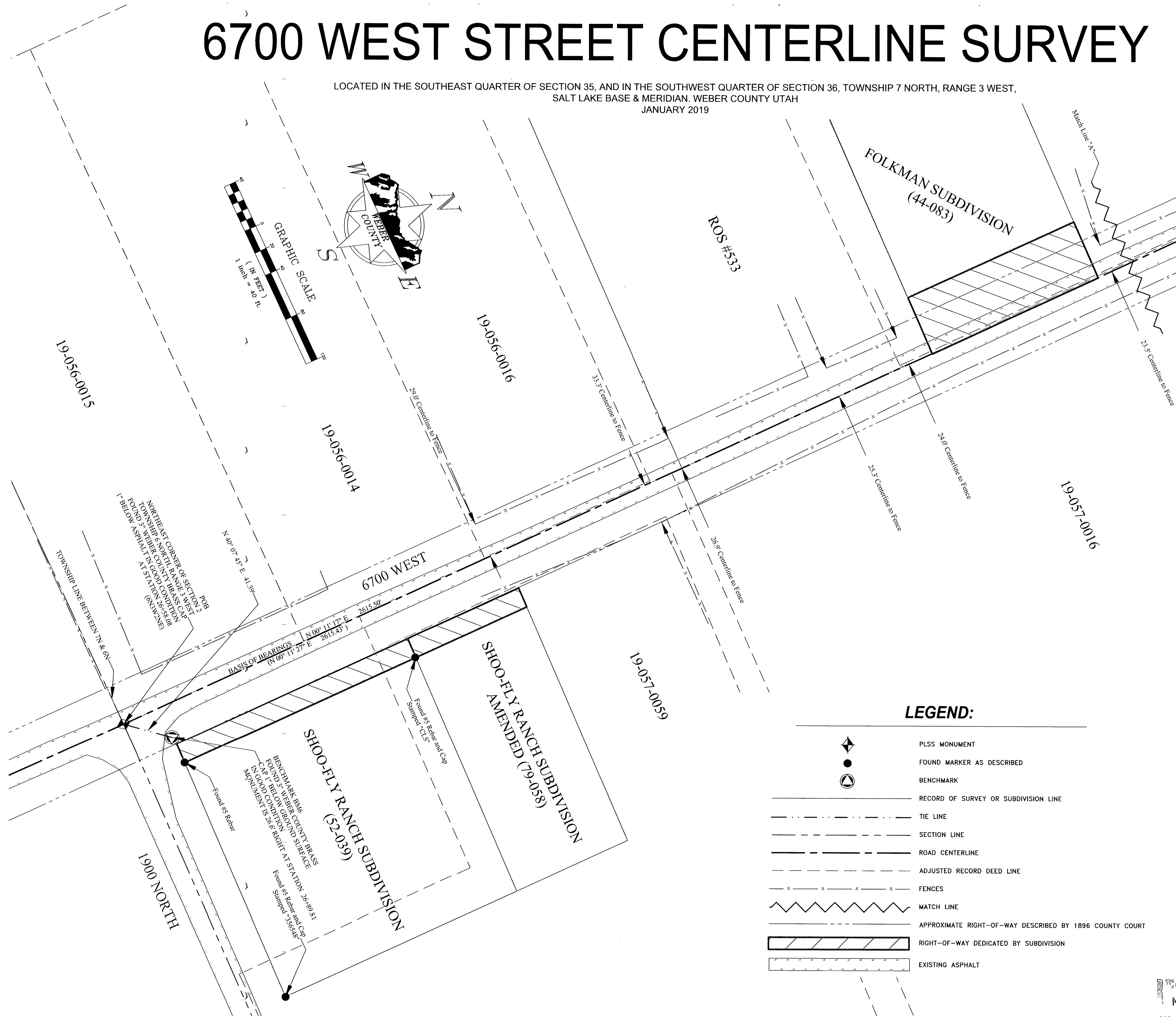


6700 WEST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, AND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN. WEBER COUNTY UTAH
JANUARY 2019



LEGEND:

- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- BENCHMARK
- 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 1896 COUNTY COURT
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT

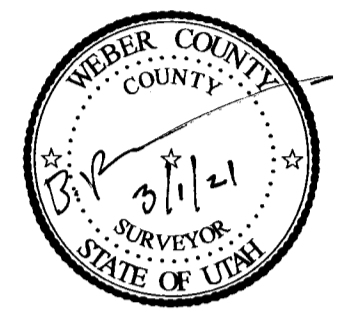
RECEIVED
MAR 01 2021
BY: 6809

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 HIGHWAY CENTERLINE OF 6700 WEST STREET.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00° 11' 17" EAST (STATE PLANE GRID BEARINGS) 2,615.50 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N3W2NE AND 7N3W3SE AS SHOWN HEREON.

