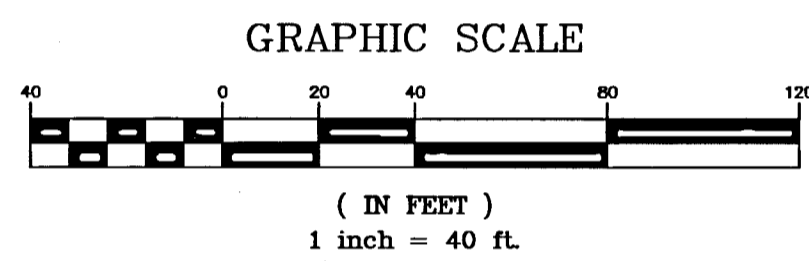


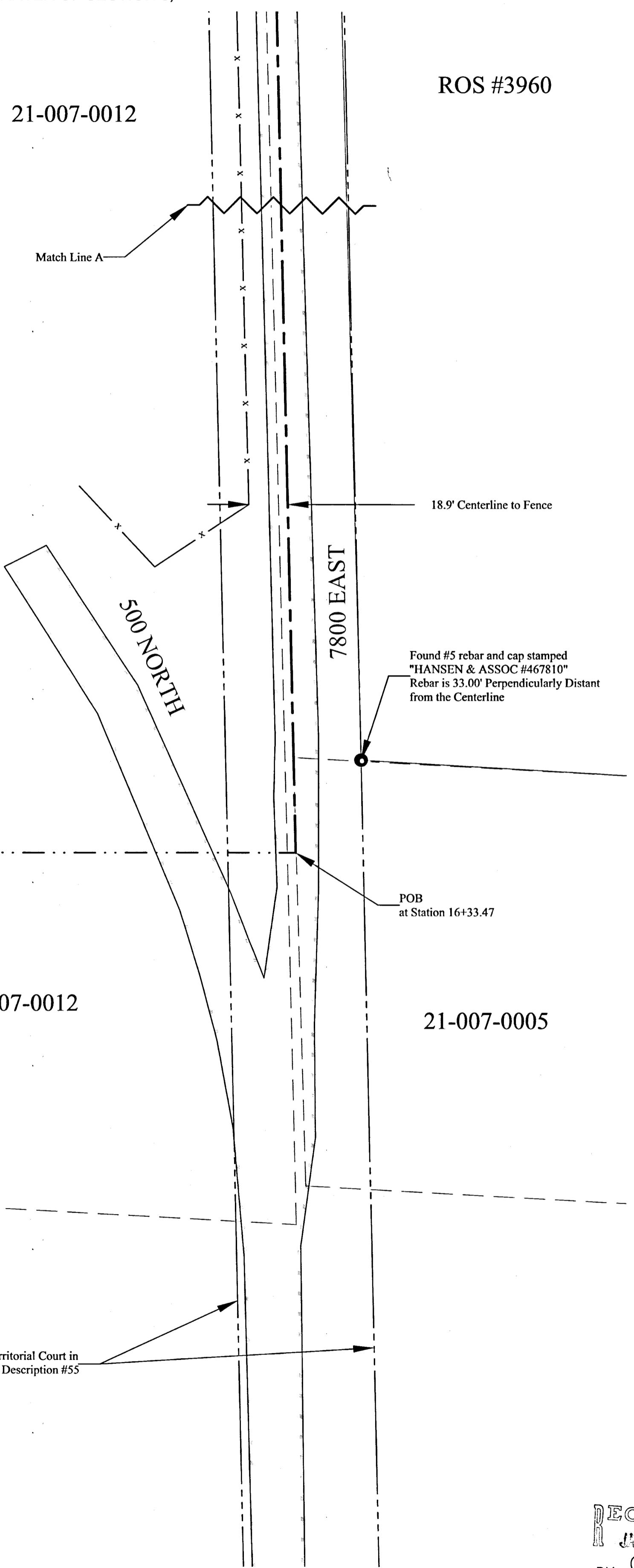
7800 EAST STREET CENTERLINE SURVEY

LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, AND IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.
DECEMBER 2018



LEGEND:

- STREET MONUMENT
- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED LINE
- FENCES
- MATCH LINE
- APPROXIMATE RIGHT-OF-WAY DESCRIBED BY 1885 COURT
- ROW DEDICATED BY SUBDIVISION
- EXISTING ASPHALT
- ROW DEDICATED BY MIDDLE FORK MEADOWS (52-048)



