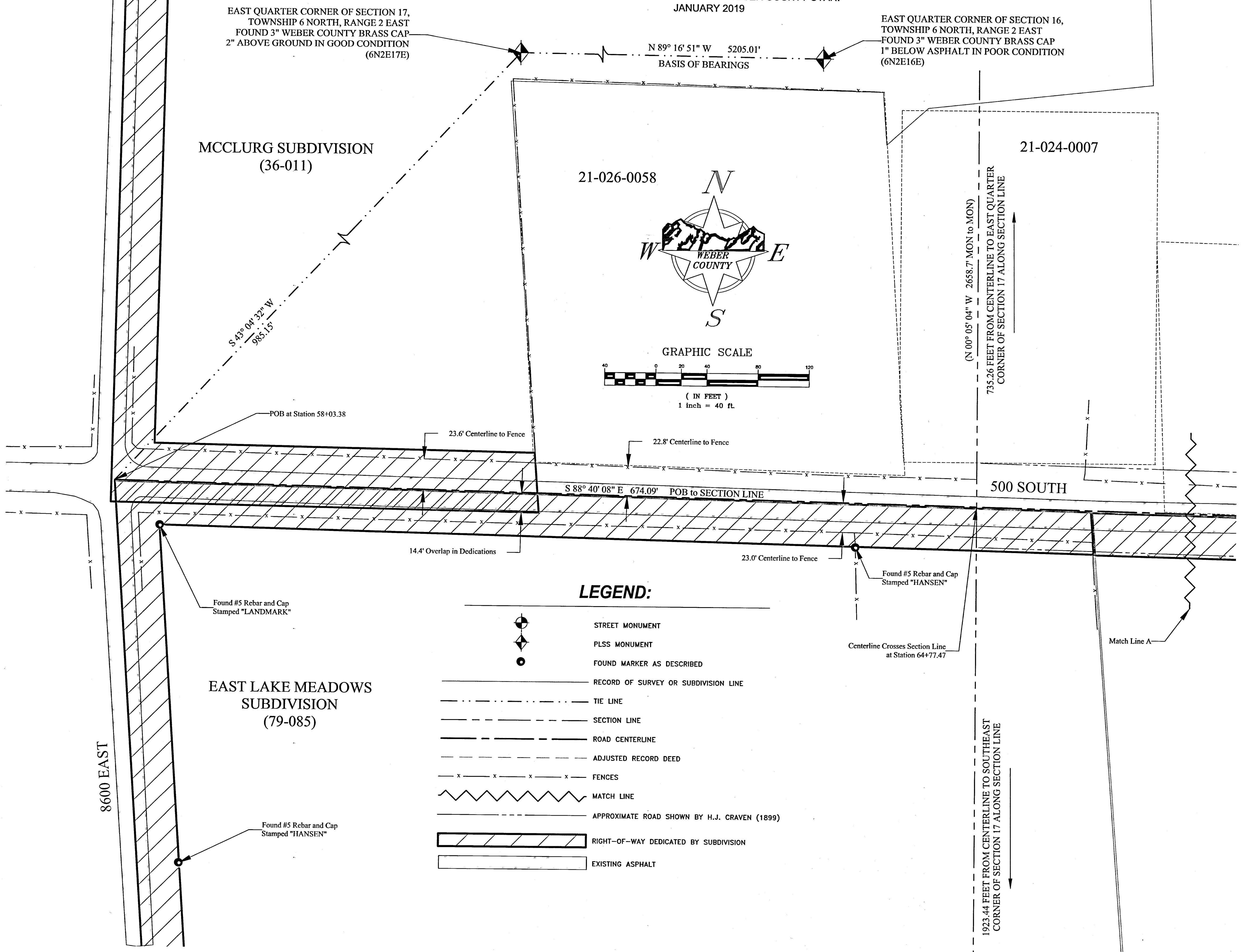


500 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
AND IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH.
JANUARY 2019



LEGEND:

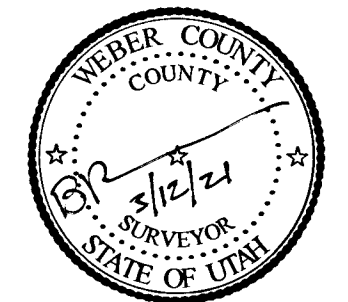
- STREET MONUMENT
- PLSS MONUMENT
- FOUND MARKER AS DESCRIBED
- RECORD OF SURVEY OR SUBDIVISION LINE
- TIE LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJUSTED RECORD DEED
- FENCES
- MATCH LINE
- APPROXIMATE ROAD SHOWN BY H.J. CRAVEN (1899)
- RIGHT-OF-WAY DEDICATED BY SUBDIVISION
- EXISTING ASPHALT

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, BAHRAM RAHIMZADEGAN, PLS, DO HEREBY CERTIFY THAT I AM A DEPUTY SURVEYOR OF THE WEBER COUNTY RECORDERS/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 RECORDERS/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 500 SOUTH STREET. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH $89^{\circ} 16' 51''$ WEST (STATE PLANE GRID BEARINGS) 5,205.01 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N2E16E AND 6N2E17E AS SHOWN HEREON.

