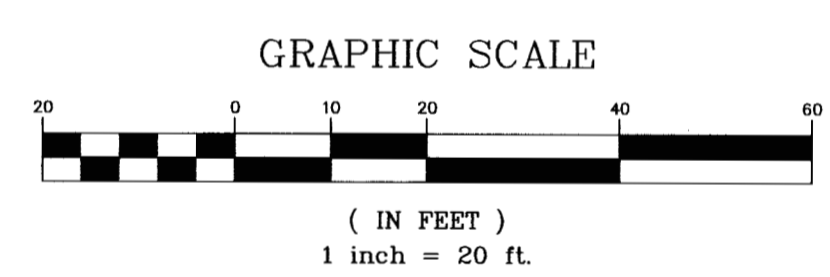
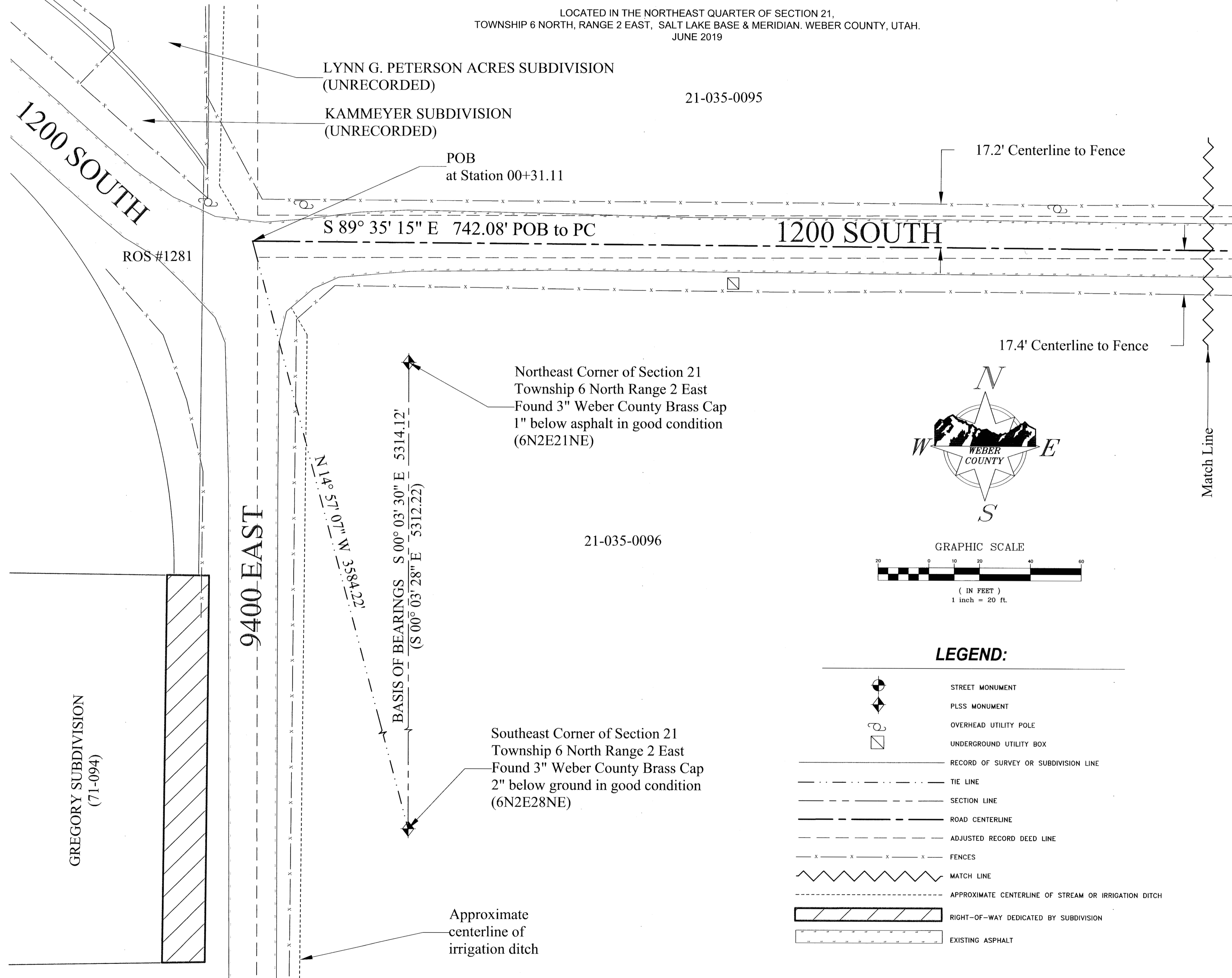