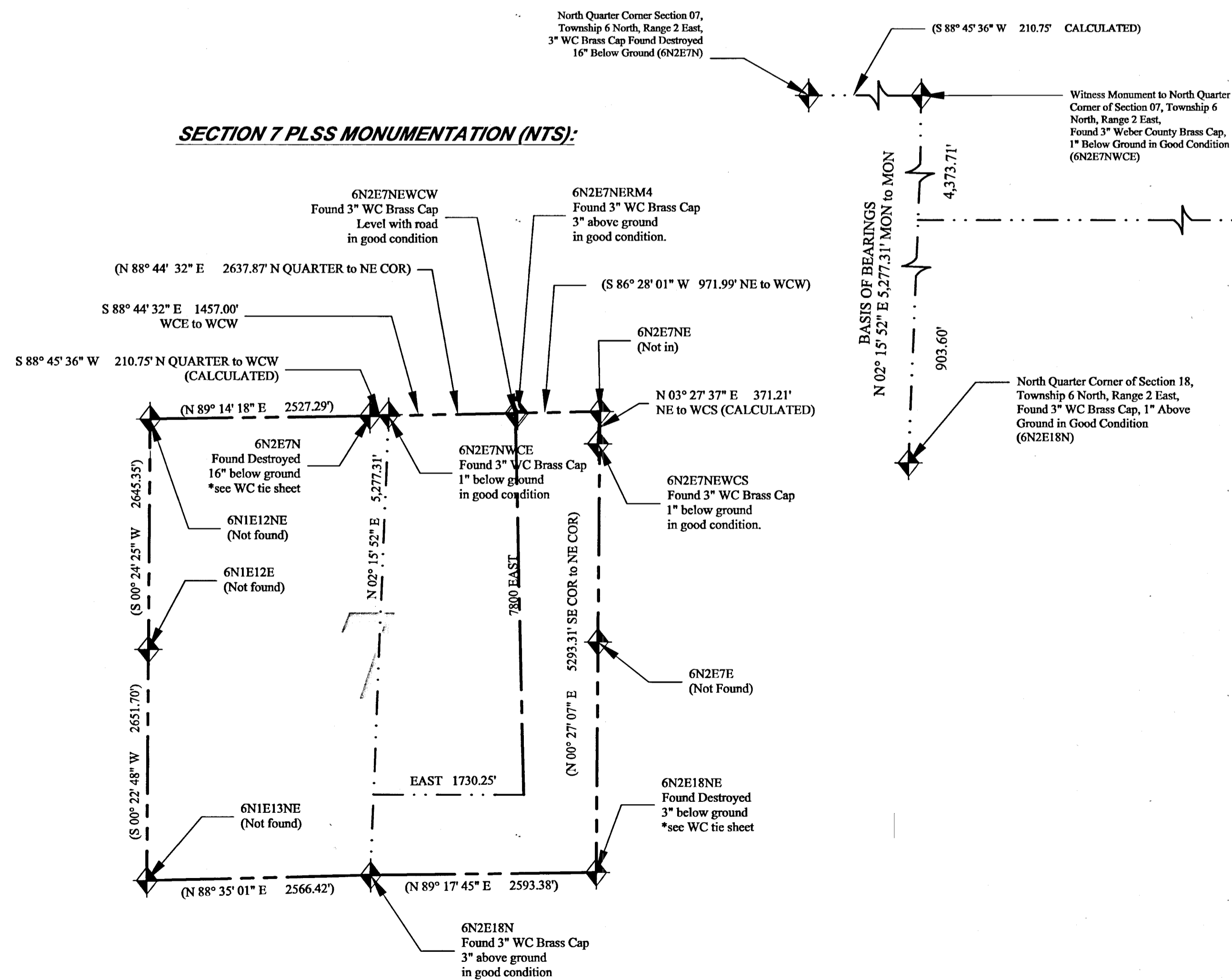
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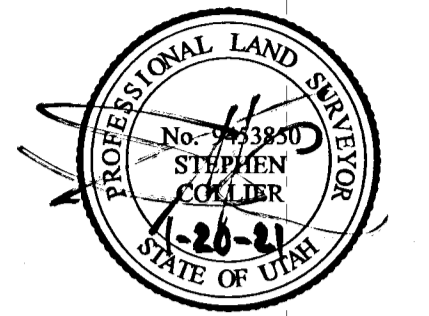
SECTION 7 PLSS MONUMENTATION (NTS):



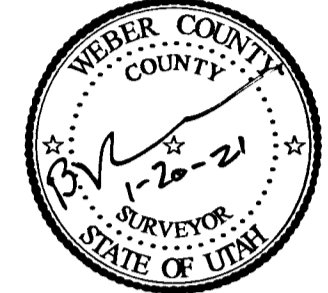
Approximate Description by Territorial Court in County Commission Book C Page 388 Description #55

SURVEYOR'S CERTIFICATE:

I, STEPHEN COLLIER, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 9453850, 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.



I, _____, 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 CENTERLINE OF 7800 EAST STREET.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 02° 15' 52" EAST (STATE PLANE GRID BEARINGS) 5,277.31 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N2E7NWCE AND 6N2E18N AS SHOWN HEREON.

EXISTING FENCES, EXISTING ASPHALT ROAD, ADJOINING DEEDS, AND FOUND REBAR WITHIN ADJOINING SUBDIVISIONS AND RECORDS OF SURVEYS WERE USED AS THE BEST EVIDENCE FOR ESTABLISHING THE CENTERLINE OF THE ROAD. THE TERRITORIAL COURT OF WEBER COUNTY, UTAH DATED MARCH 3, 1885 (COUNTY COMMISSION BOOK C PAGE 388 DESCRIPTION #55) DESCRIBED THIS ROAD. IN THAT RECORD, THE WIDTH OF THE ROAD WAS DESCRIBED AS BEING 4 RODS. WASHINGTON JENKINS' DESCRIPTION OF 7800 EAST IS FROM WHERE IT INTERSECTS WITH HIGHWAY 39 ON THE SOUTH END (ANOTHER TERRITORIAL ROAD) TO BEYOND WHERE IT CURVES NORTHEASTERLY AND BECOMES WHAT IS NOW 7900 EAST STREET. THIS SURVEY DOES NOT RETRACE THE ENTIRE LENGTH OF THAT DESCRIPTION, BUT ONLY THE STRAIGHT PORTION BETWEEN WHERE IT INTERSECTS 500 NORTH STREET TO THE SOUTH AND THE CURVED BEGINNING OF 7900 EAST STREET TO THE NORTH.

