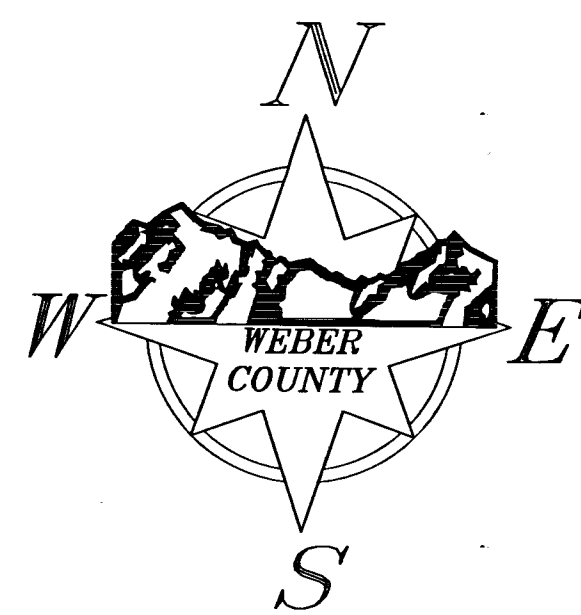
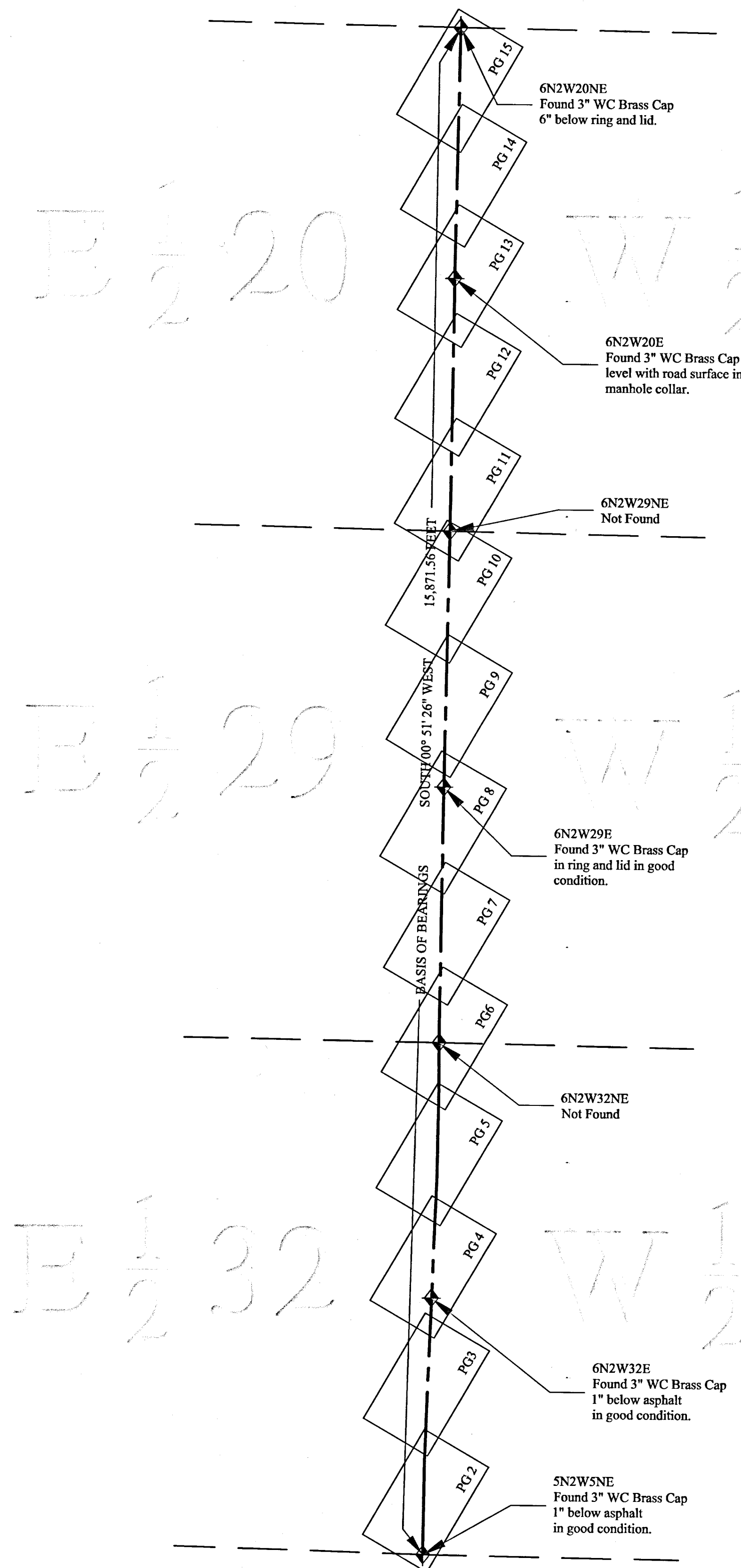