1200 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.
JUNE 2019



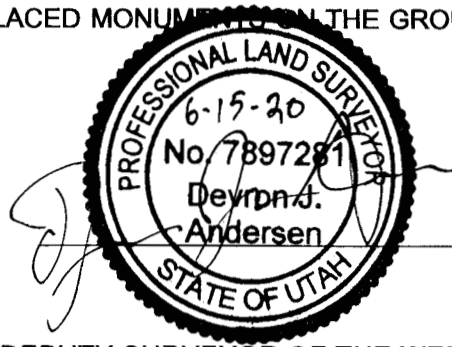
LEGEND:

- STREET MONUMENT
- PLSS MONUMENT
- OVERHEAD UTILITY POLE
- UNDERGROUND UTILITY BOX
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED LINE
- FENCES
- MATCH LINE
- APPROXIMATE CENTERLINE OF STREAM OR IRRIGATION DITCH
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT

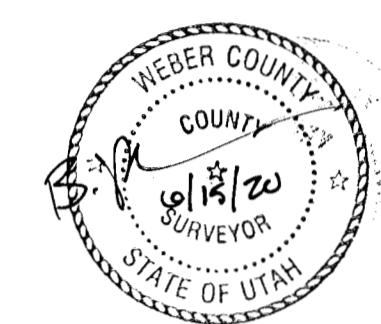
SURVEYOR'S CERTIFICATE:

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 SURVEYOR'S 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 ON THE GROUND AS REPRESENTED HEREON.

June 15th 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 TRUE LOCATION OF THE EXISTING HIGHWAY CENTERLINE OF 1200 SOUTH STREET.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00° 03' 30" EAST (STATE PLANE GRID BEARINGS) 5314.12 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N2E21NE AND 6N2E28NE AS SHOWN HEREON.

EXISTING FENCES AND EXISTING ASPHALT ROAD WERE USED AS THE BEST EVIDENCE FOR ESTABLISHING THE CENTERLINE OF THE HIGHWAY. A BEST FIT LINE BETWEEN FENCES WAS AVERAGED ALONG WITH A BEST FIT LINE FROM THE CENTER OF THE EXISTING ROAD TO DETERMINE THE HIGHWAY CENTERLINE.

THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:

- SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE
- AERIAL IMAGERY OF 1200 SOUTH ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
- DEEDS FOR ADJUTING PROPERTIES

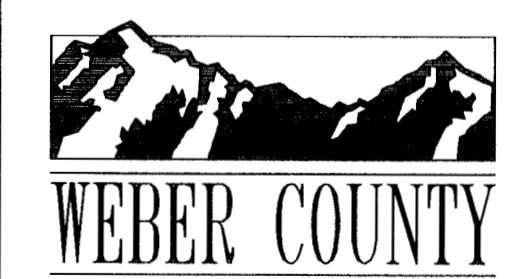
AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING EASTERLY FROM THE INTERSECTION OF 9400 EAST AND 1200 SOUTH TO THE INTERSECTION OF 9500 EAST AND 1200 SOUTH EASTERLY OF HUNTSVILLE TOWN.

BEGINNING AT A POINT WHICH IS NORTH 14° 57' 07" WEST A DISTANCE OF 3,584.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 21, SAID POINT IS ON THE CENTERLINE OF 1200 SOUTH AT STATION 00+31.11; AND RUNNING THENCE SOUTH 89° 35' 15" EAST A DISTANCE OF 742.08 FEET; THENCE NORTHEASTERLY TO THE LEFT ALONG AN ARC OF A 65.20 FOOT RADIUS CURVE A DISTANCE OF 71.15 FEET, WHOSE LONG CHORD BEARS NORTH 59° 08' 52" EAST A DISTANCE OF 67.66 FEET, AND WHOSE CENTRAL ANGLE IS 62° 30' 53" TO A POINT OF INTERSECTION WITH 9500 EAST AND MONASTERY ROAD. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING SOUTH 87° 53' 56" WEST A DISTANCE OF 800.69 FEET, ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE NORTHEAST CORNER OF SECTION 21 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING NORTH 03° 44' 36" EAST A DISTANCE OF 1,825.79 FEET, ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE SOUTHEAST CORNER OF SECTION 21 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING SOUTH 02° 02' 37" EAST A DISTANCE OF 3,494.45 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 813.23 FEET.