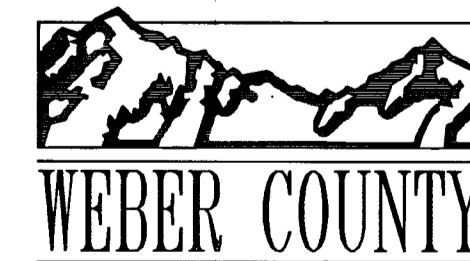
THE ROAD DEDICATION FROM RY-KY ACRES SUBDIVISION (32-087) SHOWS DEDICATION FOR A 30 FOOT HALF-WIDTH FOR THE ROAD, HOWEVER THE PLATTED DIMENSIONS DO NOT MATCH WHAT IS DEPICTED ON THAT MAP AND THE METES FALLS 9 FEET SHORT OF THE BOUND CALL TO THE CENTERLINE OF THE ROAD. (ONLY 21 FEET IS DEDICATED BY METES), MIDDLE FORK MEADOWS SUBDIVISION (52-048) NOTES THIS DISCREPANCY BY STATING, "...THE WEST 21 FEET...IS DUE TO THE WEST LINE OF RY-KY ACRES LYING APPROXIMATELY 12 FEET EAST OF THE CENTERLINE OF EXISTING ASPHALT...". THIS MISSING 12 FEET CAN BE ACCOUNTED FOR IN PART FROM THE 9 FEET MISSING FROM THE METES GIVEN IN RY-KY ACRES (32-087) PLUS AN ADDITIONAL 3 FEET WHICH CAN BE ACCOUNTED FOR BY USING A 33 FOOT HALF-WIDTH INSTEAD OF A 30 FOOT HALF-WIDTH. SINCE THE BOUNDARY DESCRIPTION FROM RY-KY ACRES CALLS TO THE CENTERLINE OF THE ROAD, "...TO CENTERLINE OF EXISTING ROAD..." AND "...ALONG SAID CENTERLINE..." AND FOLLOWS A CALL ALONG THAT CENTERLINE, AND SINCE THE MAP ALSO STATES, "...WEST PROPERTY LINE 30' EAST AND PARALLEL TO CENTERLINE...", THE 30 FOOT WIDTH SHOWN ON THAT SUBDIVISION IS WHAT HAS BEEN SHOWN HEREON. RY-KY ACRES SUBDIVISION 1ST AMENDMENT (82-011) DEDICATES AN ADDITIONAL 3 FEET OF RIGHT-OF-WAY BEYOND THE ORIGINAL EASTERLY RIGHT OF WAY LINE CREATED BY RY-KY ACRES SUBDIVISION (32-087).

WHEN PROJECTED ALONG THE FULL LENGTH OF 7800 EAST STREET, THE VARIOUS EXISTING SUBDIVISIONS ALONG THE ROAD EACH CREATE SLIGHTLY SEPARATE AND DISTINCT CENTERLINES. BECAUSE WASHINGTON JENKINS ORIGINALLY DESCRIBED THIS SECTION OF THE ROAD WITH A SINGLE BEARING IN HIS 1885 SURVEY, THE CENTERLINE SHOWN HEREON IS ALSO A BEST FIT SINGLE BEARING LINE AND TRIES TO WEIGH THESE DISCRETE RECORD CENTERLINES ALONG WITH FENCES AND OTHER LINES OF PHYSICAL OCCUPATION ALONG THE FULL LENGTH OF THE ROAD.

- 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 ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
 - GLO MAP SHOWING THE ROAD, DATED 1871 ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
 - DEEDS FOR ABUTTING PROPERTIES
 - SURVEY BY WASHINGTON JENKINS CIRCA 1899 (PLAT BOOK PAGE 043)

