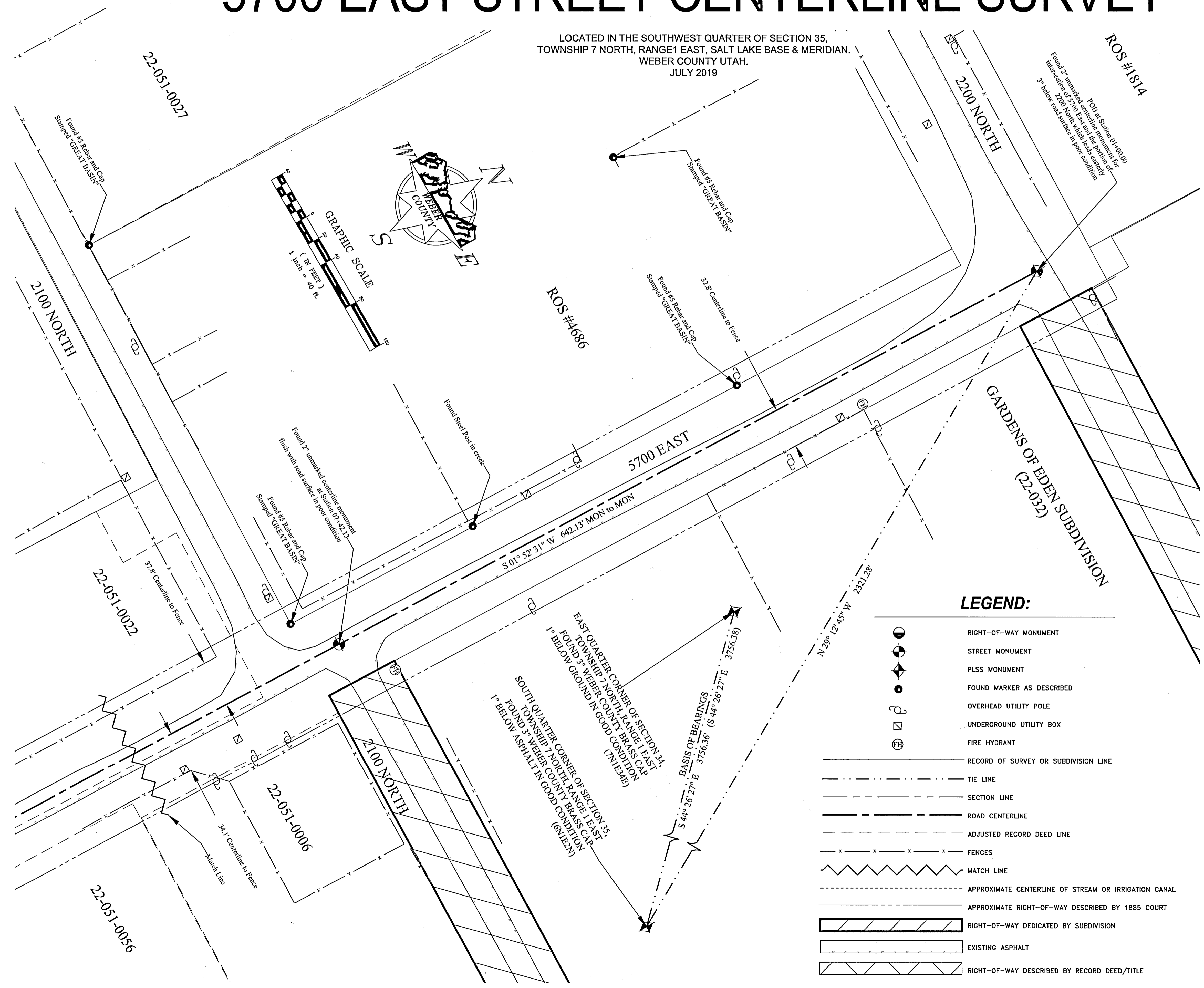


5700 EAST STREET CENTERLINE SURVEY

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

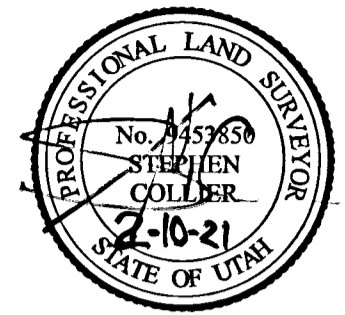


LEGEND:

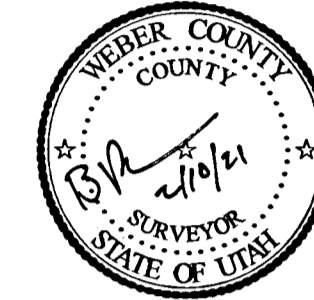
- RIGHT-OF-WAY MONUMENT
- STREET MONUMENT
- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- OVERHEAD UTILITY POLE
- UNDERGROUND UTILITY BOX
- FIRE HYDRANT
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED LINE
- FENCES
- MATCH LINE
- APPROXIMATE CENTERLINE OF STREAM OR IRRIGATION CANAL
- APPROXIMATE RIGHT-OF-WAY DESCRIBED BY 1885 COURT
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT
- RIGHT-OF-WAY DESCRIBED BY RECORD DEED/TITLE

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, BAHRAM RAHIMZADEGAN 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 5700 EAST STREET. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH $44^{\circ} 26' 27''$ EAST (STATE PLANE GRID BEARINGS) A DISTANCE OF 3,756.36 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 7N1E34E AND 6N1E2N AS SHOWN HEREON.

THE EXISTING STREET MONUMENTS, FOUND REBAR FROM ADJOINING SURVEYS AND SUBDIVISIONS, AND EXISTING FENCES WERE HELD AS THE BEST EVIDENCE FOR DETERMINING THE ROAD CENTERLINE. ALTHOUGH A PORTION OF THE CENTERLINE OF 5700 EAST HAS ALREADY BEEN ESTABLISHED BY THE GARDENS OF EDEN SUBDIVISION (BOOK 22 PAGE 032) AND WAS FOUND TO BE IN HARMONY WITH THE EASTWEST OCCUPATION ALONG THE ROAD, THIS RETRACEMENT SURVEY EXTENDS THAT LINE SOUTHERLY FOR THE REMAINING PORTION OF THE ROAD.

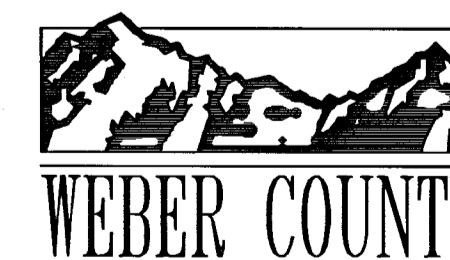
THIS PORTION OF 5700 EAST WAS DESCRIBED IN 1885 BY WASHINGTON JENKINS AS A 99 FOOT (6-ROD) WIDE ROAD FOLLOWING A SINGLE STRAIGHT LINE BEARING BY THE WEBER COUNTY TERRITORIAL PROBATE COURT IN COUNTY COMMISSION BOOK C, PAGE 390, DESCRIPTION NUMBER 60. THE EASTWEST POSITION OF THE CENTERLINE WAS DETERMINED BY EXISTING MONUMENTS SET BY THE GARDENS OF EDEN SUBDIVISION (22-032) WHICH WAS ALSO FOUND TO BE CONSISTENT WITH A CENTERLINE DETERMINED FROM OCCUPATION OF FENCELINES ALONG THE ROAD. DEEDS WITH SPECIFIC CALLS TO THE CENTERLINE OR RIGHT-OF-WAY LINE OF THE ROAD INCLUDE ENTRY #2756029 AND DEED BOOK 762 PAGE 684. ALTHOUGH THE LANGUAGE FROM THESE DEEDS WITH CALLS TO THE ROAD DISAPPEARED FROM THEIR COMBINED DESCRIPTIONS AFTER A COURT DECREE (BOOK 1301 PAGE 289) WHICH FIXED THE NORTH/SOUTH BOUNDARY BETWEEN PARCEL #22-051-0006 AND PARCEL #22-051-0056, THE CALLS IN THEIR PRIOR DESCRIPTIONS CLOSELY MATCHED THE PRESENT PHYSICAL LOCATION OF THE ROAD.

THE STREET MONUMENT WHICH DETERMINES THE CENTERLINE PORTION OF 2200 NORTH STREET TO THE EAST, (WHICH LIES WITHIN THE GARDENS OF EDEN SUBDIVISION), DOES NOT LIKEWISE REFLECT THE CENTERLINE OF 2200 NORTH STREET WHICH LIES TO THE WEST. SAID STREET MONUMENT FALLS APPROXIMATELY 2.6 FEET NORTHERLY OF THE CENTERLINE OF 2200 NORTH STREET WHEN SAID CENTERLINE IS DETERMINED FROM FITTING JENKINS 99.00 FOOT WIDTH BETWEEN RECORD OF SURVEY #4686 AND RECORD OF SURVEY #1814. JENKINS GIVES A TOTAL LENGTH FOR THE ROAD TO BE 2,016.3 FEET (30.55 CHAINS). WHEN THE DISTANCE RECORDED BY JENKINS IS FITTED BETWEEN THE CENTERLINE OF 1900 NORTH (DETERMINED BY PLATTING THE VALLEY ELEMENTARY SCHOOL SUBDIVISION 70-072, RIGHT-OF-WAY DEED BOOK 127 PAGE 231, AND THE YELLOW ROSE GARDEN SUBDIVISION 80-038) AND THE CENTERLINE OF 2200 NORTH (DETERMINED BY RECORD OF SURVEY #4686 AND RECORD OF SURVEY #1814) IT IS A MUCH BETTER FIT AND MATCHES THE DISTANCE GIVEN BY JENKINS TO WITHIN 0.5 FEET.