4300 WEST STREET CENTERLINE SURVEY

LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY UTAH.
SEPTEMBER 2019



QUICK INDEX (NTS):



SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE TRUE LOCATION OF THE EXISTING HIGHWAY CENTERLINE OF 4300 WEST STREET. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00° 51' 26" WEST (STATE PLANE GRID BEARINGS) 15,871.56 FEET, AS MEASURED BETWEEN WEBER COUNTY BRASS CAP MONUMENTS 6N2W20NE AND 5N2W5NE AS SHOWN HEREON. EXISTING FENCES, EXISTING ASPHALT ROAD, ADJOINING DEEDS, THE MONUMENTED SECTION LINES, AND FOUND REBAR WITHIN ADJOINING SUBDIVISIONS AND FILED RECORDS OF SURVEY WERE USED AS THE BEST EVIDENCE FOR ESTABLISHING THE CENTERLINE OF THE ROAD.

WHERE 4300 WEST TRAVERSES BETWEEN 3300 SOUTH AND 2550 SOUTH, THE PHYSICAL CENTERLINE OF THE ROAD DEVIATES IN MANY PLACES FROM THE SECTION LINE. IN SOME AREAS, LANDOWNERS HAVE ALREADY DEDICATED HALF-WIDTH PORTIONS OF THE ROAD USING THE SECTION LINE AS A COMMON CENTERLINE (SUCH AS IN THE DEE SCHENCK SUBDIVISION, FRANK LAND ESTATES PHASE 3 SUBDIVISION, FRANK LAND ESTATES PHASE 2 SUBDIVISION, LINDEMAN ESTATES SUBDIVISION, TRACEY SUBDIVISION, PETERSON MEADOWS SUBDIVISION, PETERSON ESTATES SUBDIVISION, D.M. HADLEY SUBDIVISION). IN SOME OF THESE AREAS, THE ASPHALT SURFACE EXISTS ENTIRELY WITHIN THAT HALF-WIDTH (SUCH AS WITHIN THE AREA DESCRIBED BY DEED BOOK 970 PAGE 321). IN OTHER AREAS SUCH AS TELEMAR ESTATES SUBDIVISION, ELIAS ESTATES SUBDIVISION, AND ELIAS ESTATES PHASE 3 SUBDIVISION, DEDICATION WAS INSTEAD MADE FROM THE PHYSICAL CENTERLINE (WHICH DEVIATES CONSIDERABLY IN THOSE AREAS FROM THE SECTION LINE). BECAUSE THIS PHYSICAL CENTERLINE DEVIATES FROM THE SECTION LINE, SOME OF THESE DEDICATIONS ACCOMMODATE IMPROVEMENTS ALONG THE EXISTING ROAD AND DEDICATE A TOTAL WIDTH GREATER THAN 33 FEET. DIFFERENCES BETWEEN THESE TWO CENTERLINES, AS WELL AS CHOKE POINTS CREATED BY BUILDINGS AND OTHER IMPROVEMENTS MADE CLOSE TO THE ROAD MAKE IT VERY DIFFICULT TO DETERMINE A SINGLE CENTERLINE WHICH IS SMOOTH, CONTINUOUS AND ALSO BRINGS HARMONY TO THE RECORD RIGHT-OF-WAY ALONG WITH EXISTING IMPROVEMENTS. IN ORDER TO BRING GREATER HARMONY TO ALL THE LANDOWNERS ABUTTING 4300 WEST, AND TO THE PUBLIC WHO CURRENTLY USE THE ROAD, IT IS DESIRABLE TO HAVE ROADS ENGINEERED IN STRAIGHT LINES. IT MAY ALSO BE DESIRABLE TO HAVE THE CENTERLINE OF THE ROAD COINCIDE WITH THE SECTION LINE. BECAUSE THE ROAD CENTERLINE HAS DEVIATED FROM THE SECTION LINE AND HAS CAUSED IT TO SWITCH FROM ONE SIDE TO THE OTHER IN SOME PLACES, THE CENTERLINE SHOWN HEREON REFLECTS THE EXISTING CENTERLINE, BUT DOES NOT NECESSARILY SHOW A FUTURE DESIRED CENTERLINE.

