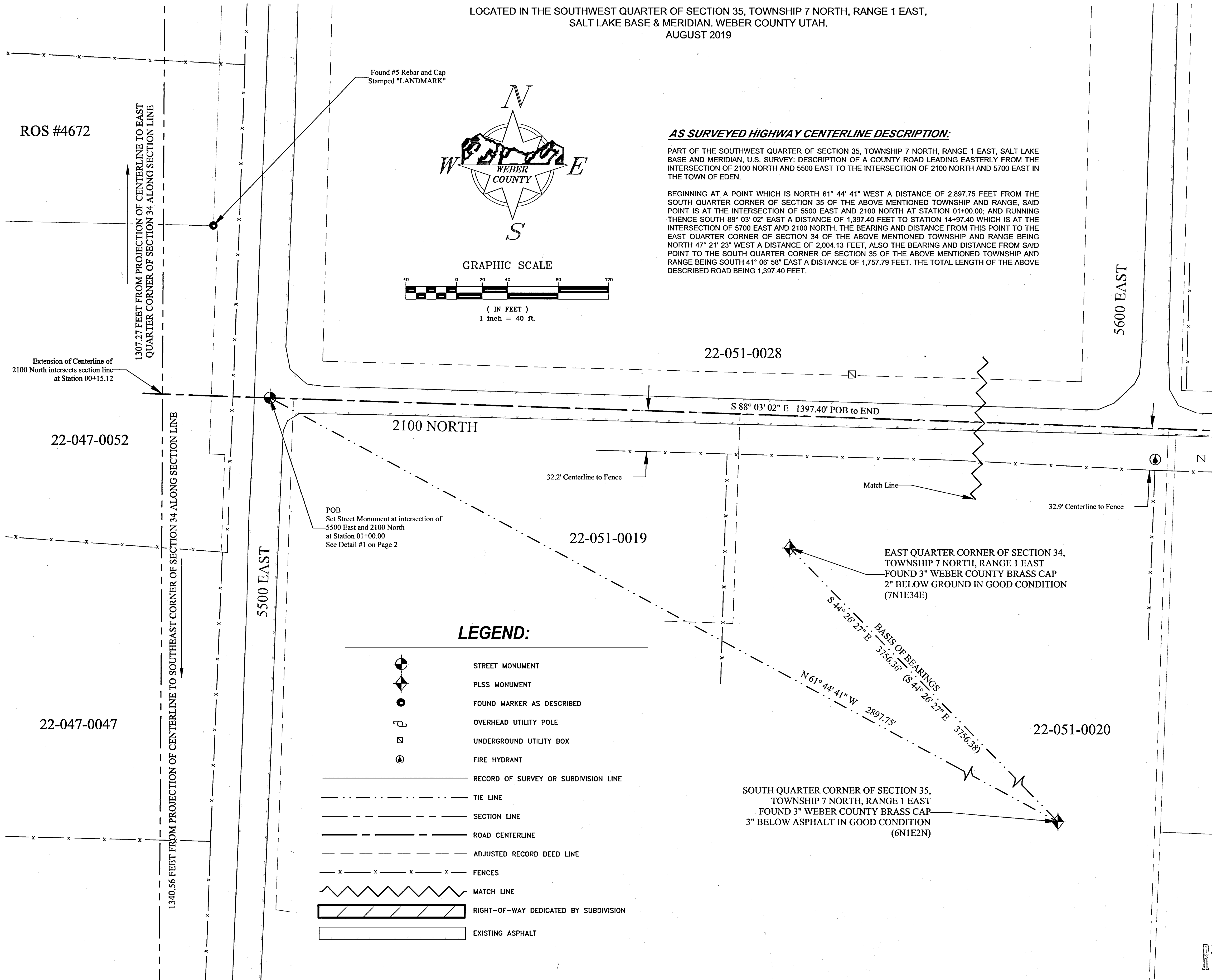


2100 NORTH STREET CENTERLINE SURVEY

ROS #4360

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN. WEBER COUNTY UTAH.
AUGUST 2019



AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING EASTERLY FROM THE INTERSECTION OF 2100 NORTH AND 5500 EAST TO THE INTERSECTION OF 2100 NORTH AND 5700 EAST IN THE TOWN OF EDEN.