7800 EAST STREET CENTERLINE SURVEY

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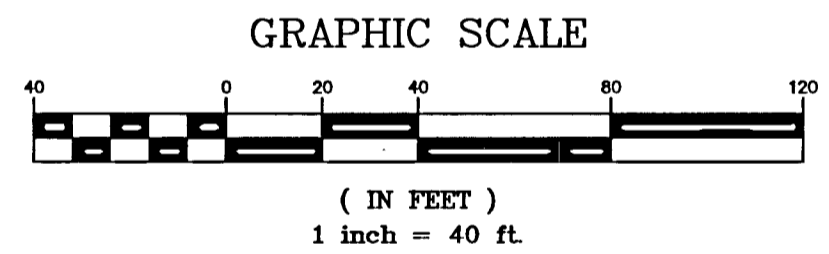
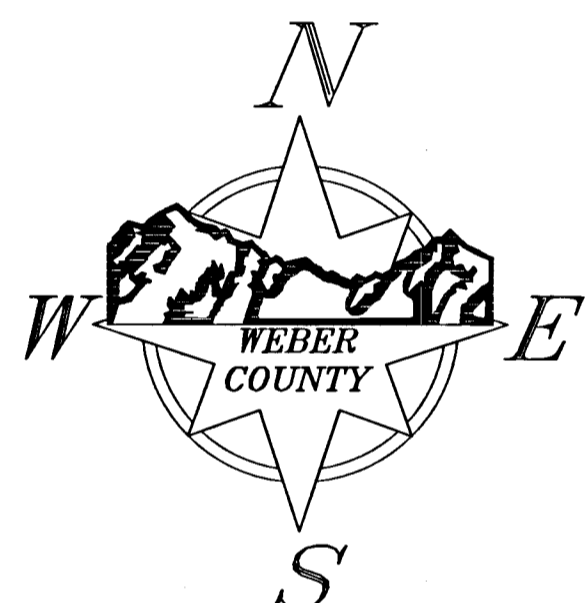
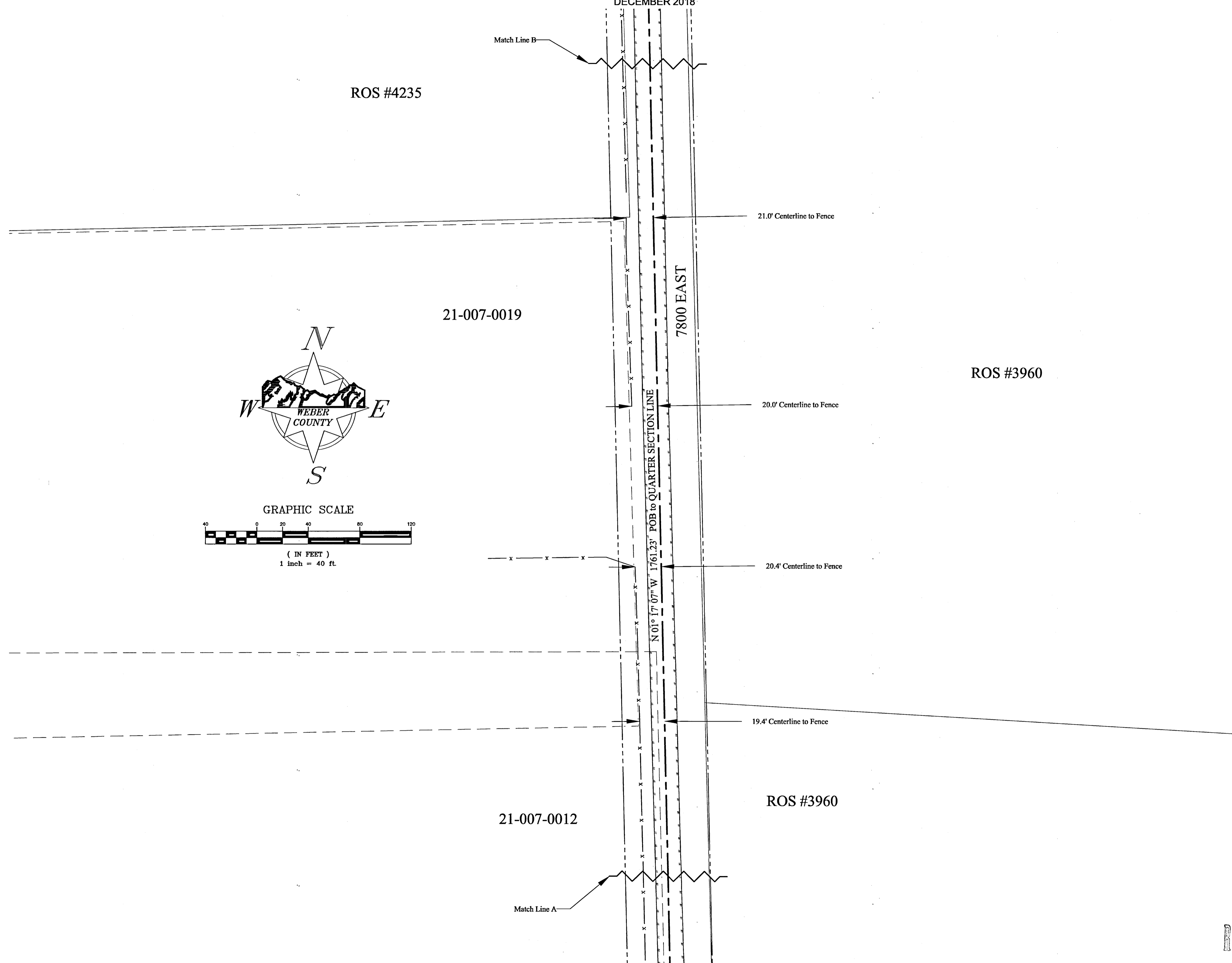
2380 Washington Blvd. Suite 370
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FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 3/6/2019	
SHEET NUMBER: 1/6	

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7800 EAST STREET CENTERLINE SURVEY

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AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING NORTHERLY FROM THE INTERSECTION OF 7800 EAST AND 500 NORTH TO A POINT WHERE 7800 EAST CURVES NORTHEASTERLY AND BECOMES 7900 EAST NORTHERLY OF HUNTSVILLE TOWN.

BEGINNING AT A POINT WHICH IS NORTH 02° 15' 52" EAST A DISTANCE OF 903.60 FEET, AND EAST A DISTANCE OF 1,730.25 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE, SAID POINT IS ON THE CENTERLINE OF 7800 EAST AT STATION 18+33.47, AND RUNNING THENCE NORTH 01° 17' 07" WEST A DISTANCE OF 1,761.23 FEET TO THE QUARTER SECTION LINE AT STATION 33+94.70; THENCE NORTH 01° 17' 07" WEST A DISTANCE OF 2,626.91 FEET TO THE INTERSECTION WITH THE CENTERLINE OF 1075 NORTH STREET AT STATION 60+21.61; THENCE NORTH 01° 17' 07" WEST A DISTANCE OF 15.36 FEET TO THE NORTH LINE OF SAID SECTION 7 AT STATION 60+36.97; THENCE NORTH 01° 17' 07" WEST A DISTANCE OF 600.85 FEET TO A POINT OF CURVATURE WHERE THE ROAD TURNS NORTHEASTERLY AND BECOMES 7900 EAST AT STATION 66+37.82, SAID POINT IS THE END OF THE SURVEY. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING SOUTH 01° 17' 07" EAST A DISTANCE OF 5,004.35 FEET, ALSO THE BEARING AND DISTANCE FROM SAID END POINT TO THE SOUTH QUARTER CORNER OF SECTION 7 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING SOUTH 15° 38' 33" WEST A DISTANCE OF 6,133.14 FEET, ALSO THE BEARING AND DISTANCE FROM SAID END POINT TO THE NORTH QUARTER CORNER OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING SOUTH 69° 06' 28" WEST A DISTANCE OF 1,772.53 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 5,004.35 FEET.

RIGHT-OF-WAY ANALYSIS:

THE FOLLOWING IS A RIGHT-OF-WAY ANALYSIS OF AREAS NOT OTHERWISE DESCRIBED BY SUBDIVISION DEDICATION OR BY A DEED TO THE PUBLIC FOR ROAD PURPOSES.