1200 SOUTH STREET CENTERLINE SURVEY

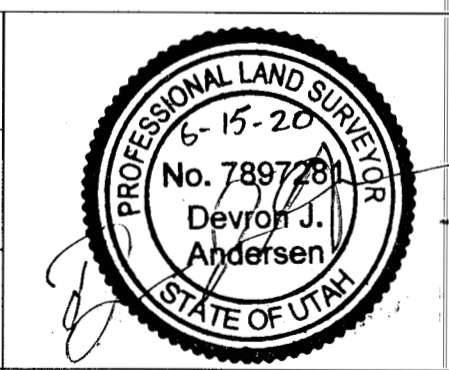
LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH.



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

RECEIVED
JUN 17 2020
BY: 6522

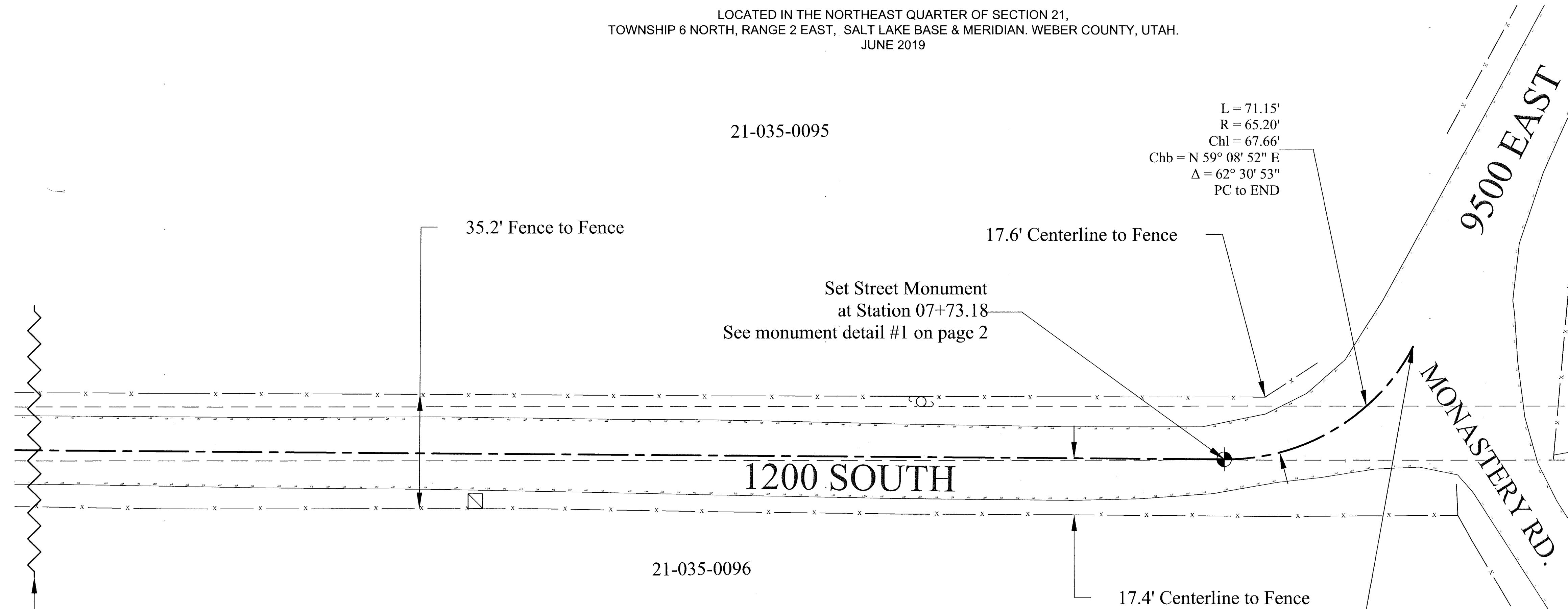
RECORD OF SURVEY NUMBER:
FIELD WORK BY: JEREMY MATHEWS
DRAWN BY: JEREMY MATHEWS
CHECKED BY: STEPHEN COLLIER & BAHRAM RAHIMZADEGAN
APPROVED BY: DEVRON ANDERSEN
DATE OF DRAWING: 6/25/2019



