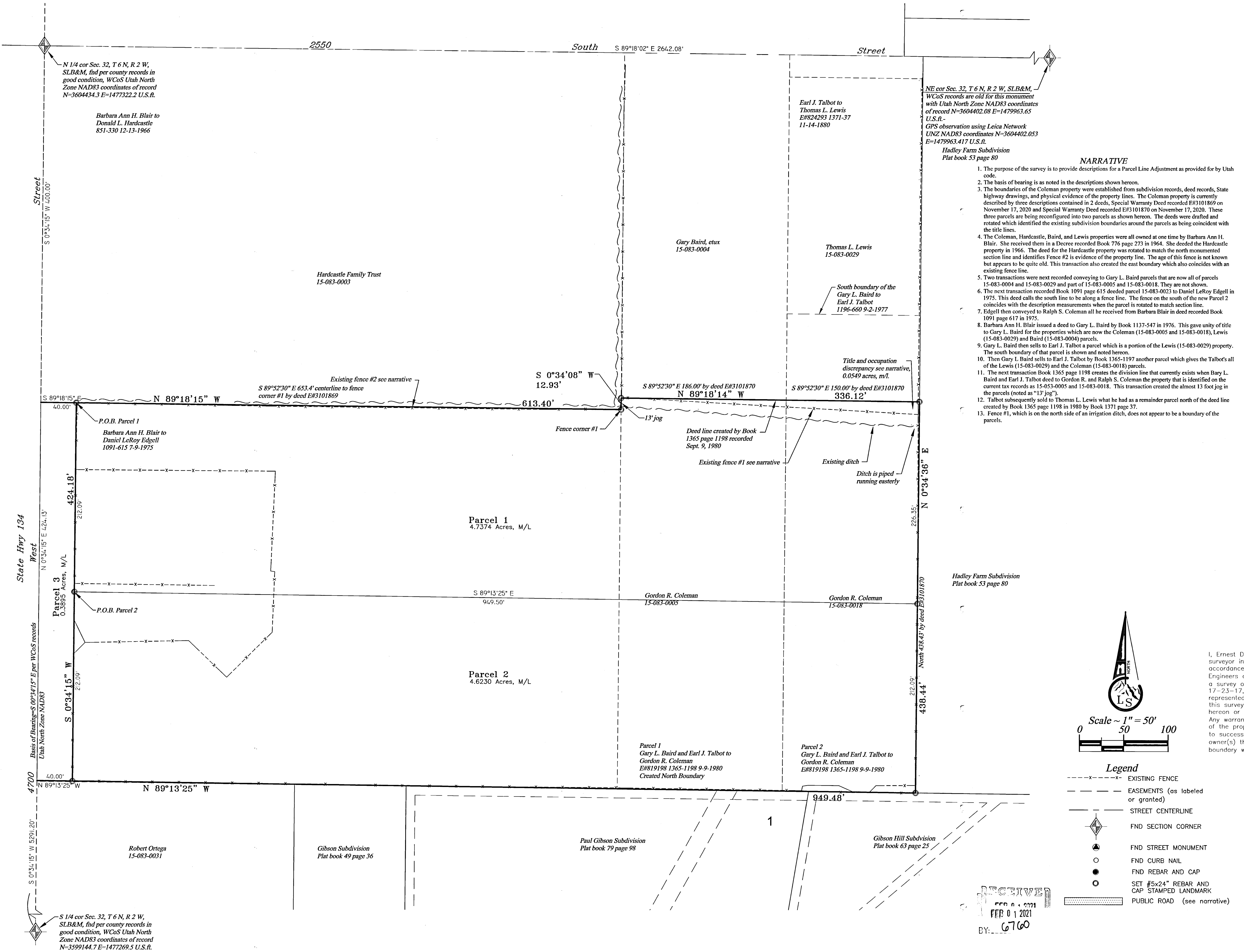


PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
Unincorporated, WEBER COUNTY, UTAH - Record of Survey Date: October 2020

BOUNDARY DESCRIPTION



NE cor Sec. 32, T 6 N, R 2 W, SLB&M, WCoS records are old for this monument with Utah North Zone NAD83 coordinates of record N=3604402.08 E=1479963.65 U.S.F. - GPS observation using Leica Network UNZ NAD83 coordinates N=3604402.053 E=1479963.417 U.S.F.