WRITTEN EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. WASHINGTON JENKINS FIRST DESCRIBED THIS ROAD AS BEING 4 RODS WIDE IN 1885. SEE COUNTY COMMISSION BOOK C PAGE 388 #55.
2. RECORD OF SURVEY #5154 SUGGESTS A FULL-WIDTH OF 66.00 FEET.
3. RECORD OF SURVEY #1795 SUGGESTS A FENCE-TO-FENCE WIDTH OF 60.00 FEET.
4. RECORD OF SURVEY #4235 SUGGESTS A FULL-WIDTH OF 66.00 FEET.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. APPROXIMATELY 10% OF THE FENCES ALONG 7800 EAST ARE NEAR 33 FEET FROM THE CENTERLINE OF THE ROAD.

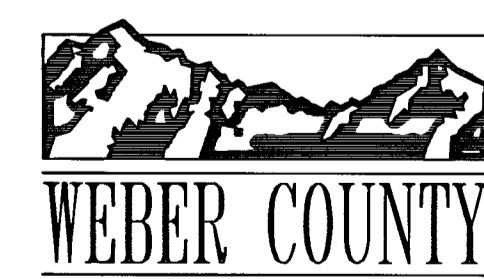
CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 7800 EAST STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THOROUGHFARE OVER A LONG PERIOD OF TIME. RECOGNIZING THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT OF WAY CAN ONLY BE DETERMINED BY THE COURT, A MAXIMUM RIGHT OF WAY WIDTH THAT WOULD BE BINDING UPON ALL UNAGREEABLE 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 66.00 FEET WIDE LYING 33.00 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.

