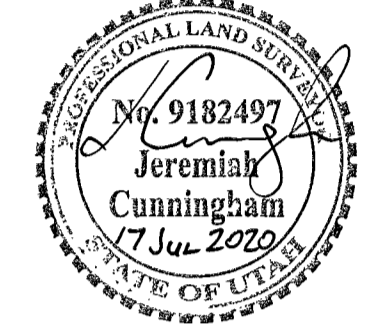


CERTIFICATE

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 THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS AND TO IDENTIFY THE LOCATION OF AN EXISTING POWER LINE EASEMENT. THE BASIS OF BEARINGS WAS ESTABLISHED BETWEEN THE SECTION CORNER MONUMENTS, AS SHOWN, USING THE WEBER COUNTY SURVEYOR'S (W.C.S.) BEARING AS SHOWN ON THE "COUNTY MONUMENT POSITIONS" SHEET FOR THIS TOWNSHIP AND RANGE. NEVERTHELESS, THIS SURVEY WAS NOT PERFORMED USING A STATE PLANE COORDINATE SYSTEM. RECORD BEARINGS AND DISTANCES WERE ROTATED TO THE BASIS SHOWN HEREON.

PART OF THE DEED DESCRIPTION REQUIRED DETERMINING THE NORTH LINE OF THIS QUARTER SECTION. HOWEVER, THE NORTH QUARTER CORNER WAS REMOVED DUE TO ROAD CONSTRUCTION. THE EASTGATE SUBDIVISION PHASE 1 (ENTRY #2137279, W.C.R.) LIES IMMEDIATELY WEST OF AND WAS TIED TO THIS QUARTER SECTION CORNER. THERE ARE SEVERAL STREET MONUMENTS THAT MATCH THE RECORD LOCATIONS SHOWN ON THIS PLAT. WE ROTATED THE EASTGATE SUBDIVISION TO OUR BASIS AND MEASUREMENTS AND CALCULATED THE NORTH QUARTER CORNER POSITION. THIS CALCULATED POSITION IS USED FOR OUR CALCULATIONS FOR THIS SURVEY.

ONCE WE DETERMINED THE NORTH LINE OF THE QUARTER SECTION, IT WAS APPARENT THAT THE CALCULATED BEARING FIT BETTER THAT THE DEED BEARING. THE FENCES, HOWEVER, WERE EXTREMELY PARALLEL TO ONE ANOTHER, AND WE DECIDED THAT THE FENCE LINES WERE EVEN BETTER EVIDENCE OF THE BOUNDARY LINES OF THE PROPERTY. WE FIT THE NORTH AND SOUTH LINES AS PARALLEL LINES ALONG THE FENCES USING A SLIGHTLY DIFFERENT BEARING THAT THE CALCULATED SECTION LINE.

THE EAST LINE OF THE PARCEL FOLLOWS THE SECTION LINE. THE EXISTING ROADWAY IS A 33.0-FOOT OFFSET LINE FROM THE SECTION LINE. THE WEST LINE CALLS TO THE CENTERLINE OF AN EXISTING CONCRETE CANAL. THE KELLY KAY SUBDIVISION (ENTRY #724468, WEBER COUNTY RECORDER (W.C.R.)) FOLLOWS THE CENTER OF THE CANAL WELL WHEN ROTATED TO THE BASIS OF BEARINGS ON THIS SURVEY. WE ACCEPTED THE ROTATED SUBDIVISION LINE AS THE WEST LINE OF THE SURVEYED PARCEL.

A SECOND PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE LOCATION OF AN EASEMENT CONVEYED IN 1939 OVER THIS PARCEL. WE LOCATED MULTIPLE POWER POLES ON AND NEAR THE SUBJECT PARCEL. IT IS COMMON TO LOCATE AN ANCIENT DESCRIPTION BASED ON THE POLE LINE LOCATION. CONSIDERING THE SUBSTANTIAL ROTATION OF THE PROPERTY LINES, WE TOOK THE AS-MEASURED APPROACH TO DETERMINE THE EASEMENT LOCATION. THE WIDTH OF THE EASEMENT IS NOT DISCLOSED IN THE EASEMENT CONVEYANCE DOCUMENT. NOTABLY, ONLY ONE POLE WAS AUTHORIZED IN THE EASEMENT CONVEYANCE, BUT WE FOUND AT LEAST THREE ON AND NEAR THIS PARCEL. ONE OF THESE THREE WAS ON THE NEIGHBOR'S PROPERTY, AND ANOTHER APPEARS TO BE USED FOR AN UNDERGROUND POWER SERVICE. THE UNDERGROUND SERVICE COULD REPRESENT A SEPARATE EASEMENT CONVEYANCE OR COULD BE THE SERVICE TO THE EXISTING STRUCTURES ON THE PROPERTY.

PROPERTY CORNERS WERE MARKED, AS SHOWN HEREON.

DESCRIPTION

FROM A HOMEOWNERS POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS POLICY NUMBER 5020500-6031523 ON APRIL 1, 2020 AT 2:09 PM.

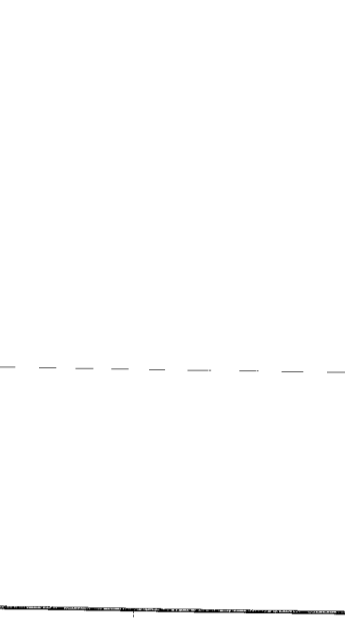
PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 81.1 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 17; RUNNING THENCE SOUTH 509 FEET, THENCE SOUTH 89°38'40" WEST 869.55 FEET PARALLEL TO THE NORTH LINE OF THE SECTION, THENCE NORTH 0°06'35" EAST 509 FEET ALONG THE CENTER LINE OF A CONCRETE CANAL, THENCE NORTH 89°38'40" EAST 870.56 FEET TO THE POINT OF BEGINNING.

SURVEYED PARCEL CONTAINS 10.123 ACRES.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	-----
EDGE OF PAVEMENT	-----
CURB, GUTTER, SIDEWALK	-----
WIRE FENCE LINE	----- x -----
OVERHEAD POWER LINE	----- OHP -----
UNDERGROUND POWER LINE	----- UGP -----
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND STREET MONUMENT (AS NOTED)	⊙

RECEIVED
JUL 28 2020
BY: 6571

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



FIRST AMERICAN TITLE
WHISENANT PARCEL
4989 SOUTH 4500 WEST
TAX PARCEL #09-075-0006
LOCATED IN THE NORTHEAST 1/4 OF SECTION 17, T.5N., R.2W., S.L.B.&M.
HOOPER CITY, WEBER COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: SMB
APPROVED: JRC
PROJECT #: 1554006
BOUNDARY 1554006.dwg

C201
BOUNDARY SURVEY