TERRITORIAL ROADS WHICH CROSS 4300 WEST INCLUDE 2550 SOUTH (COMMISSION BOOK C PAGE 380 #44), 1800 SOUTH (COMMISSION BOOK C PAGE 379 #43), AND 1400 SOUTH (COMMISSION BOOK F PAGE 417). FROM 2550 SOUTH TO 900 SOUTH THE CENTERLINE OF THE ROAD FOLLOWS THE SECTION LINES VERY WELL, AND ALSO FITS BETWEEN THE PHYSICAL OCCUPATION OF THE ROAD. PAROLE TESTIMONY FROM NEILA HADLY (PARCEL #15-089-0004), MAX STAKER (PARCEL #15-078-0026), MICHAEL JUSKO (PARCEL #15-079-0048) AND FROM PAUL VANDERKOOI (PARCEL #15-079-0006) INDICATE THAT THE FENCE LINES THAT EXIST TODAY HAVE BEEN IN THE SAME PLACE AS FAR BACK AS ANY OF THEM COULD REMEMBER, WITH SOME ACCOUNTS AS OLD AS 60 YEARS.

CLEAR TITLE TO 2200 SOUTH WHICH IS IMMEDIATELY WEST OF 4300 WEST COMES FROM TWO DEEDS. THE FIRST IS A 1936 DEED (BOOK 120 PAGE 58) WHICH CREATES A WEBER COUNTY PARCEL FOR THE ROAD THAT IS 16.5 FEET WIDE ON THE NORTH SIDE OF 2200 SOUTH, AND THE SECOND IS FOR 25 FEET ON THE SOUTH SIDE OF 2200 SOUTH FROM A 1954 DEED (BOOK 453 PAGE 209). THE 1954 DEED CONTAINS A LIKELY TYPOGRAPHICAL ERROR, ALTHOUGH THE DEED CLEARLY STATES THAT IT IS FOR A ROAD TO BE KNOWN AS 2550 SOUTH, THE LOCATION CLEARLY PLATS WHERE 2200 SOUTH WOULD BE. IN ADDITION, THE GRANTORS OF THE 1954 DEED WERE ANDERSON, CLARKE, COLOGNA, NELSEN, AND GIBSON ALL OF WHICH WERE LANDOWNERS FRONTING 2200 SOUTH. AN ADJOINER WHO DIDN'T SIGN OUT ON THE 1954 DEED WAS THE TAYLOR CORP. CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS WHICH BY THEN HAD ALREADY DEEDED OUT THEIR PORTION OF THE ROAD IN THE 1936 DEED. IN ADDITION, ALONG THE ACTUAL 2550 SOUTH, GEORGE AND ALBERTA HADLEY HELD WARRANTY DEEDS IN 1957 WHOSE BOUNDARY INCLUDED WHAT WOULD HAVE BEEN THE ROADWAY IN THE DESCRIPTION - SOMETHING THEY COULD NOT HAVE DONE IF 2550 SOUTH HAD ALREADY BEEN DEEDED TO THE COUNTY. THEREFORE IT IS DETERMINED THAT ALTHOUGH THE 1954 DEED STATES THAT IT IS FOR 2550 SOUTH, IT HAS BEEN INTERPRETED AS BEING FOR 2200 SOUTH.