EXISTING FENCES, EXISTING ASPHALT ROAD, ADJOINING DEEDS, AND FOUND REBAR WITHIN ADJOINING SUBDIVISIONS AND FILED RECORDS OF SURVEYS WERE USED AS THE BEST EVIDENCE FOR ESTABLISHING THE CENTERLINE OF THE ROAD. THE CENTERLINE BEGINS WITH A BEST FIT LINE FROM A SINGLE BEARING EXTENDING FROM A PROJECTION OF THE HUNTSVILLE TOWN PLAT (05-077) ALONG WITH DEEDS AND THE CENTERLINE OF 500 SOUTH AS SHOWN ON A SURVEY DONE BY WASHINGTON JENKINS OF SECTION 17 CIRCA 1899 (JENKINS PLAT BOOK PAGE 43). JENKINS' SURVEY SHOWS A SINGLE BEARING FOR THE ROAD THROUGHOUT SECTION 17. IN ADDITION A SURVEY BY H.J. CRAVEN IN 1899 (06-064) SHOWS A SINGLE BEARING FOR THE ROAD UNTIL IT CROSSES THE QUARTER SECTION LINE IN SECTION 16. AT THIS POINT, CRAVEN SHOWS A SINGLE BEARING BREAK AND MAINTAINS THIS BEARING TO THE END OF THE ROAD ON THE EAST LINE OF SECTION 16. A PROJECTION OF THE CENTERLINE OF 500 SOUTH FROM BOTH THE 498 SOUTH SUBDIVISION (70-007) AND THE WEBER FIRE DISTRICT SUBDIVISION (62-082) MATCH THE CENTERLINE SHOWN HEREON USING A SINGLE BEARING. REBAR AND CAP WERE FOUND THROUGHOUT EAST LAKE MEADOWS SUBDIVISION (79-085) TO PLACE IT ON THE SOUTH. THE MCCLURG SUBDIVISION (36-011) ON THE NORTH SIDE OF THE ROAD WAS ALIGNED TO FIT OCCUPATION SHOWN BY FENCELINES.

- THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:
- SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDERS/SURVEYOR'S OFFICE
 - AERIAL IMAGERY OF 500 SOUTH STREET
 - 1899 SURVEY DONE BY H.J. CRAVEN (06-064)
 - DEEDS FOR ADJUTING PROPERTIES
 - SURVEY BY WASHINGTON JENKINS CIRCA 1899 (PLAT BOOK PAGE 043)

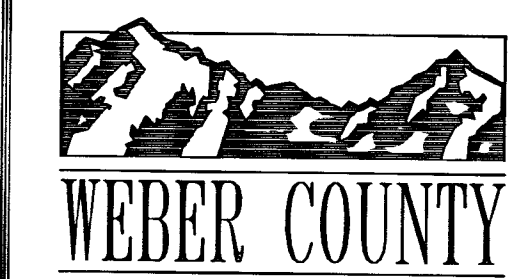
AS SURVEYED HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, AND THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A COUNTY ROAD LEADING EASTERLY FROM THE INTERSECTION OF 8600 EAST AND 500 SOUTH TO THE INTERSECTION OF 9200 EAST AND 500 SOUTH EASTERLY OF HUNTSVILLE TOWN.

BEGINNING AT A POINT WHICH IS SOUTH $43^{\circ} 04' 32''$ WEST A DISTANCE OF 985.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, SAID POINT IS ON THE CENTERLINE OF 500 SOUTH AT STATION 58+03.38; AND RUNNING THENCE SOUTH $88^{\circ} 40' 08''$ EAST A DISTANCE OF 674.09 FEET TO THE EAST LINE OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE AT STATION 64+77.47; THENCE SOUTH $88^{\circ} 40' 08''$ EAST A DISTANCE OF 2,603.90' TO THE QUARTER SECTION LINE AND STATION 90+81.37; THENCE SOUTH $86^{\circ} 40' 01''$ EAST A DISTANCE OF 515.56 FEET TO STATION 95+96.93 WHICH IS IN THE INTERSECTION OF 500 SOUTH AND 9200 EAST. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING NORTH $88^{\circ} 23' 48''$ WEST A DISTANCE OF 3,793.27 FEET. ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE EAST QUARTER CORNER OF SECTION 16 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING NORTH $69^{\circ} 58' 01''$ EAST A DISTANCE OF 2,219.92 FEET, ALSO THE BEARING AND DISTANCE FROM SAID POINT TO THE EAST QUARTER CORNER OF SECTION 17 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE BEING NORTH $75^{\circ} 10' 17''$ WEST A DISTANCE OF 3,226.43 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 3,793.55 FEET.