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 THE TOWN OF EDEN DATED 1948.
 3. TERRITORIAL ROAD DESCRIPTION DONE BY WASHINGTON JENKINS IN 1885
 4. DEEDS FOR ADJUTING PROPERTIES

5700 EAST STREET CENTERLINE SURVEY

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



2380 Washington Blvd, Suite 370
Ogden, Utah 84407
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER: 6808	RECEIVED FEB 19 2021 BY: <u>6808</u>
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	SHEET NUMBER: 1/2
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 8/16/2019	

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 #22-051-0056 (BOOK 1301 PAGE 28) WHICH STATES, "...BEING ON THE EAST FENCE LINE OF A COUNTRY ROAD..."
2. RECORD OF SURVEY #4686 SUGGESTS A WIDTH OF 66.00 FEET
3. RECORD OF SURVEY #588 SHOWS A FENCE TO FENCE WIDTH OF 64.7 FEET
4. WASHINGTON JENKINS DESCRIBED THIS ROAD IN 1885 AS HAVING A WIDTH OF 6 RODS. (COUNTY COMMISSION BOOK C PAGE 390 DESCRIPTION #60)

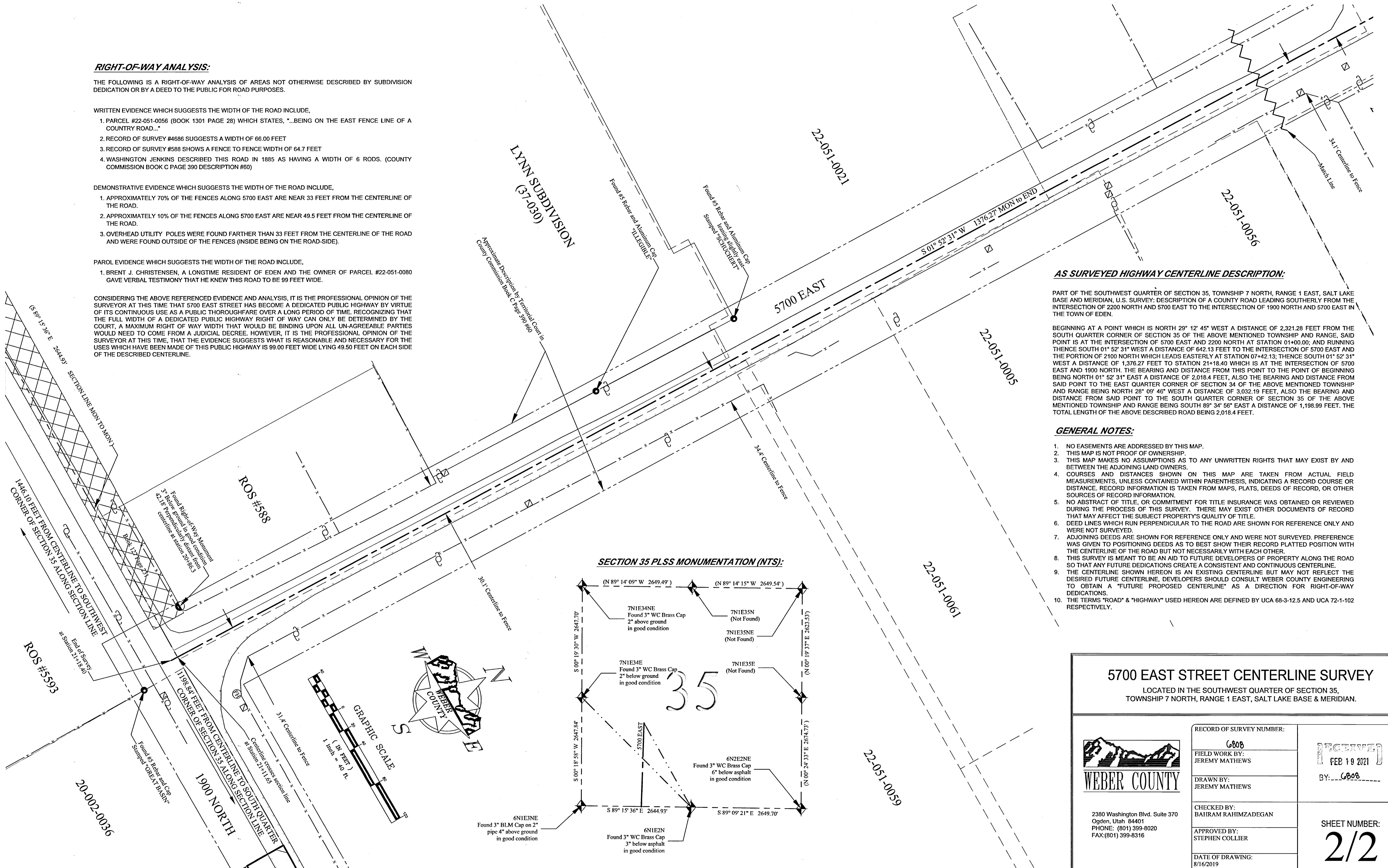
DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. APPROXIMATELY 70% OF THE FENCES ALONG 5700 EAST ARE NEAR 33 FEET FROM THE CENTERLINE OF THE ROAD.
2. APPROXIMATELY 10% OF THE FENCES ALONG 5700 EAST ARE NEAR 49.5 FEET FROM THE CENTERLINE OF THE ROAD.
3. OVERHEAD UTILITY POLES WERE FOUND FARTHER THAN 33 FEET FROM THE CENTERLINE OF THE ROAD AND WERE FOUND OUTSIDE OF THE FENCES (INSIDE BEING ON THE ROAD-SIDE).