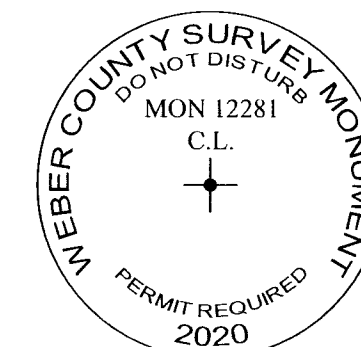
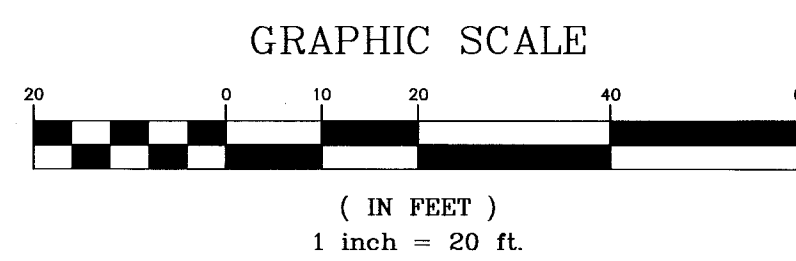
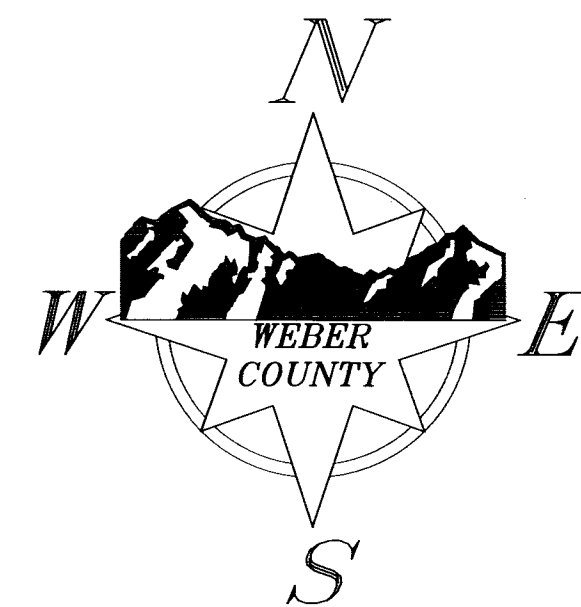
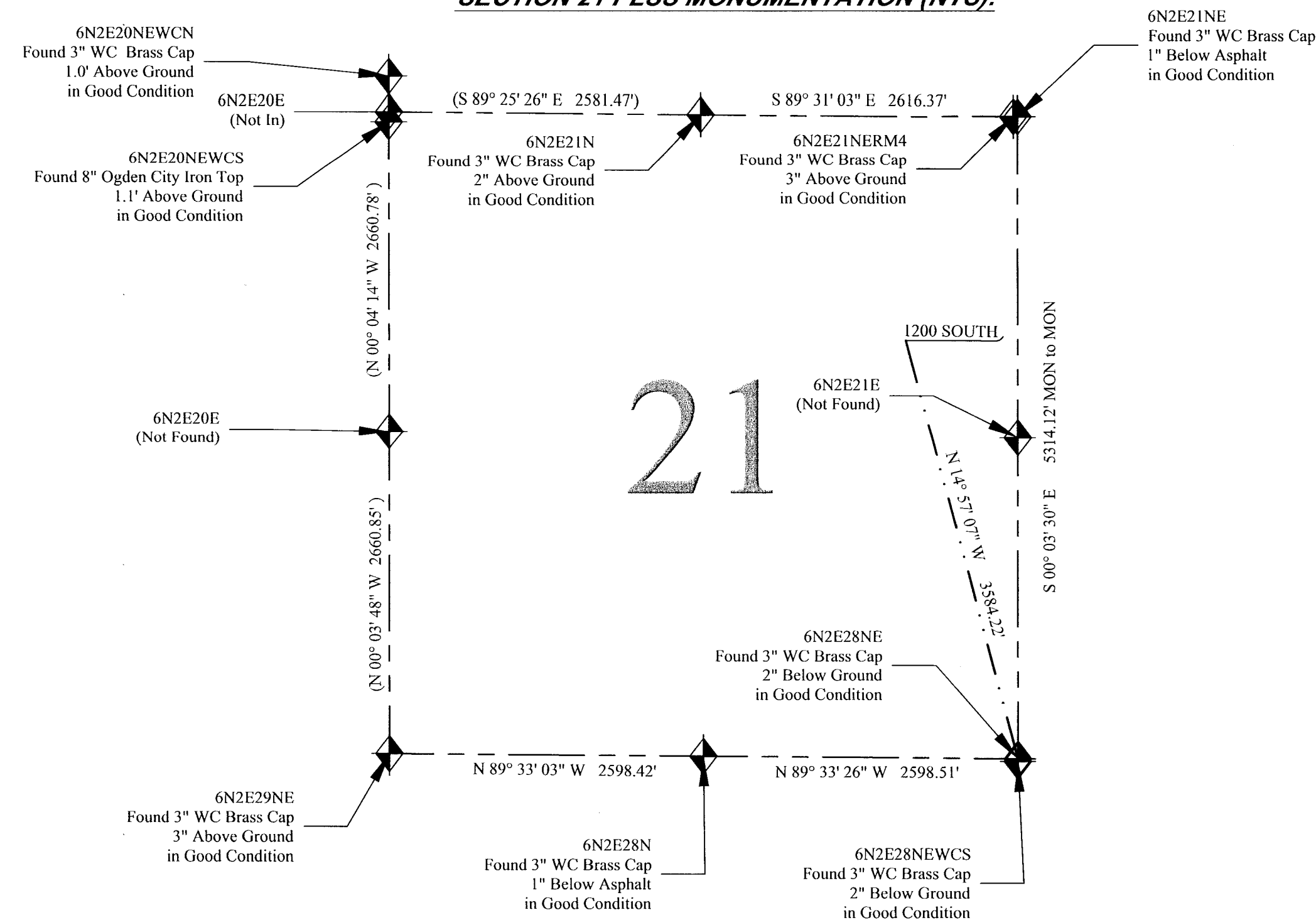
SHEET NUMBER:
1/2

