

07-13-20
1"=20'
2022001

RECORD OF SURVEY & BOUNDARY AGREEMENT OF
TAX PARCEL 15-055-0021
BERNICE & JUSTIN WESTON
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED: MGD
DRAFTED: DEH
CHECKED: DEH

SHEET 1
OF 1

NARRATIVE:

Boundary Consultants was retained by Justin Weston to survey the subject parcel. This survey was carried out using a Trimble RBS GPS System, with ground distances being determined by Utah State TURN GPS Network and no calibration. Weber County brass cap monuments were found monumenting the east line of the Northeast Quarter of Section 20 as depicted hereon. A "Mag Nail" with straddles was found at or near the location of the Center Quarter Corner for said Section 20. We have held the intersection point of the straddles as the location of said Center Quarter Corner. Since no actual monument was found we are showing the location as the purported corner but at the same time have honored it as the Center Quarter Corner. The Subject Parcel is bounded by ancient fence and occupation lines on the West, North and East boundaries of the Subject Parcel which do not match deed lines. The adjoining owners of the North and East Parcels have been contacted and are willing to enter into a Boundary Agreement fixing the boundaries at those ancient fence and occupation lines. 1400 South Street is not a dedicated Roadway and as such exists as a Roadway by Use. Deed lines run to and coincident with the Quarter Section Line which is the centerline of said street. We have left the description running coincident with the Section Line but have excepted out any portion of the description lying within the legal bounds of said roadway.

DESCRIPTIONS:

WARRANTY DEED: ENTRY #3010246:

Part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 505 feet West of the Southeast corner of said Northeast Quarter. Running thence WEST 159 feet; Thence NORTH 258 feet and 10 inches (measured 258.83 feet); Thence EAST 159 feet; Thence SOUTH 258 feet and 10 inches (measured 258.83 feet) to the place of beginning.

NEW ADJUSTED DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 0.85 acres by adjusting the common northerly and easterly boundaries to conform to extant occupation lines. Basis of Bearing for subject description being NORTH as determined by the Utah State TURN GPS System or South 00°27'18" West 2604.13 feet coincident with the east line of the Northeast Quarter of said Section 20. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's monument marking the East Quarter Corner of said Section 20, thence North 88°58'20" West 504.65 feet coincident with the south line of said Northeast Quarter Section to the True Point of Beginning; Thence coincident with said Quarter Section Line South 88°58'02" West 159.35 feet; Thence North 00°27'18" East 255.64 feet through a number five rebar and cap stamped "PLS 356548" and along an ancient fence line to a number five rebar and cap stamped "PLS 356548" Thence South 89°15'14" East 23.59 feet along an ancient fence to an ancient shed/barn; Thence the following three (3) courses coincident with said shed/barn 1) North 02°52'56" East 8.74 feet to the northwest corner thereof; 2) South 87°03'33" East 30.95 feet to the northeast corner thereof; 3) South 03°20'23" West 7.56 feet to an ancient fence line; Thence South 89°14'56" East 107.36 feet coincident with said fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 01°01'06" West 256.41 feet through a number five rebar and cap stamped "PLS 356548" to the point of beginning.

17 16
20 21
Northeast Corner Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Find Weber County brass cap well monument as per the sheet.

BASIS OF BEARING
S00°27'18"W 2604.13'

East Quarter Corner Section 20, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Find Weber County brass cap well monument as per the sheet.