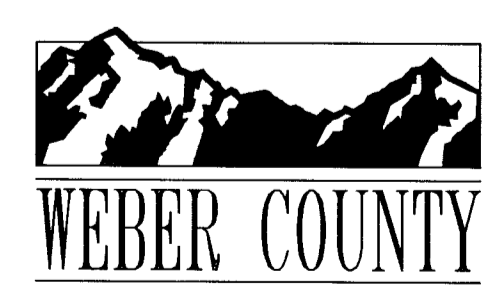
THE MONUMENTED SECTION LINE WAS TAKEN AS THE BEST EVIDENCE OF THE CENTERLINE OF THE ROAD. REBAR AND CAPS WERE FOUND WITHIN THE SHOO-FLY RANCH SUBDIVISION (52-039 & 79-058) AND THE TRAIL'S END SUBDIVISION (46-036) AND WERE USED TO ALIGN THEM. ALTHOUGH THE CENTERLINE GIVEN BY THE FOLKMAN SUBDIVISION (44-083) MATCHES THIS SAME CENTERLINE EASTWEST, THE NORTH/SOUTH POSITION OF THAT SUBDIVISION IS INCONSISTENT WITH THE MEASURED DISTANCE SHOWN ON THAT PLAT. ITS POSITION HAS BEEN SHOWN HEREON TO MATCH OCCUPATION BY THE LANDOWNER.

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 6700 WEST ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
3. DEEDS FOR ABUTTING PROPERTIES
4. SURVEY PLAT OF SECTION 36 T7NR3W DONE BY H.F. PARKER IN 1898 (06-071)
5. COMMISSION RECORDS OF THE TERRITORIAL COURT OF WEBER COUNTY BOOK J PAGE 338.

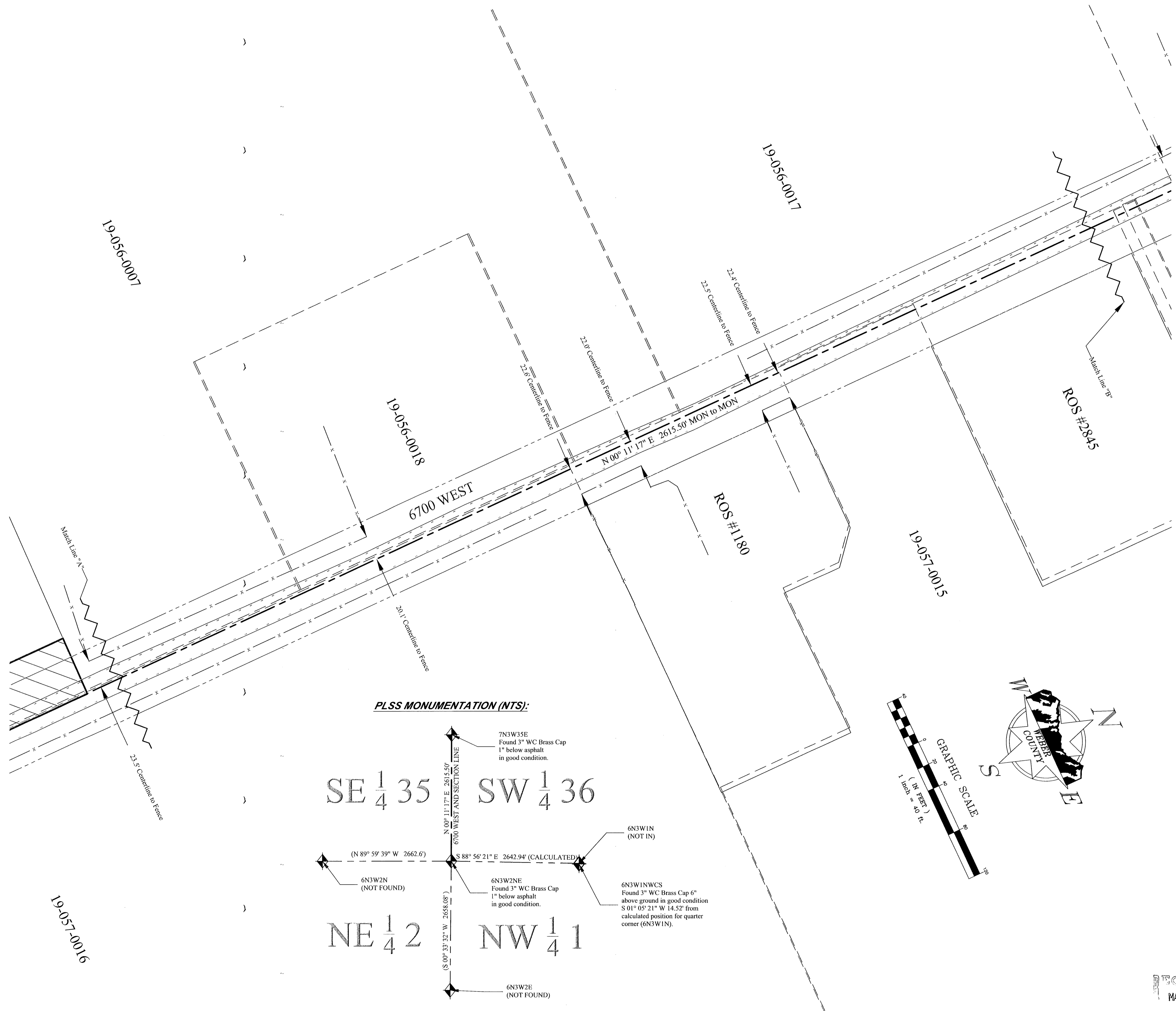
6700 WEST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, AND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH

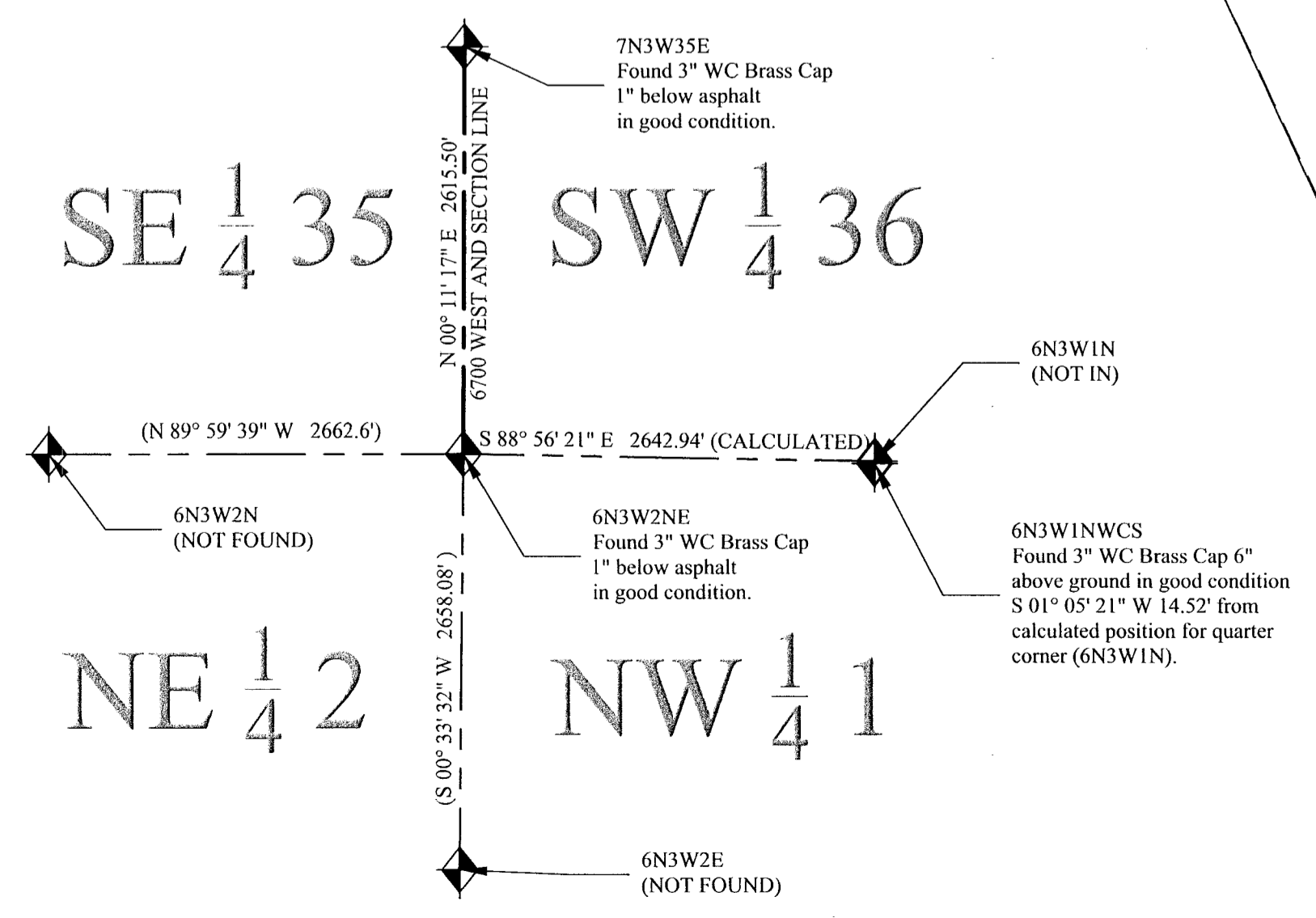


2380 Washington Blvd, Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

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



PLSS MONUMENTATION (NTS):



AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; DESCRIPTION OF A COUNTY ROAD LEADING NORTHERLY FROM THE INTERSECTION OF 1900 NORTH AND 6700 WEST.

BEGINNING AT A POINT WHICH IS MONUMENTED AS THE SOUTHEAST CORNER OF SECTION 35 OF TOWNSHIP 7 NORTH, RANGE 3 WEST, SAID POINT IS ON THE CENTERLINE OF 6700 WEST STREET AT STATION 26+58.08; AND RUNNING THENCE NORTH 00° 11' 17" EAST A DISTANCE OF 2,615.50 FEET ALONG THE SECTION LINE, TO A POINT WHICH IS MONUMENTED AS THE EAST QUARTER CORNER OF SECTION 35 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE AT STATION 52+73.57. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD IS 2,615.50 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. PARCEL #19-056-0007 (ENTRY #1045240) WHICH STATES, "...SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD ALONG THE EAST 2 RODS..."
2. PARCEL #19-056-0017 (ENTRY #1897500) WHICH STATES, "...SUBJECT TO RIGHT-OF-WAY FOR COUNTY ROAD ALONG THE EAST 2 RODS..."
3. PARCEL #19-057-0059 (ENTRY #2638780) WHICH STATES, "...BEGINNING AT A POINT LOCATED SOUTH 88°56'04" EAST 33.00 FEET..." AND "...TO THE EAST RIGHT OF WAY LINE OF 6700 WEST STREET..."