500 SOUTH STREET CENTERLINE SURVEY

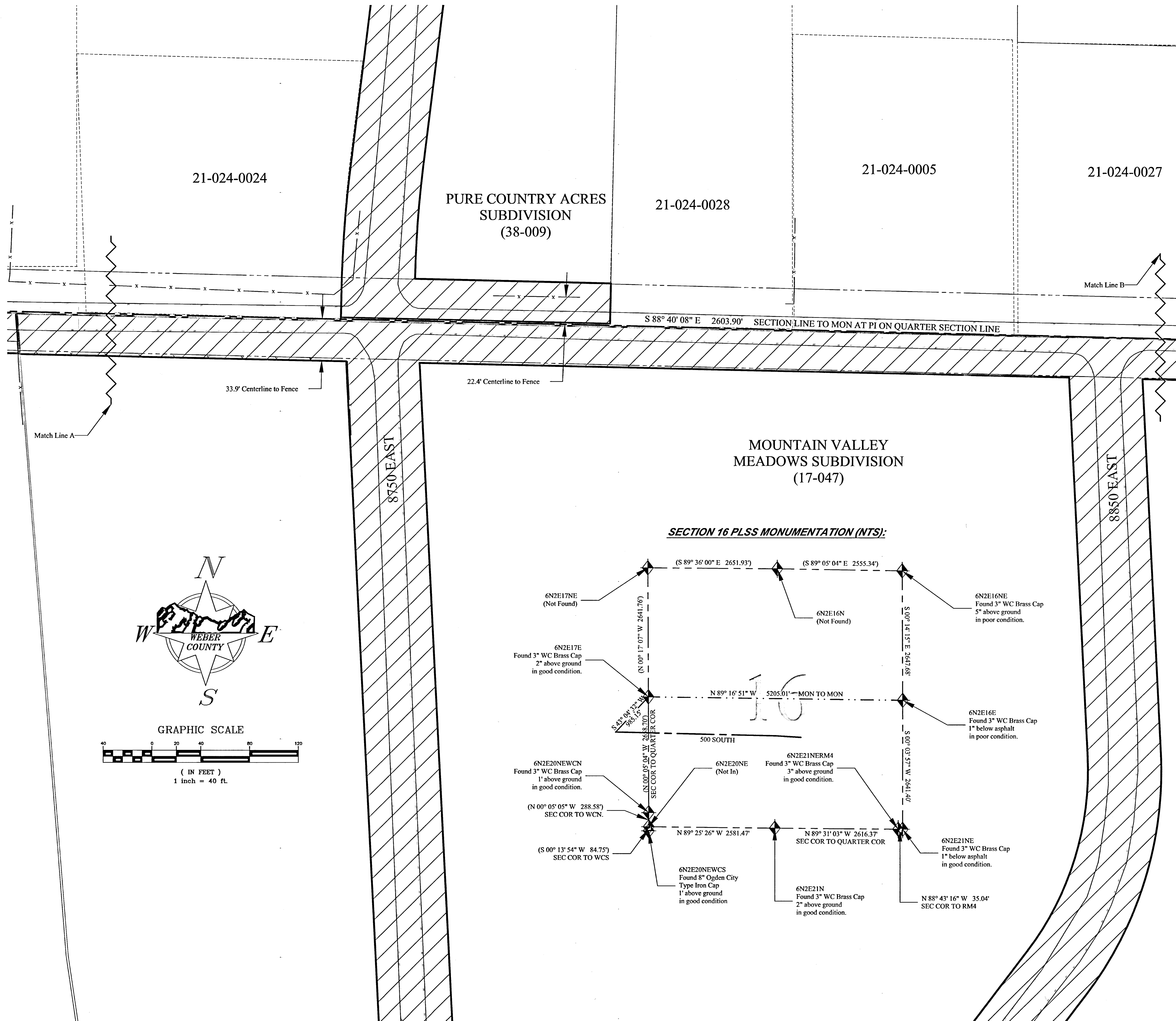
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
AND IN THE SOUTH HALF OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.