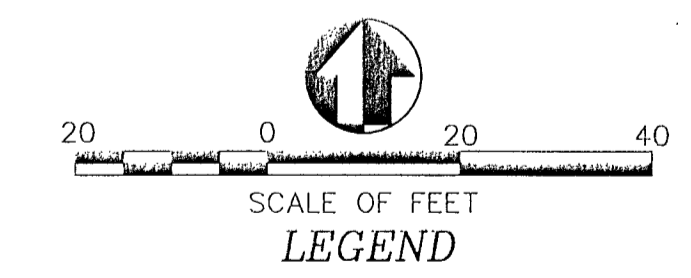
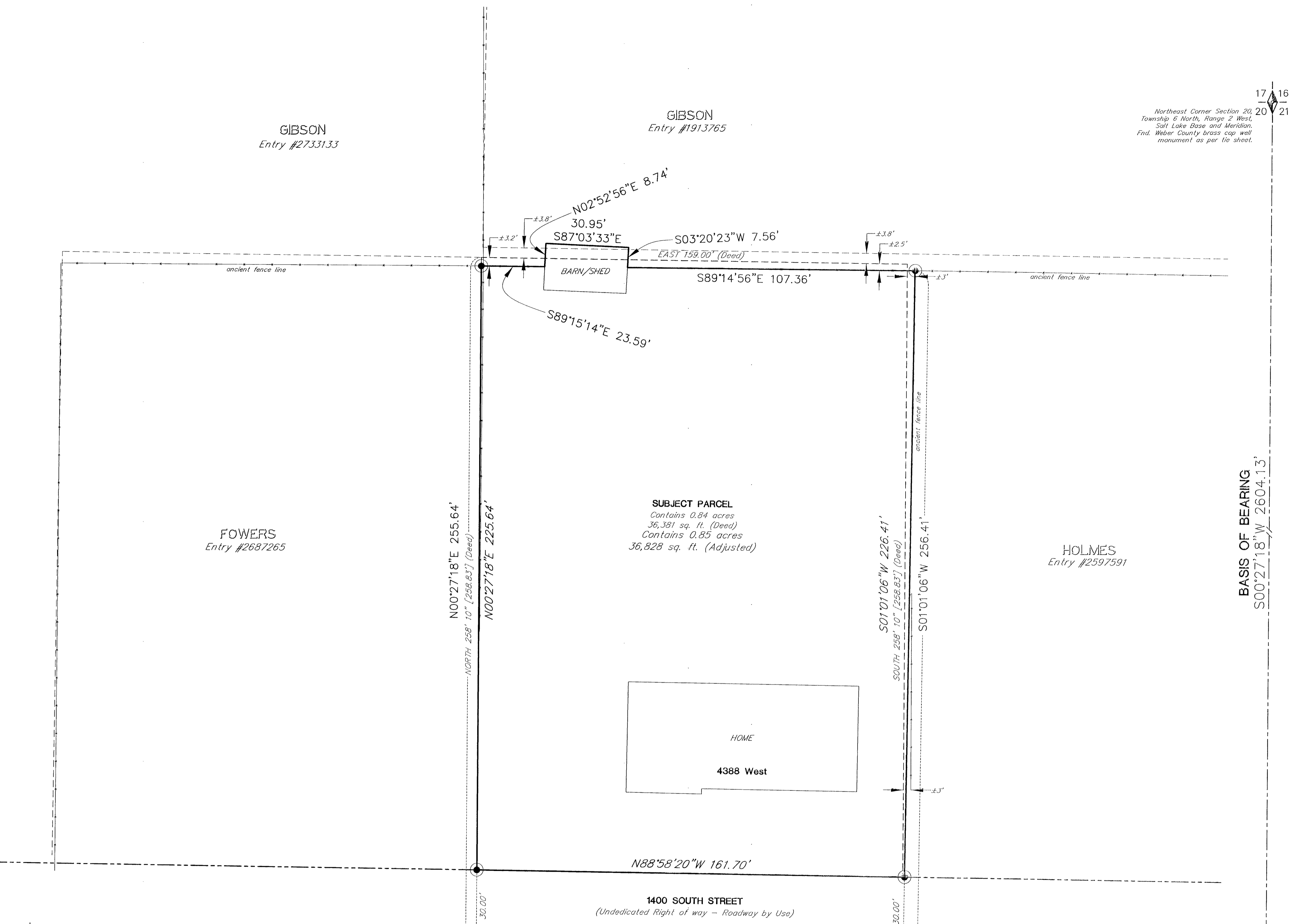
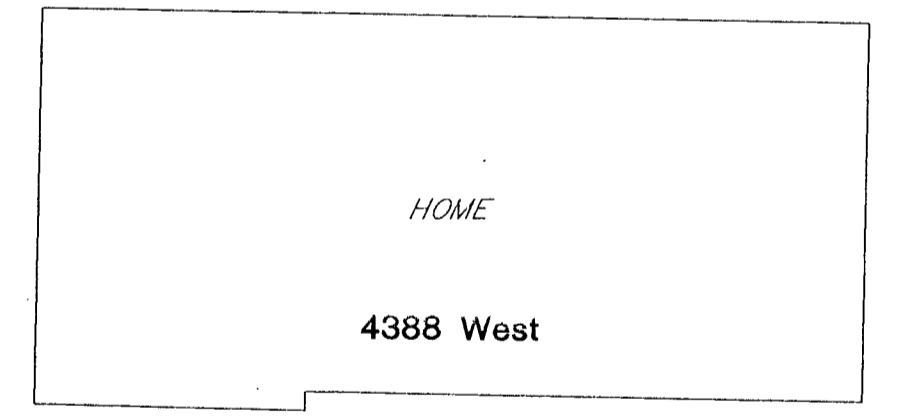
GIBSON
Entry #2733133

GIBSON
Entry #1913765

FLOWERS
Entry #2687265

HOLMES
Entry #2597591

SUBJECT PARCEL
Contains 0.84 acres
36,381 sq. ft. (Deed)
Contains 0.85 acres
36,828 sq. ft. (Adjusted)



- LEGEND**
- SECTION LINE AND SECTION CORNER
 - BOUNDARY LINE AND BRACAP STAMPED "PLS 356548"
 - RIGHT OF WAY LINES
 - DIMENSION LINES
 - ADJOINING PARCELS DEED LINES
 - ROAD CENTER LINES
 - (REC) = DISTANCE OF RECORD
 - (Meas) or (M) = DISTANCE AS MEASURED

RECEIVED
BY: 6549