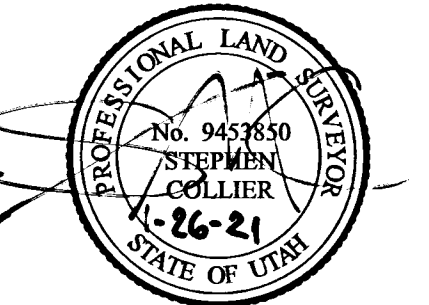
BEGINNING AT A POINT WHICH IS NORTH 61° 44' 41" WEST A DISTANCE OF 2,897.75 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE, SAID POINT IS AT THE INTERSECTION OF 5500 EAST AND 2100 NORTH AT STATION 01+00.00; AND RUNNING THENCE SOUTH 88° 03' 02" EAST A DISTANCE OF 1,397.40 FEET TO STATION 14+97.40 WHICH IS AT THE INTERSECTION OF 5700 EAST AND 2100 NORTH. THE BEARING AND DISTANCE FROM THIS POINT TO THE EAST QUARTER CORNER OF SECTION 34 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING NORTH 47° 21' 23" WEST A DISTANCE OF 2,004.13 FEET. ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE SOUTH QUARTER CORNER OF SECTION 35 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING SOUTH 41° 08' 58" EAST A DISTANCE OF 1,757.79 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 1,397.40 FEET.

LEGEND:

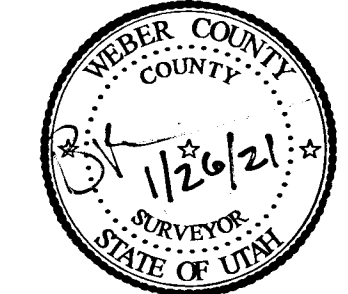
- STREET MONUMENT
- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- OVERHEAD UTILITY POLE
- UNDERGROUND UTILITY BOX
- FIRE HYDRANT
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED LINE
- FENCES
- MATCH LINE
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT

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 HIGHWAY CENTERLINE OF 2100 NORTH STREET. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 44° 26' 27" EAST (STATE PLANE GRID BEARINGS) A DISTANCE OF 3,756.36 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 7N1E34E AND 8N1E2N AS SHOWN HEREON. FOUND REBAR FROM ADJOINING SURVEYS AND EXISTING FENCES WERE HELD AS THE BEST EVIDENCE FOR DETERMINING THE ROAD CENTERLINE.

THE CENTERLINE BEGINS WITH A BEST FIT LINE THAT COULD BE HELD BETWEEN THE EXISTING FENCES. BECAUSE THE FENCES ALONG THE ROAD FOLLOW THE COURSE OF THE ROAD WELL, AN AVERAGE CENTERLINE BETWEEN FENCE LINES WAS CREATED AND FOUND TO BE IN HARMONY WITH ADJOINING DEEDS AND RECORDS OF SURVEY.

THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:

1. SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE
2. AERIAL IMAGERY OF 2100 NORTH ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
3. DEEDS FOR ABUTTING PROPERTIES

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.

