

NARRATIVE:

Boundary Consultants was retained by Jim Stuart to survey the subject parcels prior to subdividing the two parcels into 4. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4300.00 feet and no calibration. Basis of Bearing for this survey is NORTH as determined by the Utah TURN GPS System. Both of the subject parcels are encompassed by fence lines which are ancient and have been maintained in their current location with the exception of the fence running along the common line between Lots 1 and 2 of the Olsen Subdivision Phase 2 which does not meet the requirements to be considered ancient. The ancient fences have been held as the true parcel boundaries through the principles of acquiescence.

DESCRIPTION:

SUBJECT PARCEL 1, QUIT CLAIM DEED: ENTRY #2433431:

Part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey Beginning at the Southeast Corner of the Northeast Quarter of said Southeast Quarter Section, and running thence WEST 3.60 chains; Thence NORTH 5.56 chains; Thence EAST 3.60 chains; Thence SOUTH 5.56 chains to the place of beginning. Less and Excepting any portion of land lying with[in] 4300 West Street.

SUBJECT PARCEL 2, WARRANTY DEED: ENTRY #2894589:

Lot 2, Olsen Estates Subdivision Phase 2, according to the official Plat thereof on file and of record in the Weber County Recorder's Office.

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising 5.27 acres, the 3.33 acres contained in Lot 2, Olsen Estates Subdivision Phase 2, recorded as Entry 1817960, in Book 55, at Page 16 of the Weber County Records and the 1.94 acres of land described in that certain Quit Claim Deed recorded as Entry 2433431 of said County Records. Basis of bearing for subject parcel being North 00°05'05" East 2651.35 feet (measured) between the found Weber County brass cap monuments, monumentalizing the East line of the Southeast Quarter of said Section 29. Subject parcel being more particularly described as follows:

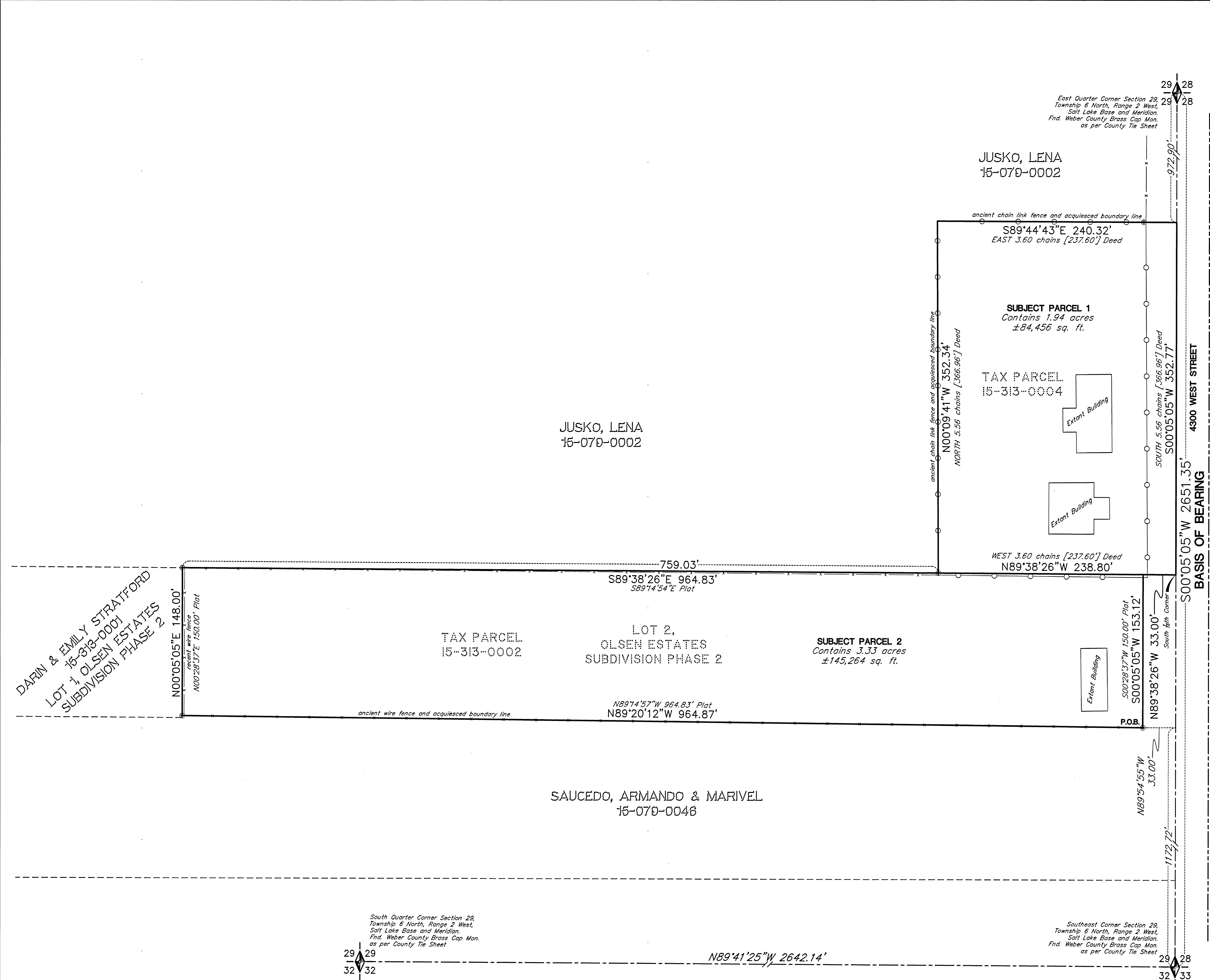
Commencing at the Southeast Corner of said Section 29, thence North 00°05'05" East 1172.72 feet coincident with the east line of said Southeast Quarter of Section 29; Thence North 89°54'55" West 33.00 feet to the southeast corner of Lot 2 of said Olsen Estates and the TRUE POINT OF BEGINNING; Thence North 89°20'12" West 964.87 feet along an ancient fence and acquiesced boundary line to the occupied southwest corner of said Lot 2; Thence North 00°05'05" East 148.00 feet coincident with the common line between Lots 1 and 2 of said subdivision; Thence South 89°38'26" East 759.03 feet coincident with the north line of said Lot 2 to a point in an ancient chain link fence; Thence the following two (2) courses along said ancient fence and acquiesced boundary line, 1) North 00°09'41" West 352.34 feet to a fence corner; 2) South 89°44'43" East 240.32 feet to a point on the east line of said Quarter Section; Thence South 00°05'05" West 352.77 feet coincident with said Quarter Section Line; Thence North 89°38'26" East 33.00 feet to a point on the west right of way line of 4300 West Street; Thence South 00°05'05" West 153.12 feet coincident with said right of way line to the point of beginning.

DATE: 08-25-20
SCALE: 1" = 50'
PROJECT NUMBER: 1924001

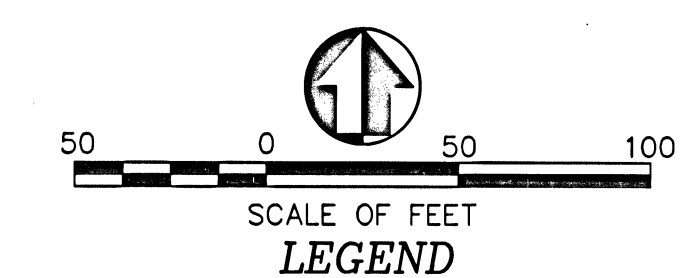
RECORD OF SURVEY OF
TAX PARCELS 15-313-0002, -0004
JAMES & DANETTE STUART
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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

DESIGNED	DEH	DEH	DEH
DRAWN			
CHECKED			
SHEET	1		
OF	1		



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AUG 24 2020
BY: 6582



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
 - ⊙ = FOUND EVIDENCE AS NOTED
 - - - = ADJOINING PROPERTY LINES
 - = DIMENSION LINES
 - (M) = MEASURED
 - (R) = RECORD
 - ROS = RECORD OF SURVEY

South Quarter Corner Section 29,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian,
Fnd. Weber County Brass Cap Mon.
as per County Tie Sheet

Southeast Corner Section 29,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian,
Fnd. Weber County Brass Cap Mon.
as per County Tie Sheet