BETWEEN APPROXIMATE STATION 141+66.22 AND STATION 143+28.13, WHERE 4300 WEST CROSSES THE RAILROAD TRACKS, THERE IS NO ASPHALT AND THE ROAD IS NOT CURRENTLY PASSABLE DUE TO CONCRETE BARRICADES WHICH HAVE BEEN PLACED TO BLOCK ACCESS. PAROLE TESTIMONY FROM STEVEN K. JONES (PARCEL #15-055-0063) DESCRIBED A TIME WHEN THE ROAD WAS OPEN AND ACCESSIBLE. STUDENTS FROM THE SCHOOL TO THE NORTH WOULD CROSS THE RAILROAD TRACKS AT THIS POINT IN THEIR DAILY COMMUTE. THE ROAD WAS EVENTUALLY DEEMED UNSAFE AFTER A FATAL TRAFFIC ACCIDENT AND WAS BLOCKED OFF FOR PUBLIC SAFETY. BECAUSE NO DOCUMENTATION WAS FOUND WHICH OFFICIALLY VACATES THIS PORTION OF THE ROAD, IT HAS BEEN INCLUDED IN THE CENTERLINE DESCRIPTION OF 4300 WEST. IT IS ALSO POSSIBLE THAT THE RAILROAD MIGHT HAVE SOME CROSS-ACCESS AGREEMENT WHICH GRANTED LICENSE TO THE PUBLIC TO CROSS THE TRACKS, IF THE LICENSE IS IN PLACE THE PATH CROSSING THE TRACKS MIGHT BE REVOKABLE WITHOUT NEEDING TO BE VACATED.

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 ROAD ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE
3. 1885 TERRITORIAL ROAD DESCRIPTIONS FROM COUNTY COMMISSION BOOK C PAGE 370 DESCRIPTION #43 AND FROM BOOK F PAGE 417
4. DEEDS FOR ABUTTING PROPERTIES
5. PAROLE TESTIMONY FROM RESIDENTS ALONG 4300 WEST STREET.

AS SURVEYED EXISTING HIGHWAY CENTERLINE DESCRIPTION:

PART OF THE EAST HALF OF SECTIONS 20, 29, AND 32, AND PART OF THE WEST HALF OF SECTIONS 21, 28, AND 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIPTION OF A COUNTY ROAD LEADING NORTHERLY FROM THE INTERSECTION OF 3300 SOUTH AND 4300 WEST TO THE INTERSECTION OF 900 SOUTH AND 4300 WEST IN WESTERN WEBER COUNTY.

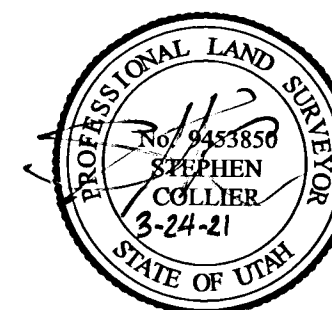
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32 OF THE ABOVE MENTIONED TOWNSHIP AND RANGE, SAID POINT IS THE INTERSECTION OF 3300 SOUTH STREET AND 4300 WEST STREET AT STATION 01+00.00; AND RUNNING THENCE NORTH 00°27'50" EAST A DISTANCE OF 737.48 FEET, DEPARTING THE EAST LINE OF SAID SECTION 32, TO A POINT OF CURVATURE AT STATION 08+37.48; THENCE NORTHEASTERLY ALONG THE ARC OF A 10,344.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 240.01 FEET TO STATION 10+77.49 (LONG CHORD BEARS NORTH 01°07'43" EAST A DISTANCE OF 240.01 FEET) THROUGH A CENTRAL ANGLE OF 01°19'46"; THENCE NORTH 01°47'36" EAST A DISTANCE OF 655.75 FEET TO A POINT OF REVERSE CURVATURE AT STATION 17+33.24; THENCE NORTHEASTERLY ALONG THE ARC OF A 9,397.44 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 155.93 FEET TO A POINT OF REVERSE CURVATURE AT STATION 18+89.17 (LONG CHORD BEARS NORTH 02°44'39" EAST A DISTANCE OF 155.93 FEET) THROUGH A CENTRAL ANGLE OF 00°57'03"; THENCE NORTHEASTERLY ALONG THE ARC OF A 9,396.15 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 155.94 FEET TO STATION 20+45.11 (LONG CHORD BEARS NORTH 02°52'36" EAST A DISTANCE OF 155.93 FEET) THROUGH A CENTRAL ANGLE OF 00°57'03"; SAID CURVE TERMINATES ON THE EAST LINE OF SAID SECTION 32; THENCE NORTH 01°22'13" EAST A DISTANCE OF 720.85 FEET ALONG THE EAST LINE OF SAID SECTION 32 TO THE EAST QUARTER CORNER OF SAID SECTION 32 AT STATION 27+65.96; THENCE NORTHEASTERLY, DEPARTING THE EAST LINE OF SAID SECTION 32, ALONG THE ARC OF A 22,250.75 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 167.87 FEET TO A POINT OF REVERSE CURVATURE AT STATION 29+33.83 (LONG CHORD BEARS NORTH 01°48'09" EAST A DISTANCE OF 167.87 FEET) THROUGH A CENTRAL ANGLE OF 00°25'56"; THENCE NORTHEASTERLY ALONG THE ARC OF A 23,119.48 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 167.44 FEET THROUGH A CENTRAL ANGLE OF 00°24'54"; THENCE NORTH 01°48'26" EAST A DISTANCE OF 167.47 FEET TO STATION 31+01.30 (LONG CHORD BEARS NORTH 01°48'26" EAST A DISTANCE OF 167.44 FEET) THROUGH A CENTRAL ANGLE OF 00°24'54"; THENCE NORTH 01°48'21" EAST A DISTANCE OF 875.32 FEET TO A POINT OF CURVATURE AT STATION 39+76.62; THENCE NORTHEASTERLY ALONG THE ARC OF A 5,322.06 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 128.38 FEET TO STATION 41+05.00 (LONG CHORD BEARS NORTH 01°47'59" EAST A DISTANCE OF 128.38 FEET) THROUGH A CENTRAL ANGLE OF 01°22'55"; THENCE NORTH 00° 25' 30" EAST A DISTANCE OF 1,319.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32 AT STATION 54+24.97; THENCE NORTH 00°28'24" EAST A DISTANCE OF 2,651.23 FEET ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 29 AT STATION 60+76.20; THENCE NORTH 00°49'32" EAST A DISTANCE OF 2,659.31 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SAID SECTION 29 AT STATION 107+35.51; THENCE NORTH 00°30'30" EAST A DISTANCE OF 2,632.58 FEET ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 20 AT STATION 133+68.09; THENCE NORTH 00°50'21" EAST A DISTANCE OF 2,604.15 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SAID SECTION 20 AT STATION 159+72.24 AND TO THE POINT OF TERMINUS. THE BEARING AND DISTANCE FROM THIS POINT TO THE POINT OF BEGINNING BEING SOUTH 00°51'26" WEST A DISTANCE OF 15,871.56 FEET. THE TOTAL LENGTH OF THE ABOVE DESCRIBED ROAD BEING 15,872.24 FEET.