GENERAL NOTES:

1. NO EASEMENTS ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
4. 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.
5. 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.
6. DEED LINES WHICH RUN PERPENDICULAR TO THE ROAD ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED.
7. 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.
8. 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.
9. 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.
10. THE TERMS "ROAD" & "HIGHWAY" USED HEREON ARE DEFINED BY UCA 68-3-12.5 AND UCA 72-1-102 RESPECTIVELY.

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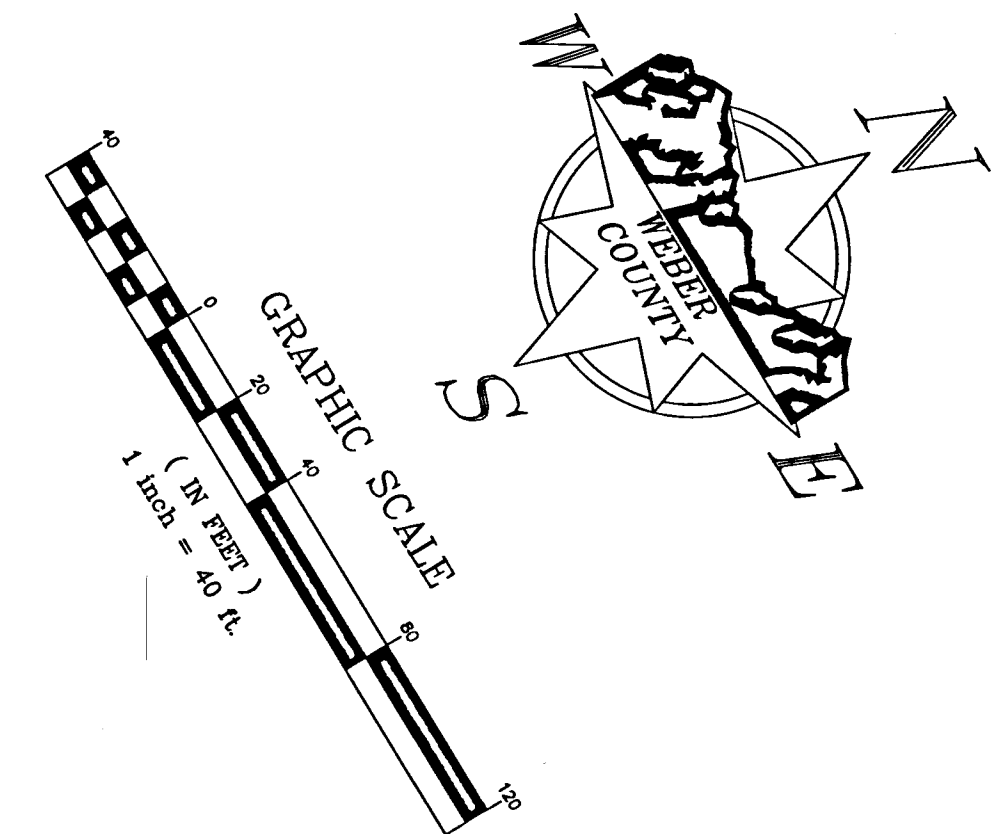
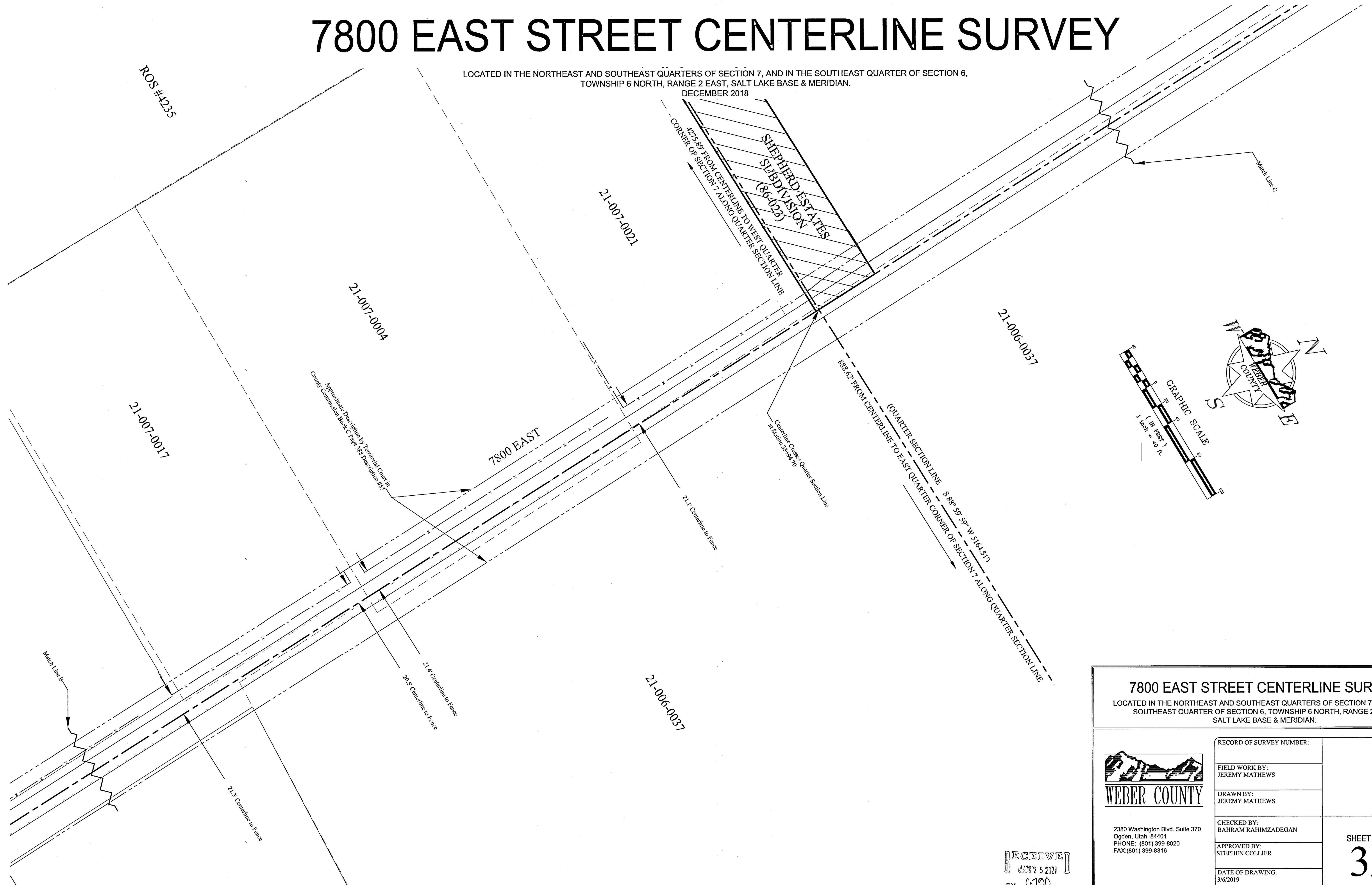
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FIELD WORK BY: JEREMY MATTHEWS	
DRAWN BY: JEREMY MATTHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 3/6/2019	
SHEET NUMBER: 2/6	