PAROL EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE,

1. BRENT J. CHRISTENSEN, A LONGTIME RESIDENT OF EDEN AND THE OWNER OF PARCEL #22-051-0080 GAVE VERBAL TESTIMONY THAT HE KNEW THIS ROAD TO BE 99 FEET WIDE.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 5700 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 UN-AGREEABLE 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 99.00 FEET WIDE LYING 49.50 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE.



AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

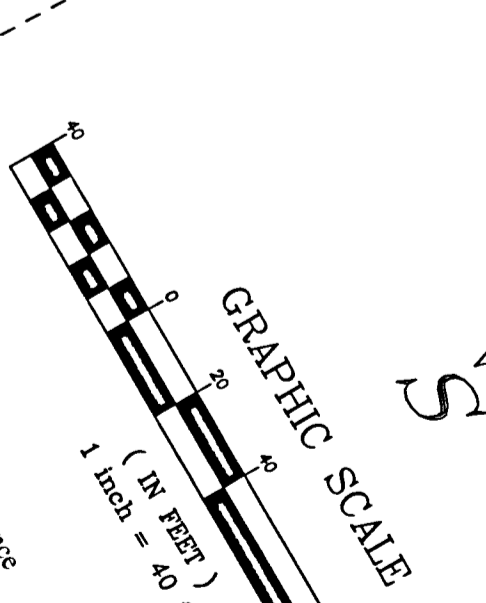
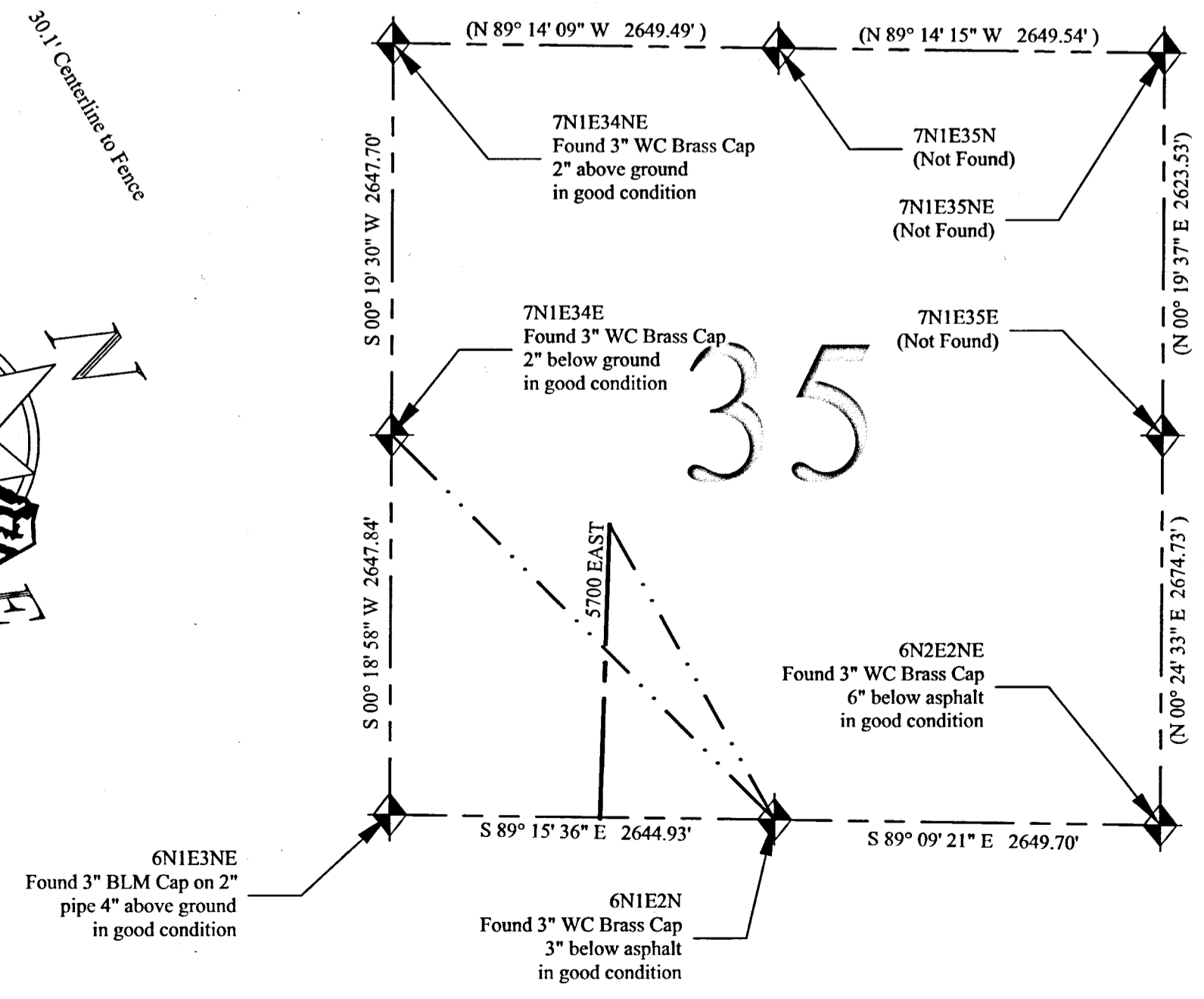
PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING SOUTHERLY FROM THE INTERSECTION OF 2200 NORTH AND 5700 EAST TO THE INTERSECTION OF 1900 NORTH AND 5700 EAST IN THE TOWN OF EDEN.

BEGINNING AT A POINT WHICH IS NORTH 29° 12' 45" WEST A DISTANCE OF 2,321.28 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE, SAID POINT IS AT THE INTERSECTION OF 5700 EAST AND 2200 NORTH AT STATION 01+00.00; AND RUNNING THENCE SOUTH 01° 52' 31" WEST A DISTANCE OF 642.13 FEET TO THE INTERSECTION OF 5700 EAST AND THE PORTION OF 2100 NORTH WHICH LEADS EASTERLY AT STATION 07+42.13; THENCE SOUTH 01° 52' 31" WEST A DISTANCE OF 1,376.27 FEET TO STATION 21+18.40 WHICH IS AT THE INTERSECTION OF 5700 EAST AND 1900 NORTH. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING NORTH 01° 52' 31" EAST A DISTANCE OF 2,018.4 FEET. ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE EAST QUARTER CORNER OF SECTION 34 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING NORTH 28° 09' 46" WEST A DISTANCE OF 3,032.19 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 89° 34' 56" EAST A DISTANCE OF 1,198.99 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 2,018.4 FEET.

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.

SECTION 35 PLSS MONUMENTATION (NTS):



5700 EAST STREET CENTERLINE SURVEY
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

<p>RECORD OF SURVEY NUMBER: 6808</p> <p>FIELD WORK BY: JEREMY MATTHEWS</p> <p>DRAWN BY: JEREMY MATTHEWS</p> <p>CHECKED BY: BATHIRAM RAHIMZADEGAN</p> <p>APPROVED BY: STEPHEN COLLIER</p> <p>DATE OF DRAWING: 8/16/2019</p>	<p>RECEIVED FEB 19 2021</p> <p>BY: 6808</p> <p>SHEET NUMBER: 2/2</p>
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