4. RECORD OF SURVEY #1180 WHICH SHOWS A HALF-WIDTH OF 33.00 FEET.
5. RECORD OF SURVEY #2845 WHICH SUGGESTS A HALF-WIDTH OF 33.00 FEET.
6. IN 1896 THE WEBER COUNTY COURT DESCRIBED THIS ROAD AS BEING 4 RODS WIDE IN COUNTY COMMISSION BOOK J PAGE 338.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE:

1. APPROXIMATELY 15% OF THE FENCES ALONG 5700 EAST ARE NEAR 33 FEET FROM THE CENTERLINE OF THE ROAD.

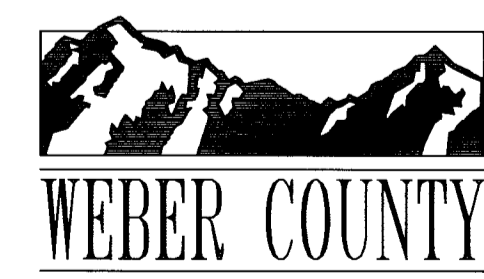
CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 6700 WEST STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THOROUGHFARE OVER A LONG PERIOD OF TIME. RECOGNIZING THAT THE FULL WIDTH OF A DEDICATED 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 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. 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.
7. 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.
8. 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.
9. THE TERMS "ROAD" & "HIGHWAY" USED HEREON ARE DEFINED BY UCA 88-3-12.5 AND UCA 72-1-102 - RESPECTIVELY.

6700 WEST STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, AND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH



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: 3/6/2019	
SHEET NUMBER: 2/3	

RECEIVED
MAR 01 2021
BY: 6809