2100 NORTH STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. WEBER COUNTY, UTAH



WEBER COUNTY

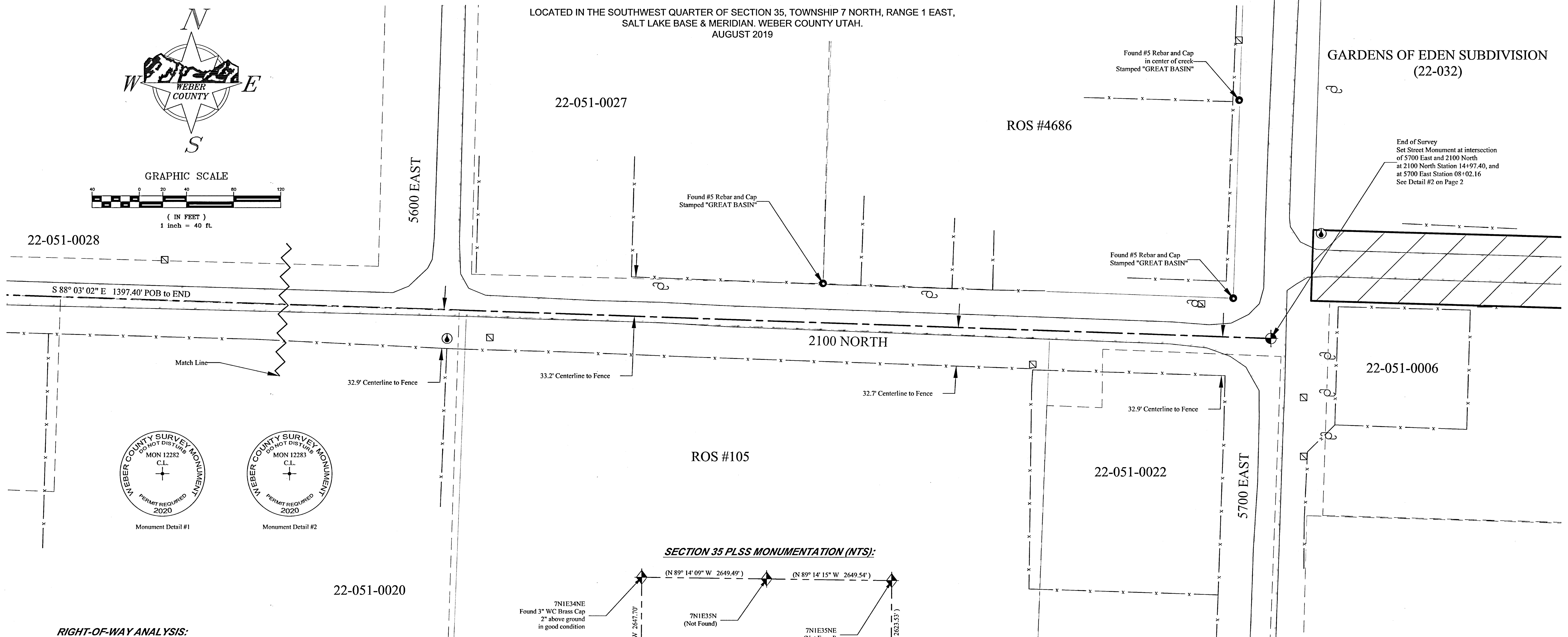
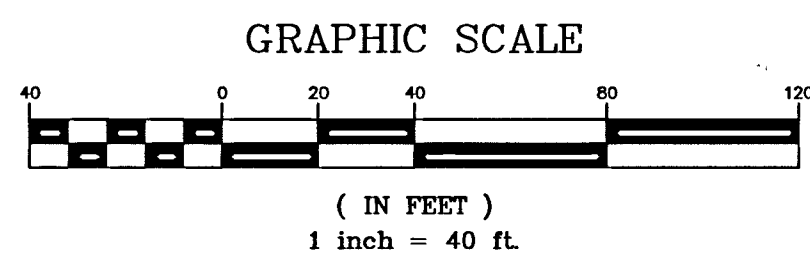
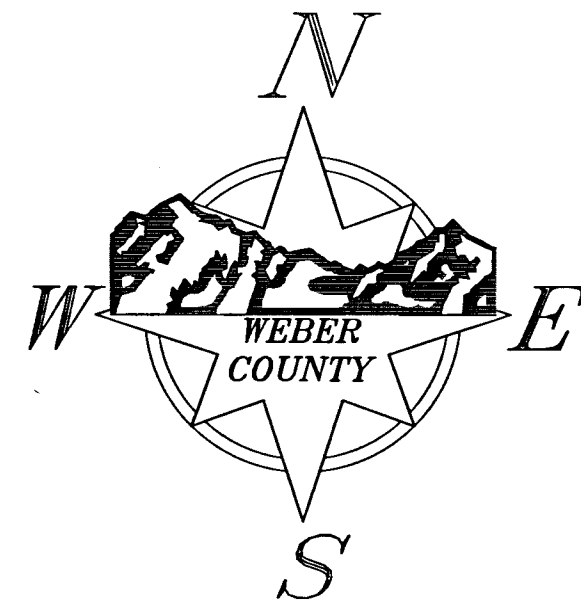
2380 Washington Blvd. Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 8/16/2019	
SHEET NUMBER: 1/2	