LEGEND:

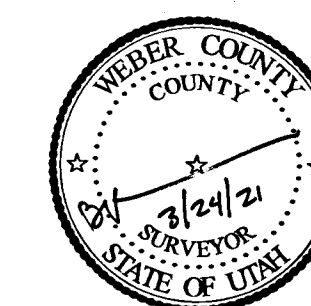
	STREET MONUMENT
	PLSS MONUMENT
	BENCHMARK
	FOUND MARKER AS DESCRIBED
	OVERHEAD UTILITY POLE
	RECORD OF SURVEY OR SUBDIVISION LINE
	INTERIOR SUBDIVISION LOT LINES
	TIE LINE
	PLSS (SECTION OR QUARTER SECTION) LINE
	ROAD CENTERLINE
	ADJUSTED RECORD DEED LINE
	FENCES
	MATCH LINE
	APPROXIMATE CENTERLINE OF STREAM OR IRRIGATION CANAL
	APPROXIMATE RIGHT-OF-WAY DESCRIBED BY 1885 COURT
	RAILROAD TRACKS
	RIGHT-OF-WAY DEDICATED BY SUBDIVISION
	EXISTING ASPHALT
	RIGHT-OF-WAY DESCRIBED BY RECORD DEED/TITLE
	BUILDING

SURVEYOR'S CERTIFICATE:

I, STEPHEN COLLIER, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 79453850, 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, Bartram 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.

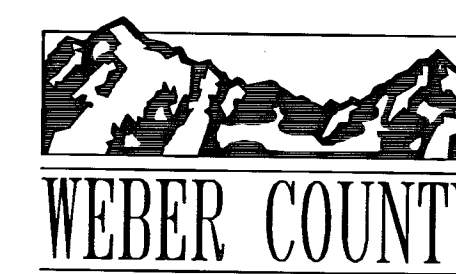


GENERAL NOTES:

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.
10. ONLY 3 BUILDINGS ARE SHOWN ON THE MAP (PAGES 2, 5 & 6). THESE 3 PARTICULAR BUILDINGS HAVE BEEN IDENTIFIED AS BEING IN CLOSE PROXIMITY TO THE ROAD. THEIR POSITIONS WERE TAKEN FROM AERIAL IMAGERY, LOCATIONS AND DISTANCES ARE APPROXIMATE ONLY.