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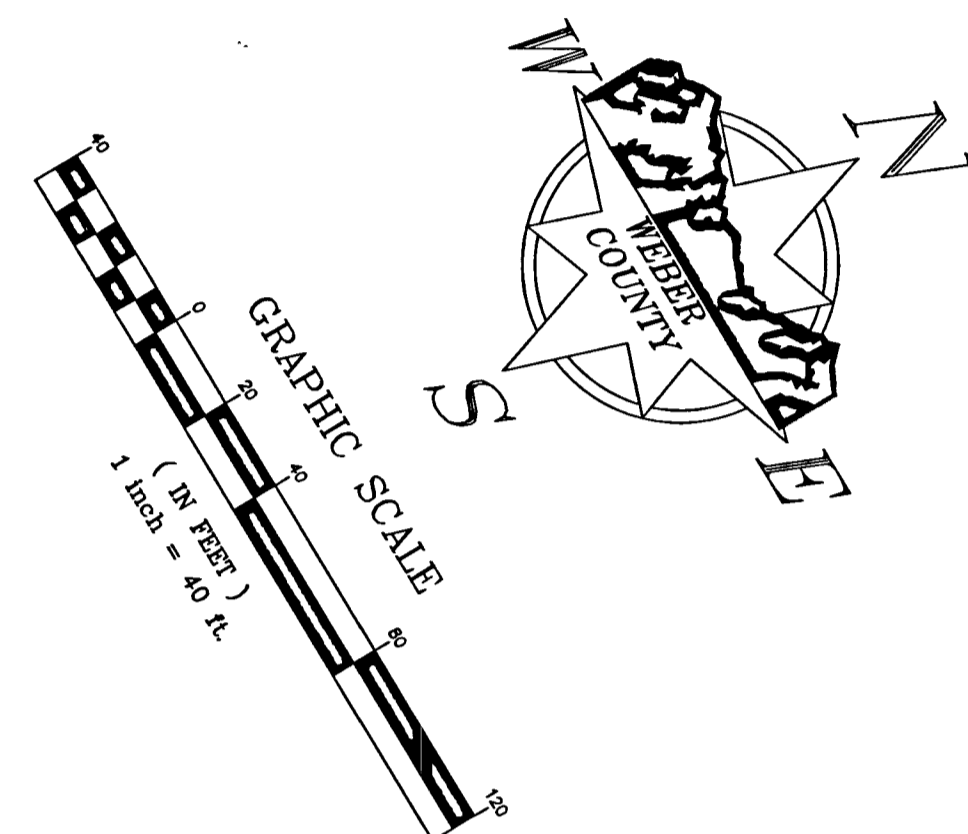
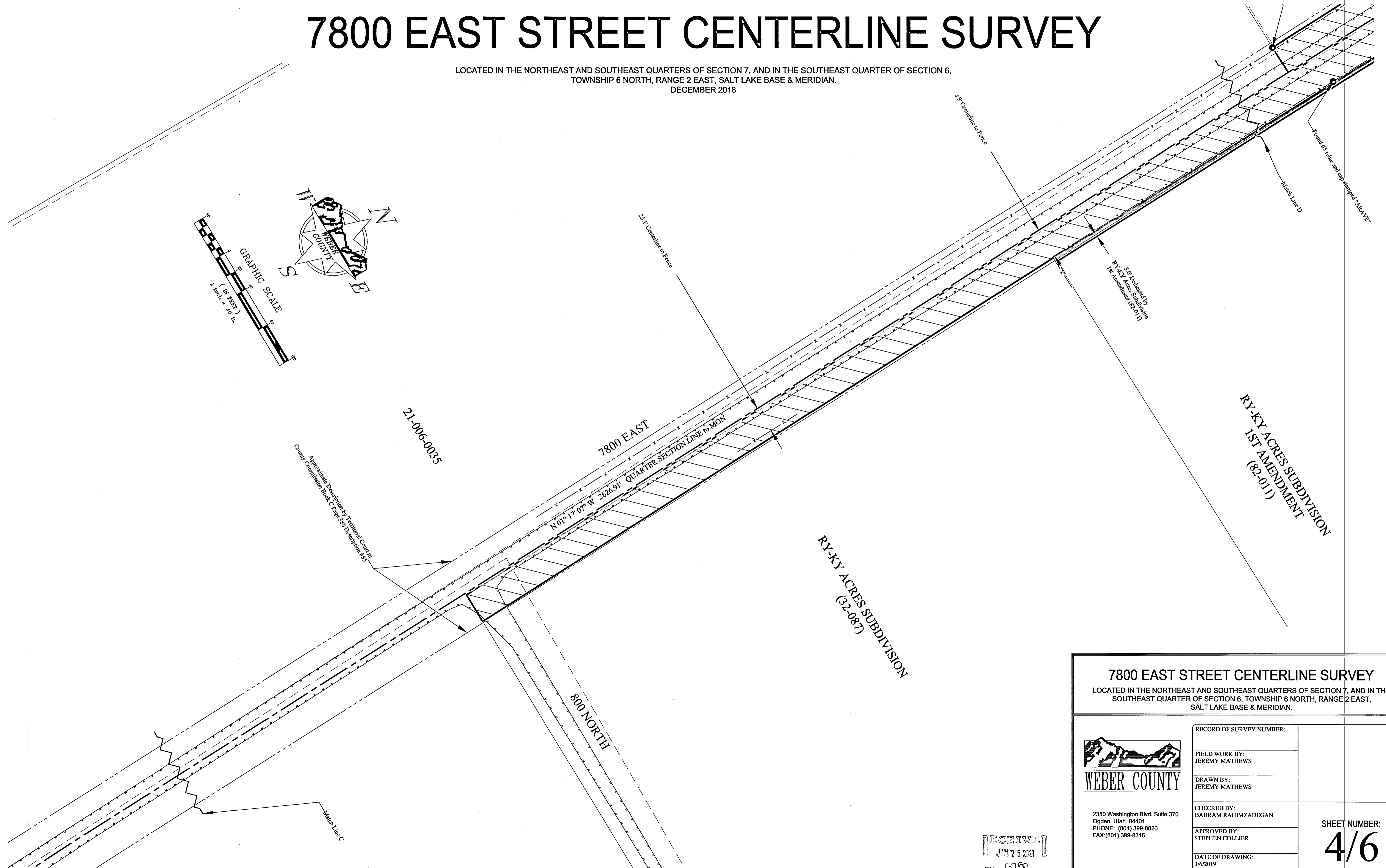
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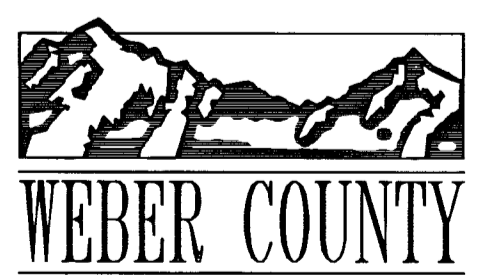