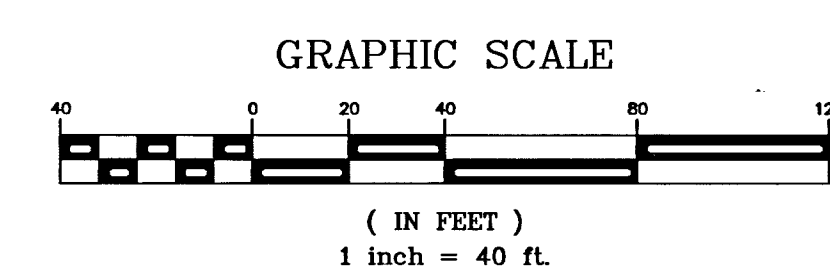
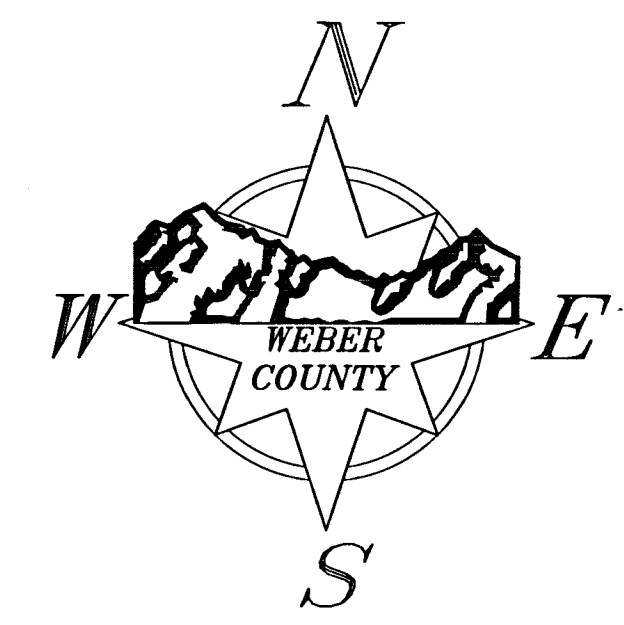
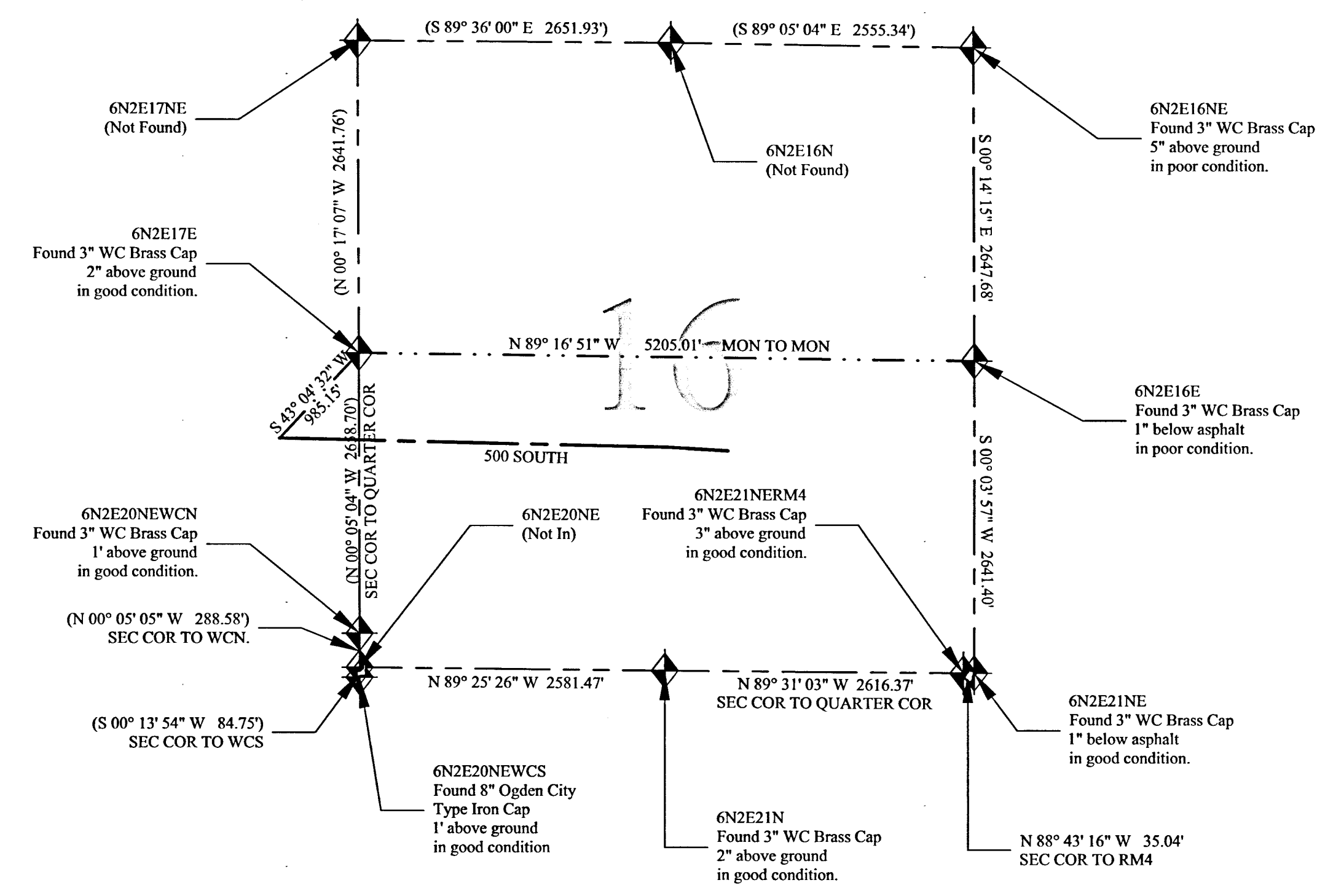
2380 Washington Blvd, Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	RECEIVED MAR 15 2021
DRAWN BY: JEREMY MATHEWS	BY: <u>C820</u>
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 2/10/2019	

SHEET NUMBER:
1/4



SECTION 16 PLSS MONUMENTATION (NTS):



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 68-3-12.5 AND UCA 72-1-102 RESPECTIVELY.