4300 WEST STREET CENTERLINE SURVEY

LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, 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 24 2021 BY: 6824
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BATIRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 9/27/2019	SHEET NUMBER: 1/15

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:

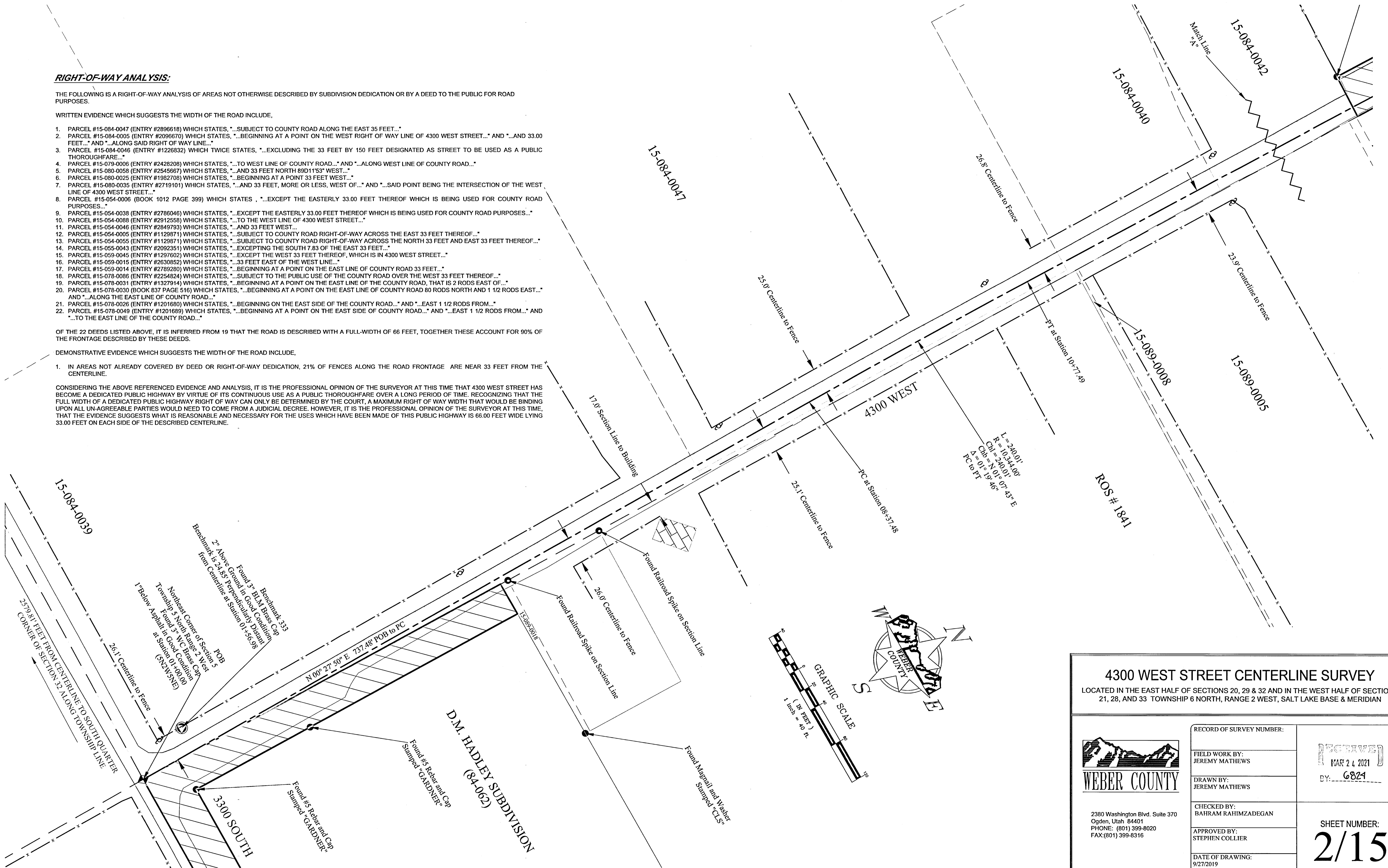
1. PARCEL #15-084-0047 (ENTRY #2898618) WHICH STATES, "...SUBJECT TO COUNTY ROAD ALONG THE EAST 35 FEET..."
2. PARCEL #15-084-0005 (ENTRY #2096670) WHICH STATES, "...BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 4300 WEST STREET..." AND "...AND 33.00 FEET..." AND "...ALONG SAID RIGHT OF WAY LINE..."
3. PARCEL #15-084-0046 (ENTRY #1226832) WHICH TWICE STATES, "...EXCLUDING THE 33 FEET BY 150 FEET DESIGNATED AS STREET TO BE USED AS A PUBLIC THOROUGHFARE..."
4. PARCEL #15-079-0006 (ENTRY #2428208) WHICH STATES, "...TO WEST LINE OF COUNTY ROAD..." AND "...ALONG WEST LINE OF COUNTY ROAD..."
5. PARCEL #15-080-0058 (ENTRY #2545667) WHICH STATES, "...AND 33 FEET NORTH 89D11'53" WEST..."
6. PARCEL #15-080-0025 (ENTRY #1982708) WHICH STATES, "...BEGINNING AT A POINT 33 FEET WEST..."
7. PARCEL #15-080-0035 (ENTRY #2719101) WHICH STATES, "...AND 33 FEET, MORE OR LESS, WEST OF..." AND "...SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF 4300 WEST STREET..."
8. PARCEL #15-054-0006 (BOOK 1012 PAGE 399) WHICH STATES, "...EXCEPT THE EASTERLY 33.00 FEET THEREOF WHICH IS BEING USED FOR COUNTY ROAD PURPOSES..."
9. PARCEL #15-054-0038 (ENTRY #2788046) WHICH STATES, "...EXCEPT THE EASTERLY 33.00 FEET THEREOF WHICH IS BEING USED FOR COUNTY ROAD PURPOSES..."
