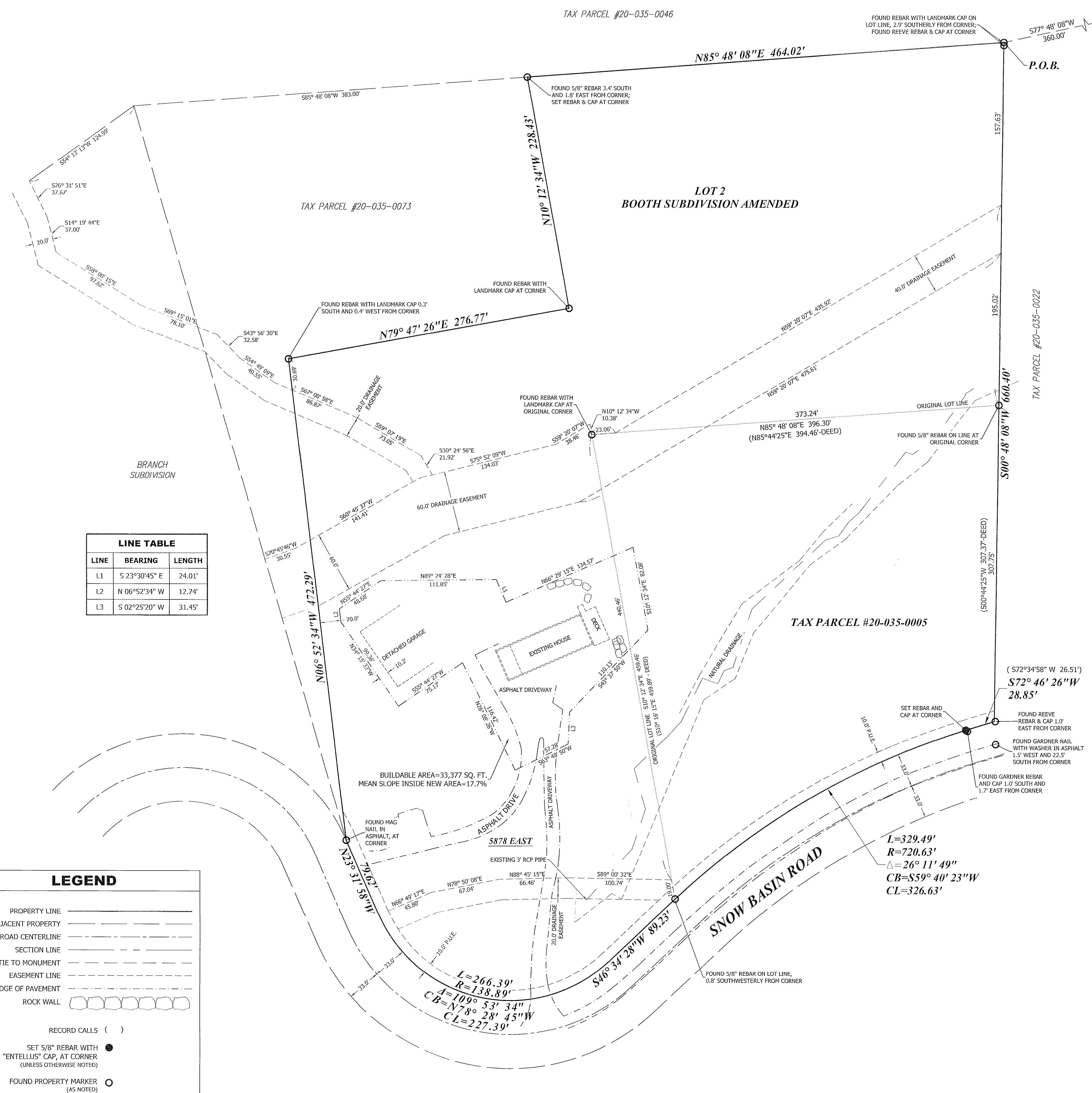
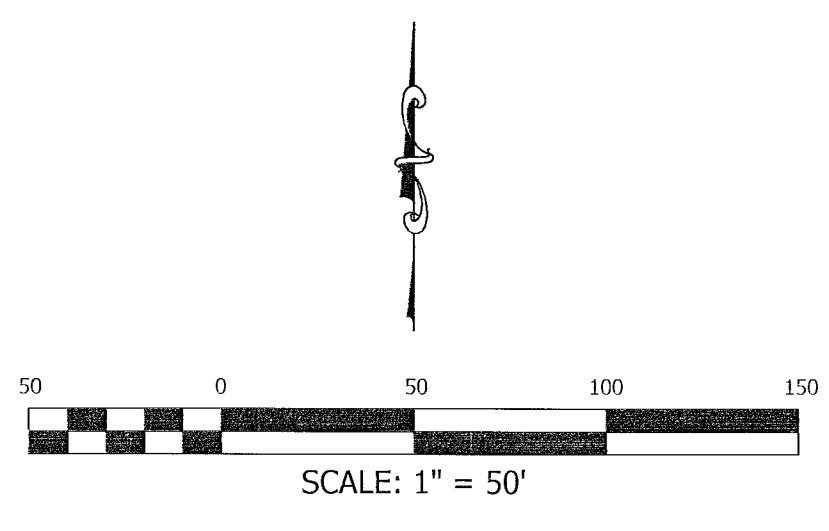
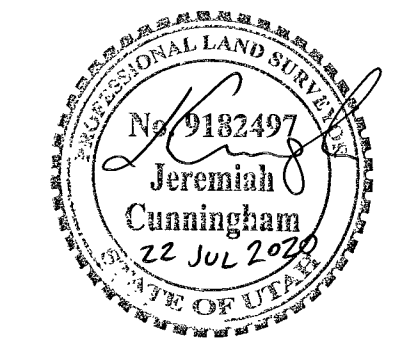