RECEIVED
JAN 28 2021
BY: G155

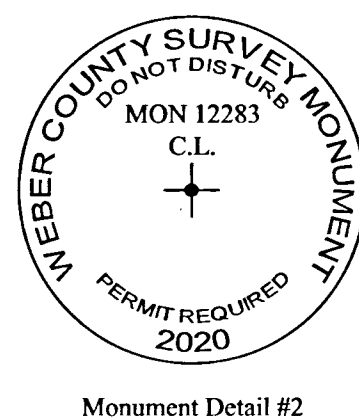
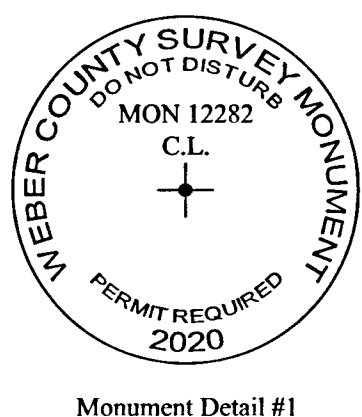
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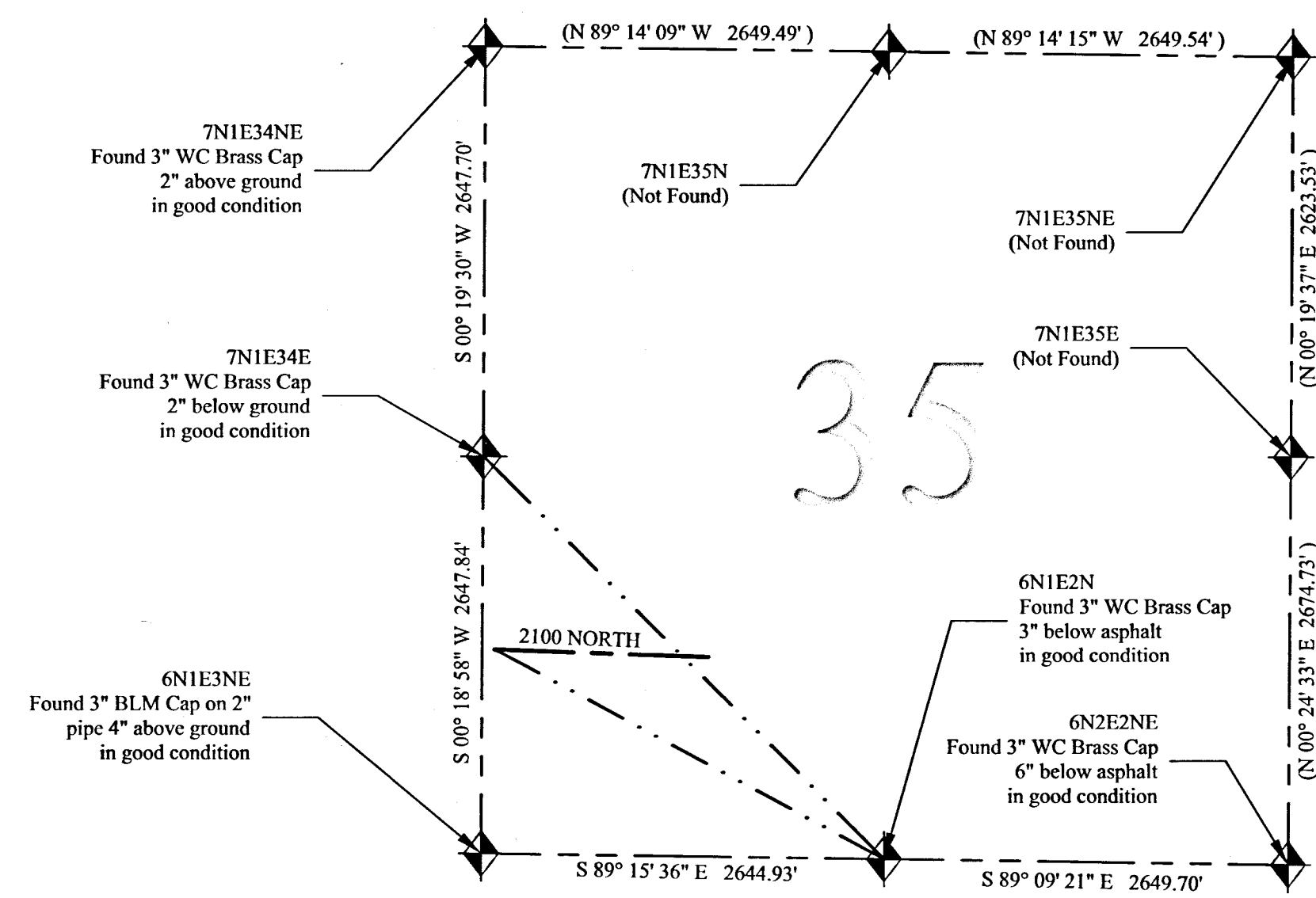