10. PARCEL #15-054-0088 (ENTRY #2912558) WHICH STATES, "...TO THE WEST LINE OF 4300 WEST STREET..."
11. PARCEL #15-054-0046 (ENTRY #2849793) WHICH STATES, "...AND 33 FEET WEST..."
12. PARCEL #15-054-0005 (ENTRY #1129871) WHICH STATES, "...SUBJECT TO COUNTY ROAD RIGHT-OF-WAY ACROSS THE EAST 33 FEET THEREOF..."
13. PARCEL #15-054-0055 (ENTRY #1129871) WHICH STATES, "...SUBJECT TO COUNTY ROAD RIGHT-OF-WAY ACROSS THE NORTH 33 FEET AND EAST 33 FEET THEREOF..."
14. PARCEL #15-055-0043 (ENTRY #2092351) WHICH STATES, "...EXCEPTING THE SOUTH 7.83 OF THE EAST 33 FEET..."
15. PARCEL #15-059-0045 (ENTRY #1297602) WHICH STATES, "...EXCEPT THE WEST 33 FEET THEREOF, WHICH IS IN 4300 WEST STREET..."
16. PARCEL #15-059-0015 (ENTRY #2630852) WHICH STATES, "...33 FEET EAST OF THE WEST LINE..."
17. PARCEL #15-059-0014 (ENTRY #2789280) WHICH STATES, "...BEGINNING AT A POINT ON THE EAST LINE OF COUNTY ROAD 33 FEET..."
18. PARCEL #15-078-0086 (ENTRY #254824) WHICH STATES, "...SUBJECT TO THE PUBLIC USE OF THE COUNTY ROAD OVER THE WEST 33 FEET THEREOF..."
19. PARCEL #15-078-0031 (ENTRY #1327914) WHICH STATES, "...BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD, THAT IS 2 RODS EAST OF..."
20. PARCEL #15-078-0030 (BOOK 837 PAGE 516) WHICH STATES, "...BEGINNING AT A POINT ON THE EAST LINE OF COUNTY ROAD 80 RODS NORTH AND 1 1/2 RODS EAST..." AND "...ALONG THE EAST LINE OF COUNTY ROAD..."
21. PARCEL #15-078-0026 (ENTRY #1201680) WHICH STATES, "...BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD..." AND "...EAST 1 1/2 RODS FROM..."
22. PARCEL #15-078-0049 (ENTRY #1201689) WHICH STATES, "...BEGINNING AT A POINT ON THE EAST SIDE OF COUNTY ROAD..." AND "...EAST 1 1/2 RODS FROM..." AND "...TO THE EAST LINE OF THE COUNTY ROAD..."