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,

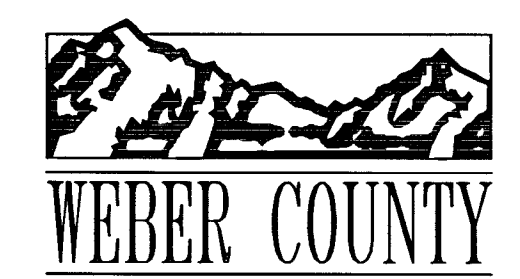
1. THE LOTS OF SECTION 16 ARE SHOWN IN A SURVEY DONE BY H.J. CRAVEN IN 1899 AND RECORDED IN BOOK 6 PAGE 64 IN THE WEBER COUNTY RECORDERS OFFICE. THIS SURVEY ALSO SHOWS A DIMENSIONED WIDTH FOR 500 SOUTH STREET OF 66 FEET. IF THE LOTS WITHIN SECTION 16 ALONG WITH THE ROAD WAS CREATED AT THIS TIME, IT MAY HAVE BE SUBJECT TO HAVING ITS WIDTH SET BY STATE STATUTE. FROM 1898 UNTIL 1918 UTAH HAD A STATUTE IN PLACE (SEC. 25-1-1117, REV. STAT. OF UTAH, 1898) THAT PROVIDED, "THE WIDTH OF ALL PUBLIC HIGHWAYS, EXCEPT BRIDGES, ALLEYS, LANES, AND TRAILS, SHALL BE AT LEAST SIXTY-SIX FEET... PROVIDED, THAT NOTHING IN THIS TITLE SHALL BE SO CONSTRUED AS TO INCREASE OR DIMINISH THE WIDTH OF EITHER KIND OF HIGHWAY ALREADY ESTABLISHED OR USED AS SUCH." THIS STATUTE WOULD APPLY TO ALL ROADS CREATED BETWEEN 1898 AND 1918.
2. RECORD OF SURVEY #5736 SUGGESTS A 33.00 FOOT HALF-WIDTH.
3. RECORD OF SURVEY #6139 SUGGESTS A 33.00 FOOT HALF-WIDTH.
4. RECORD OF SURVEY #6195 SUGGESTS A FUTURE HALF WIDTH OF 33.00 FEET.
5. RECORD OF SURVEY #1470 SHOWS A FENCE TO FENCE WIDTH OF 46.28 FEET.
6. RECORD OF SURVEY #5074 SHOWS A FENCE TO FENCE WIDTH OF 48.00 FEET.
7. PARCEL 21-026-0058 (ENTRY #872521) STATES, "...EXCEPTING THEREFROM THAT PORTION WHICH LIES SOUTH OF THE NORTH LINE OF THE COUNTY ROAD ON THE SOUTH..."
8. ADJACENT TO THE ABOVE MENTIONED DEED, PARCEL 21-024-0007 (ENTRY #988314), WHEN PLOTTED, AND ADJUSTED TO MATCH OCCUPATION, BEGINS WITH A CALL, "...ON THE NORTH LINE OF THE ROAD..." WHEN PLOTTED, THIS LINE IS VERY NEARLY 33.00 FEET FROM THE CENTERLINE OF THE ROAD.
9. PARCEL 21-024-0024 (ENTRY #2535146), DOES NOT SPECIFICALLY MENTION THE ROAD, HOWEVER CONTAINS A CALL WHOSE LENGTH IS EXACTLY 33.00 FEET THAT CALLS TO THE CENTERLINE OF 500 SOUTH STREET.
10. PARCEL 21-024-0028 BOTH REFERENCES ITSELF AS BEING A PART OF LOT 26 (SEE BOOK 6 PAGE 64 AS MENTIONED ABOVE), AND STATES, "...EXCEPTING THAT PORTION OF LAND LYING WITHIN 500 SOUTH STREET..." WHICH MAY INDICATE IT IS EXCEPTING THE 66 FOOT ROAD WIDTH AS SHOWN IN SAID BOOK 6 PAGE 64.
11. PARCEL 21-024-0005 (ENTRY #2024796) STATES, "...SUBJECT TO A RIGHT-OF-WAY FOR COUNTY ROAD, UPON AND ACROSS THE SOUTH APPROXIMATELY 33 FEET OF THE SUBJECT PROPERTY..."
12. PARCEL 21-024-0027 (ENTRY #2858677) STATES, "...SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ACROSS THE SOUTH APPROXIMATE 22.5 FEET THEREOF..."
13. PARCEL 21-024-0003 (ENTRY #2799149) STATES, "...PART OF LOT 24..." AND "...EXCEPTING THEREFROM THAT PORTION WITHIN THE COUNTY ROAD..." ALTHOUGH THE WIDTH OF THE ROAD IS NOT SPECIFICALLY MENTIONED IN THE DEED, PRESUMABLY THE DEED EXCEPTS THAT PORTION OF THE ROAD (66 FOOT FULL WIDTH) WHICH IS SHOWN ON THE SAME PLAT WHICH ALSO DIMENSIONS SAID LOT 24 (SEE BOOK 6 PAGE 64 AS MENTIONED ABOVE).
14. PARCEL 21-024-0019 (ENTRY #2644481) STATES, "...PART OF LOT 23..." AND "...LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 500 SOUTH STREET..." AND PRESUMABLY EXCEPTS A 33 FOOT HALF-WIDTH AS SHOWN IN SAID BOOK 6 PAGE 64.