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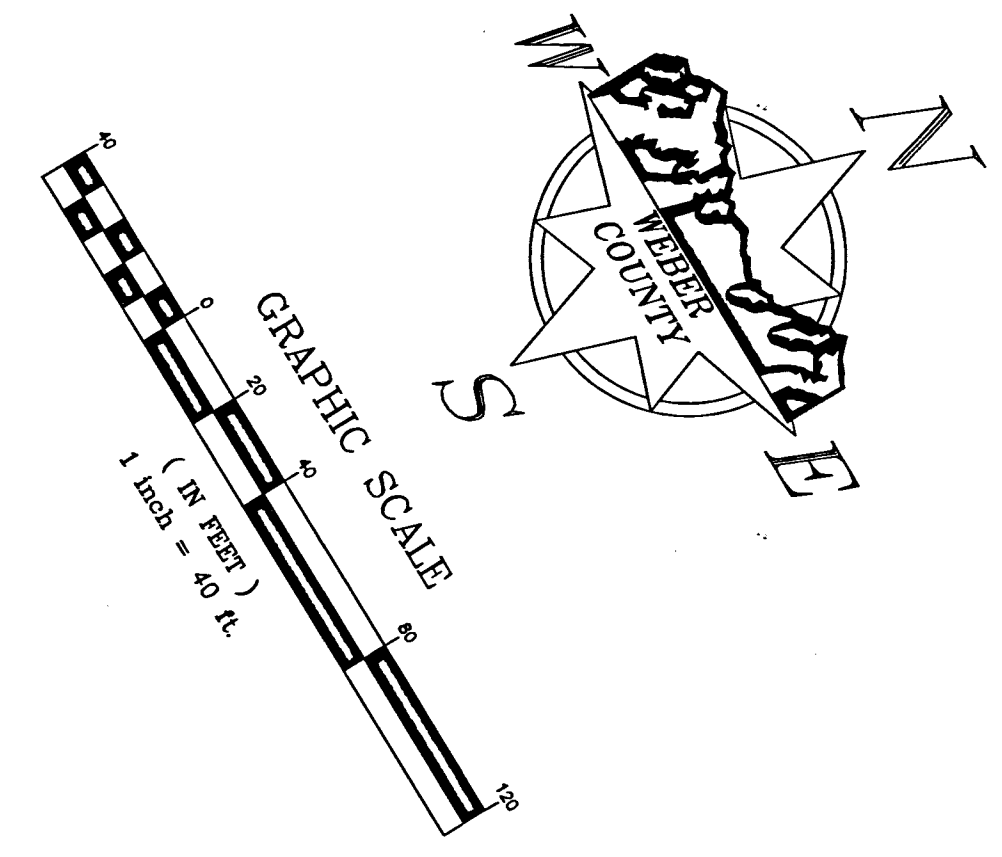
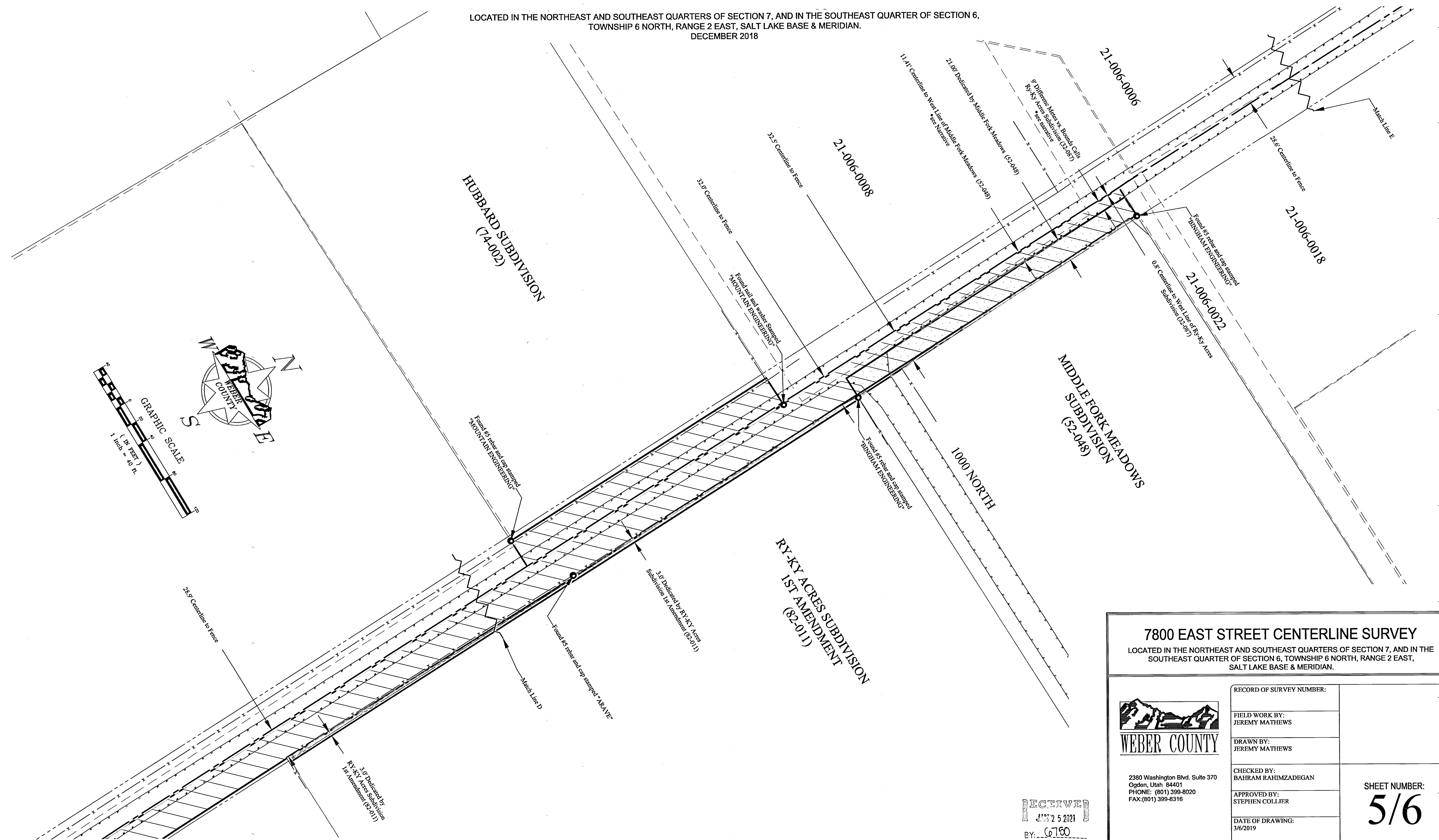



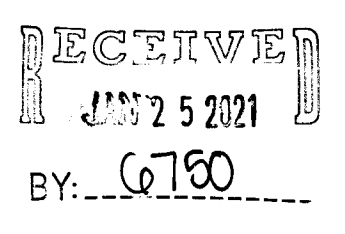
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