1200 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY, UTAH.
JUNE 2019



SECTION 21 PLSS MONUMENTATION (NTS):



RIGHT-OF-WAY ANALYSIS:

THE FOLLOWING IS A RIGHT-OF-WAY ANALYSIS FOR THE HIGHWAY SHOWN HEREON.

WRITTEN EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE:

- OTHER HIGHWAYS IN THE IMMEDIATE AREA ARE DESCRIBED AS BEING 2 RODS WIDE. FOR EXAMPLE, IN ENTRY #273579 THE LANGUAGE DESCRIBING PARCEL 21-035-0007 CONTAINS LANGUAGE WHICH CALLS TO "...THE CENTER OF A 2 ROD STREET..." (LISTED AS PARCEL 4 IN THE DESCRIPTION). THE AREA WHERE THIS CALL ENDS IS NEAR THE INTERSECTION OF 9400 EAST AND 1300 SOUTH. THIS WOULD IMPLY THAT ONE OR BOTH OF THESE TWO HIGHWAYS ARE 2 RODS WIDE. SINCE 1300 SOUTH, 9400 EAST, AND 1200 SOUTH ARE PHYSICALLY CONNECTED AS CONTINUATIONS OF EACH OTHER, THIS WOULD SEEM TO IMPLY INDIRECTLY THAT 1200 SOUTH IS ALSO 2 RODS WIDE.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE:

- OF THE FENCES ALONG THE ROAD FRONTAGE, 95% OF THEM ARE NEAR OR WITHIN A FOOT OF 16.5 FEET FROM THE CENTERLINE.
- BOTH UNDERGROUND AND OVERHEAD UTILITIES WERE FOUND CONSISTENTLY VERY NEAR TO THOSE SAME FENCELINES.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 1200 SOUTH STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THROUGHFARE 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 33.00 FEET WIDE LYING 16.50 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

GENERAL NOTES:

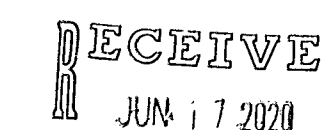
- NO EASEMENTS ARE ADDRESSED BY THIS MAP.
- THIS MAP IS NOT PROOF OF OWNERSHIP.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- 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.
- DEED LINES WHICH RUN PERPENDICULAR TO THE ROAD ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED.
- 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.
- 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.
- 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.
- THE TERMS "ROAD" & "HIGHWAY" USED HEREON ARE DEFINED BY UCA 68-3-12.5 AND UCA 72-1-102 RESPECTIVELY.

1200 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 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: 6522

RECORD OF SURVEY NUMBER:

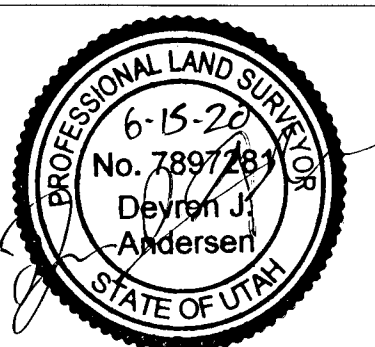
FIELD WORK BY:
JEREMY MATHEWS

DRAWN BY:
JEREMY MATHEWS

CHECKED BY:
STEPHEN COLLIER &
BAHRAM RAHIMZADEGAN

APPROVED BY:
DEVRON ANDERSEN

DATE OF DRAWING:
6/25/2019



SHEET NUMBER:

2/2