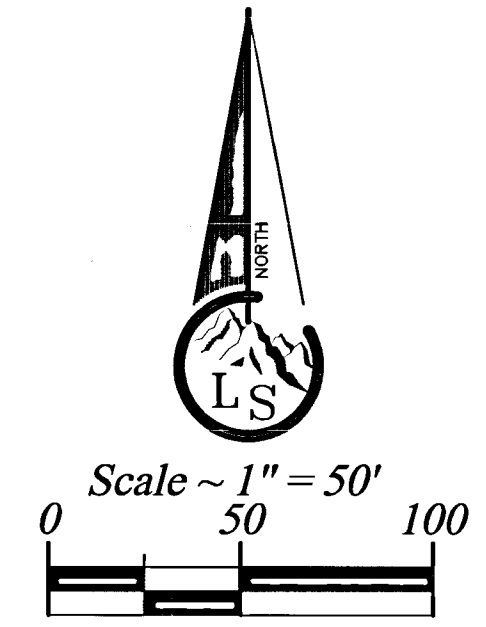
NARRATIVE

- The purpose of the survey is to provide descriptions for a Parcel Line Adjustment as provided for by Utah code.
- The basis of bearing is as noted in the descriptions shown hereon.
- The boundaries of the Coleman property were established from subdivision records, deed records, State Highway drawings, and physical evidence of the property lines. The Coleman property is currently described by three descriptions contained in 2 deeds, Special Warranty Deed recorded E#3101869 on November 17, 2020 and Special Warranty Deed recorded E#3101870 on November 17, 2020. These three parcels are being reconfigured into two parcels as shown hereon. The deeds were drafted and rotated which identified the existing subdivision boundaries around the parcels as being coincident with the title lines.
- The Coleman, Hardcastle, Baird, and Lewis properties were all owned at one time by Barbara Ann H. Blair. She received them in a Decree recorded Book 776 page 273 in 1964. She deeded the Hardcastle property in 1966. The deed for the Hardcastle property was rotated to match the north monument section line and identifies Fence #2 as evidence of the property line. The age of this fence is not known but appears to be quite old. This transaction also created the east boundary which also coincides with an existing fence line.
- Two transactions were next recorded conveying to Gary L. Baird parcels that are now all of parcels 15-083-0004 and 15-083-0029 and part of 15-083-0005 and 15-083-0018. They are not shown.
- The next transaction recorded Book 1091 page 615 deeded parcel 15-083-0023 to Daniel LeRoy Edgell in 1975. This deed calls the south line to be along a fence line. The fence on the south of the new Parcel 2 coincides with the description measurements when the parcel is rotated to match section line.
- Edgell then conveyed to Ralph S. Coleman all he received from Barbara Blair in deed recorded Book 1091 page 617 in 1975.
- Barbara Ann H. Blair issued a deed to Gary L. Baird by Book 1137-547 in 1976. This gave unity of title to Gary L. Baird for the properties which are now the Coleman (15-083-0005 and 15-083-0018), Lewis (15-083-0029) and Baird (15-083-0004) parcels.
- Gary L. Baird then sells to Earl J. Talbot a parcel which is a portion of the Lewis (15-083-0029) property. The south boundary of that parcel is shown and noted hereon.
- Then Gary L. Baird sells to Earl J. Talbot by Book 1365-1197 another parcel which gives the Talbot's all of the Lewis (15-083-0029) and the Coleman (15-083-0018) parcels.
- The next transaction Book 1365 page 1198 creates the division line that currently exists when Gary L. Baird and Earl J. Talbot deed to Gordon R. and Ralph S. Coleman the property that is identified on the current tax records as 15-053-0005 and 15-083-0018. This transaction created the almost 13 foot jog in the parcels (noted as "13' jog").
- Talbot subsequently sold to Thomas L. Lewis what he had as a remainder parcel north of the deed line created by Book 1365 page 1198 in 1980 by Book 1371 page 37.
- Fence #1, which is on the north side of an irrigation ditch, does not appear to be a boundary of the parcels.

Parcel 1:
 A tract of land located in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, being a portion of properties described in Special Warranty Deed recorded as Entry number 3101870 on November 17, 2020, Special Warranty Deed recorded as Entry number 3101869 on November 17, 2020, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor of South 00°34'15" West between the monumented locations of the North Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3604434.3 E=1477322.2 U.S.F.) and the South Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3599144.7 E=1477269.5 U.S.F.), described by survey as follows:
 COMMENCING at a point located 400.00 feet South 00°34'15" West, and 40.00 feet South 89°18'15" East to the right of way line of 4700 West Street being State Highway 134, FROM said North Quarter corner of Section 32; RUNNING thence South 00°34'15" West 212.09 feet, along said right of way which is along or near an old existing fence line;
 Thence South 89°13'25" East 949.50 feet, to the west boundary of Hadley Farm Subdivision recorded Plat book 53 page 80;
 Thence North 00°34'36" East 226.35 feet, along said west boundary;
 Thence North 89°18'14" West 336.12 feet, to an existing old fence line;
 Thence South 00°34'08" West 12.93 feet, along said old fence line to a fence corner;
 Thence North 89°18'15" West 613.40 feet, along or near an existing old fence line, to the point of beginning.
 Containing 4.7374 acres, more or less.