OF THE 8 DEEDS LISTED ABOVE, IT IS INFERRED FROM 7 THAT THE ROAD IS DESCRIBED WITH WIDTH OF 66 FEET, TOGETHER THESE ACCOUNT FOR APPROXIMATELY 90% OF THE FRONTAGE THAT IS DESCRIBED BY THESE DEEDS.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 500 SOUTH 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.

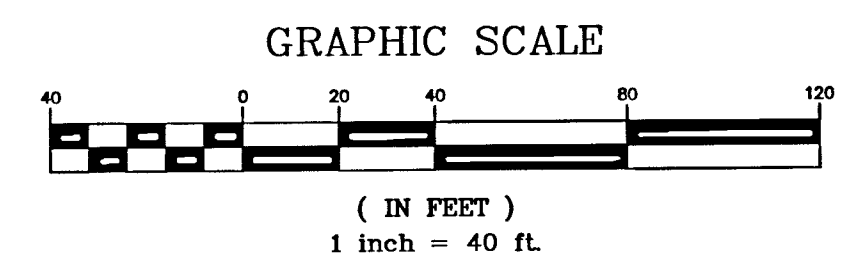
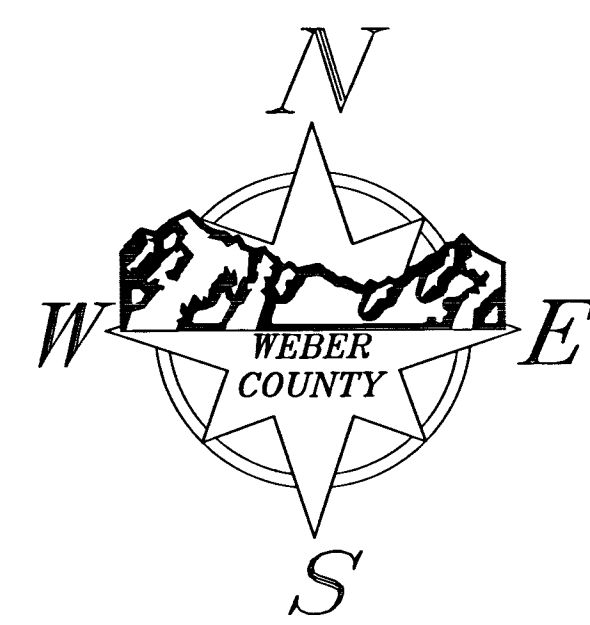
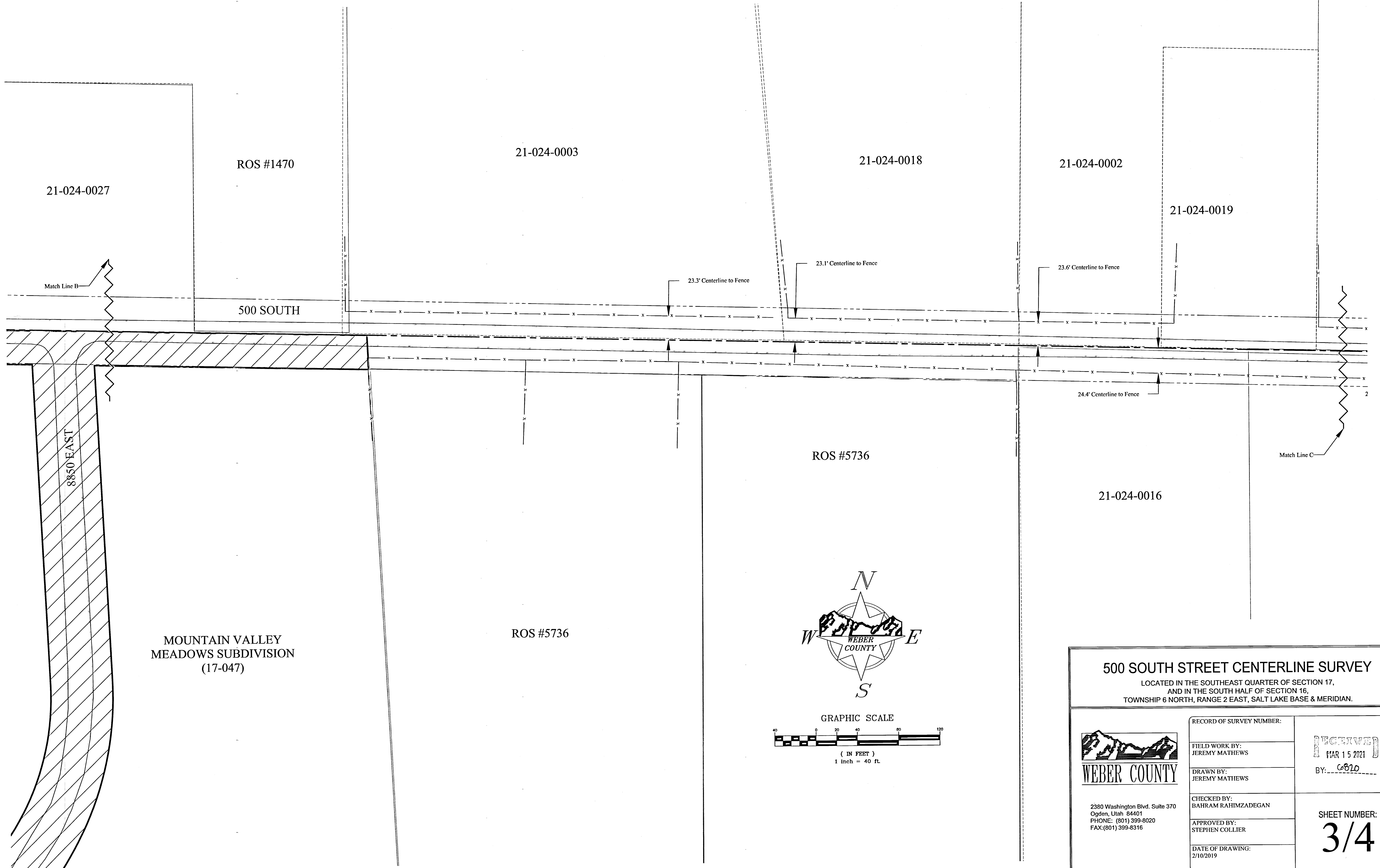
500 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
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TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