GARDENS OF EDEN SUBDIVISION
(22-032)

End of Survey
Set Street Monument at intersection
of 5700 East and 2100 North
at 2100 North Station 14+97.40, and
at 5700 East Station 08+02.16
See Detail #2 on Page 2



SECTION 35 PLSS MONUMENTATION (NTS):



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. PARCEL #22-051-0028 (ENTRY #1057290) WHEN PLOTTED FALLS VERY NEARLY 33.00 FEET FROM THE CENTERLINE OF THE ROAD WHILE STILL MATCHING OCCUPATION.
2. PARCEL #22-051-0027 (ENTRY #1763885) WHEN PLOTTED FALLS VERY NEARLY 33.00 FEET FROM THE CENTERLINE OF THE ROAD WHILE STILL MATCHING OCCUPATION.
3. RECORD OF SURVEY #4686 SHOWS A FENCE TO FENCE WIDTH OF 65.7 FEET AT ONE POINT ON 2100 NORTH.

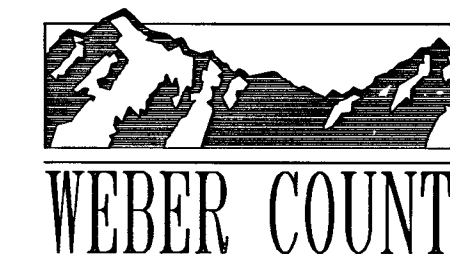
DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. FENCES ALONG THE ROAD ARE VERY CONSISTENT AND ARE EQUALLY SPLIT ALONG THE CENTERLINE.
2. APPROXIMATELY 90% OF THE FENCELINES ALONG 2100 NORTH STREET ARE NEAR 33 FEET FROM THE CENTERLINE.
3. BOTH OVERHEAD AND UNDERGROUND UTILITIES WERE CONSISTENTLY FOUND VERY NEAR TO, BUT JUST INSIDE, THOSE SAME FENCELINES.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 2100 NORTH 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 ABSOLUTE MINIMUM OF 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.

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APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 8/16/2019	
SHEET NUMBER: 2/2	

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AUG 28 2021
BY: 6755