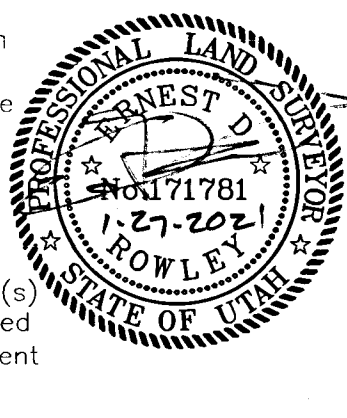
Parcel 2:
 A tract of land located in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, being a portion of properties described in Special Warranty Deed recorded as Entry number 3101870 on November 17, 2020, Special Warranty Deed recorded as Entry number 3101869 on November 17, 2020, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor of South 00°34'15" West between the monumented locations of the North Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3604434.3 E=1477322.2 U.S.F.) and the South Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3599144.7 E=1477269.5 U.S.F.), described by survey as follows:
 COMMENCING at a point located 400.00 feet South 00°34'15" West, and 40.00 feet South 89°18'15" East to the right of way line of 4700 West Street being State Highway 134, and 212.09 feet South 00°34'15" West, along said right of way which is along or near an existing fence line, FROM said North Quarter corner of Section 32; RUNNING thence South 89°13'25" East 949.50 feet, to the west boundary of Hadley Farm Subdivision recorded Plat book 53 page 80;
 Thence South 00°34'36" West 212.09 feet, to the north boundary of Gibson Hill Subdivision recorded Plat book 63 page 25, being represented by an old fence line;
 Thence North 89°13'25" West 949.48 feet, along said Gibson Hill Subdivision north boundary, and the north boundary of Paul Gibson Subdivision recorded Plat book 79 page 98, and the north boundary of Gibson Subdivision recorded Plat book 49 page 36, each north boundary being represented by an existing old fence line that follows along or near said subdivision boundary's, to said East right of way line of said 4700 West Street being State Highway 134;
 Thence North 00°34'15" East 424.13 feet, along said right of way which is along or near an existing fence line, to the point of beginning.
 Containing 4.6230 acres, more or less.

Parcel 3:
 A tract of land located in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, being a portion of properties described in Special Warranty Deed recorded as Entry number 3101870 on November 17, 2020, Special Warranty Deed recorded as Entry number 3101869 on November 17, 2020, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Weber County Surveyor of South 00°34'15" West between the monumented locations of the North Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3604434.3 E=1477322.2 U.S.F.) and the South Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3599144.7 E=1477269.5 U.S.F.), described by survey as follows:
 COMMENCING at a point located 400.00 feet South 00°34'15" West, FROM said North Quarter corner of Section 32; RUNNING thence South 89°18'15" East 40.00 feet, to the right of way line of 4700 West Street being State Highway 134;
 Thence South 00°34'15" West 424.18 feet, along said right of way which is along or near an existing fence line;
 Thence North 89°13'25" West 40.00 feet, to said monumented section line being the evidence of the center line of said 4700 West Street and State Highway 134;
 Thence North 00°34'15" East 424.13 feet, along said section line, to the point of beginning.
 Containing 0.3895 acres, more or less.



- Legend**
- x---x--- EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - o—o—o— STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - ▲ FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ▭ PUBLIC ROAD (see narrative)

SURVEYOR'S CERTIFICATE
 I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. This plot was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com
 4646 South 3500 West - #A-3
 West Haven, UT 84401
 801-731-4075

CLIENT: Darren Coleman
 Address: 3485 West Pioneer Road, Marriott-Slaterville, Utah 84404

NE 1/4 of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Record of Survey
Revisions	DRAWN BY: EDR	1 of 1
	CHECKED BY: ...	
	DATE: January 18, 2021	
	PROJ: 4071	

This plot and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.

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Project Name: 4071 Coleman-Taylor property FINAL.dwg Save Date: January 18, 2021 12:51 PM Sheet: 1/1