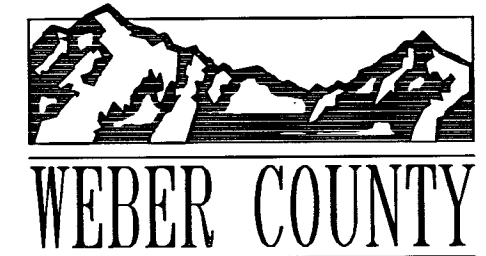


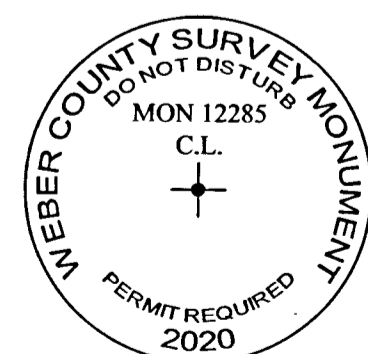
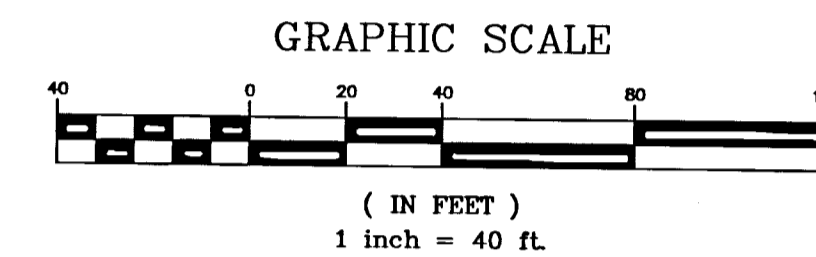
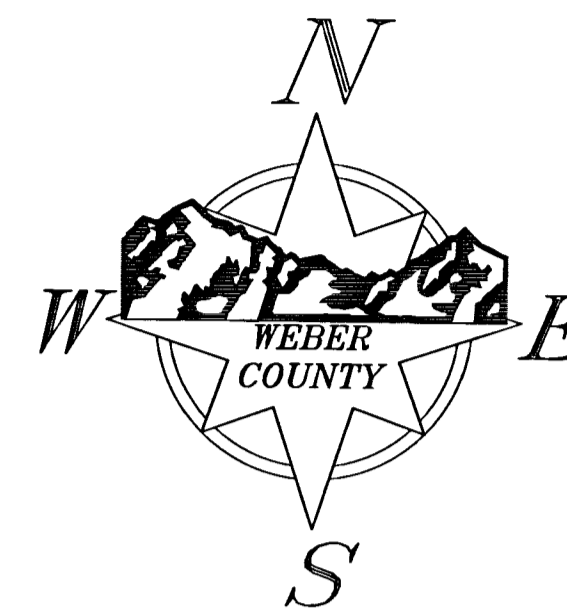
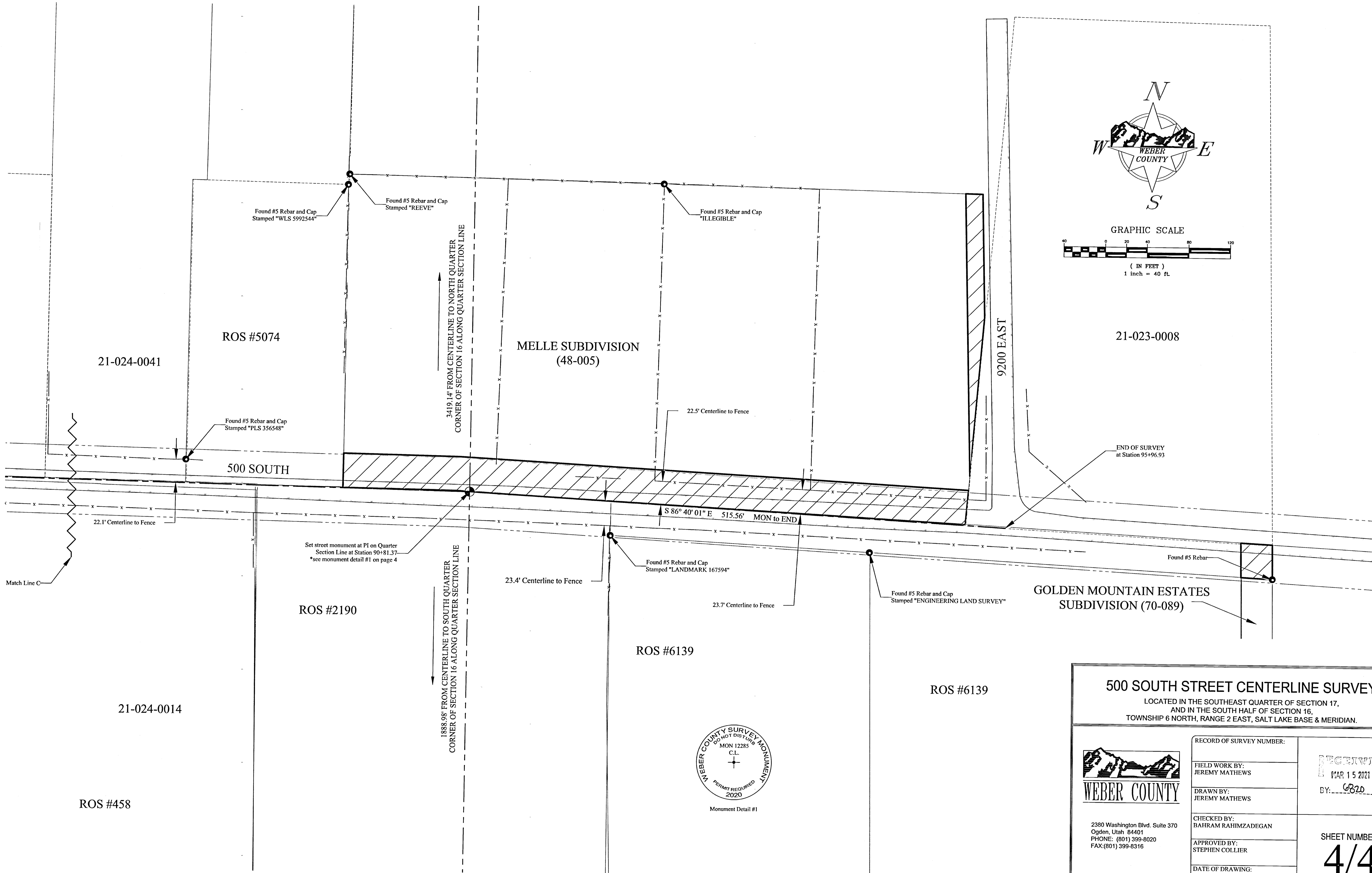
2380 Washington Blvd. Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	 BY: G820
FIELD WORK BY: JEREMY MATTHEWS	
DRAWN BY: JEREMY MATTHEWS	SHEET NUMBER: 2/4
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 2/10/2019	



500 SOUTH STREET CENTERLINE SURVEY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
 AND IN THE SOUTH HALF OF SECTION 16,
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

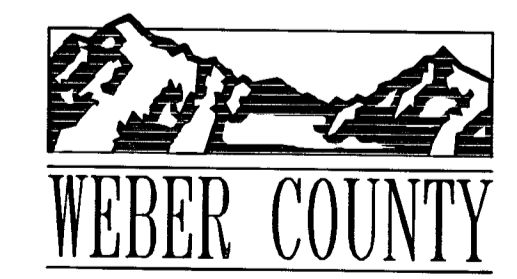
 2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316	RECORD OF SURVEY NUMBER: _____	RECEIVED MAR 15 2021 BY: <u>CB20</u>
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	SHEET NUMBER: 3/4
	CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER		
DATE OF DRAWING: 2/10/2019		



Monument Detail #1

500 SOUTH STREET CENTERLINE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17,
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TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.



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Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	 BY: <i>CSZ</i>
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	SHEET NUMBER: 4/4
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 2/10/2019	