ORIGINAL APPROVAL DATE:	7/21/2020
ORIGINAL RECORD OF SURVEY DATE:	
REV #	DATE
REV 1:	
REV 2:	
REV 3:	
REV 4:	
REV 5:	
REV 6:	
REV 7:	
REV 8:	
DRAWN:	JH
APPROVED:	STA
PROJECT #:	1020086
PLAT:	1020086_2nd
	Amend.dwg
C201	
BINARY SURVEY	



CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY AND MARK THE CORNERS OF THE BOOTH SUBDIVISION AMENDED (ENTRY #2970202, WEBER COUNTY RECORDER [W.C.R.] AND AN ADJACENT PARCEL (TAX PARCEL #20-035-0005, "PARCEL -0005"). THE PARCELS MAY BE COMBINED IN A FUTURE SUBDIVISION. THE BASIS OF BEARING WAS SET BETWEEN THE SECTION CORNER MONUMENTS, AS SHOWN. THIS IS THE SAME BASIS ON SAID BOOTH SUBDIVISION PLAT, AND THE ADJACENT PARCEL.

WE RETRACED TWO SURVEYS ON PARCEL -0005. THE EARLIEST IS A SURVEY FILED IN 1997 BY REEVE & REEVE (SURVEY #1748) WHICH DESCRIBED TWO SEPARATE PARCELS. THESE DESCRIPTIONS WERE USED IN SUBSEQUENT CONVEYANCES. THE NORTHERLY PARCEL IS CURRENTLY PART OF THE BOOTH SUBDIVISION USING ROTATED BEARINGS, AND THE SOUTHERLY PARCEL ON THIS SURVEY IS PARCEL -0005. ACCORDING TO THIS REEVE SURVEY, THE LINE ALONG THE EAST LINE OF THE TWO PARCELS IS STRAIGHT. WE LOCATED TWO OF THE REEVE MARKERS AS PART OF THIS SURVEY THAT FELL NEAR THE CORNERS OF THE EAST LINE OF THE SURVEYED PARCEL. A THIRD MARKER HAD LOST ITS CAP, BUT IT FELL ON THE LINE AT A CORNER OF THE BOOTH SUBDIVISION. WE EXTENDED THE EAST LINE OF THE SUBDIVISION SOUTHERLY TOWARD THE ROADWAY TO MAINTAIN THE STRAIGHT LINE DESCRIBED IN THE DEEDS. THIS SOLUTION PLACES THE SOUTHEASTERLY REEVE MARKER ALONG SNOW BASIN ROAD SLIGHTLY EAST OF THE CORNER.

THE SECOND SURVEY IS A SURVEY BY GARDNER ENGINEERING THAT WAS FILED IN 2020 (SURVEY #6422). WE LOCATED SEVERAL GARDNER MARKERS AT THE TIME OF OUR SURVEY ALTHOUGH THIS SURVEY HAD NOT YET BEEN FILED. THE GARDNER MARKERS DO NOT AGREE WITH THE RECORD LOCATION OF BOOTH SUBDIVISION AMENDED. IT ALSO CHANGES BEARINGS AND DISTANCES FROM THE SUBDIVISION PLAT AND THE DEED DESCRIPTION WITHOUT A CLEAR EXPLANATION. SEVERAL OF THE MARKERS APPEARED TO BE FARTHER WEST OF THE RECORD LINES AND THE CORNERS STAKED FOR THIS SURVEY.

DESCRIPTIONS

FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY ASPEN TITLE INSURANCE AGENCY AS FILE NO. W25889, COMMITMENT DATE APRIL 15, 2020, 8:00 AM.

PARCEL 1 (LOT 2, BOOTH SUBDIVISION AMENDED)
 LOT 2, BOOTH SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

PARCEL 2 (TAX PARCEL #20-035-0005)
 ALL THAT LAND IN THE HUNTSVILLE DISTRICT, WEBER COUNTY, UTAH, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SNOW BASIN ROAD, SAID POINT BEING NORTH 89°39'10" WEST 2394.85 FEET (BASIS OF BEARINGS), AND SOUTH 00°44'25" WEST 537.76 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 23; AND RUNNING THENCE ALONG SAID NORTHERLY LINE OF ROAD THE FOLLOWING THREE (3) COURSES: (1) SOUTH 72°34'58" WEST 26.51 FEET, (2) ALONG THE ARC OF A TANGENT CURVE WITH A RADIUS OF 720.63 FEET AND A CENTRAL ANGLE OF 26°11'49", 329.49 FEET TO THE LEFT, (3) SOUTH 46°23'09" WEST 1.00 FEET, THENCE NORTH 10°16'15" WEST 459.89 FEET, THENCE NORTH 85°44'25" EAST 394.46 FEET, THENCE SOUTH 00°44'25" WEST 307.37 FEET TO THE POINT OF BEGINNING.

CONTAINS 10.706 ACRES

RECEIVED
 JUL 28 2020
 BY: G.570