OF THE 22 DEEDS LISTED ABOVE, IT IS INFERRED FROM 19 THAT THE ROAD IS DESCRIBED WITH A FULL-WIDTH OF 66 FEET, TOGETHER THESE ACCOUNT FOR 90% OF THE FRONTAGE DESCRIBED BY THESE DEEDS.

DEMONSTRATIVE EVIDENCE WHICH SUGGESTS THE WIDTH OF THE ROAD INCLUDE:

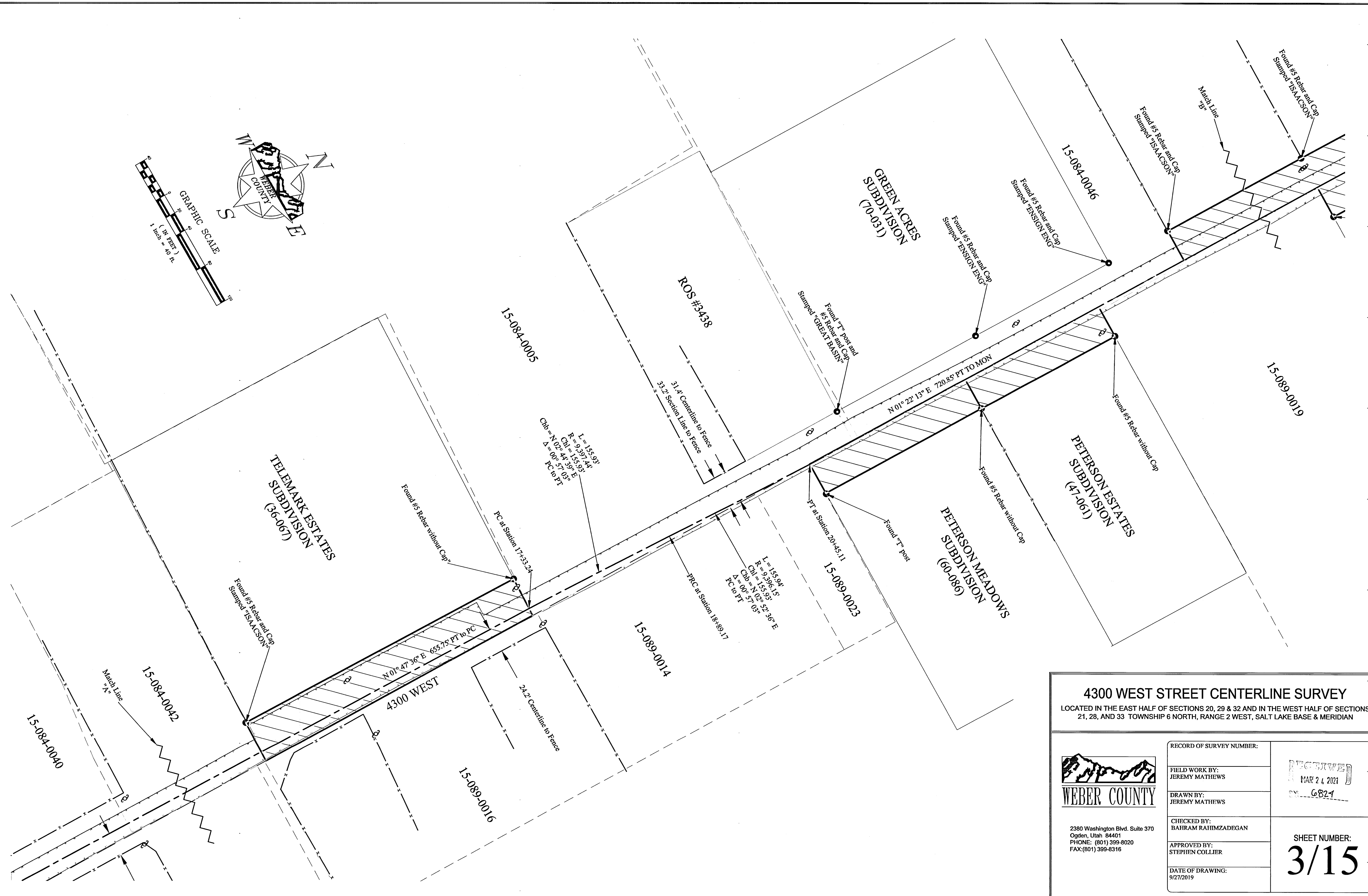
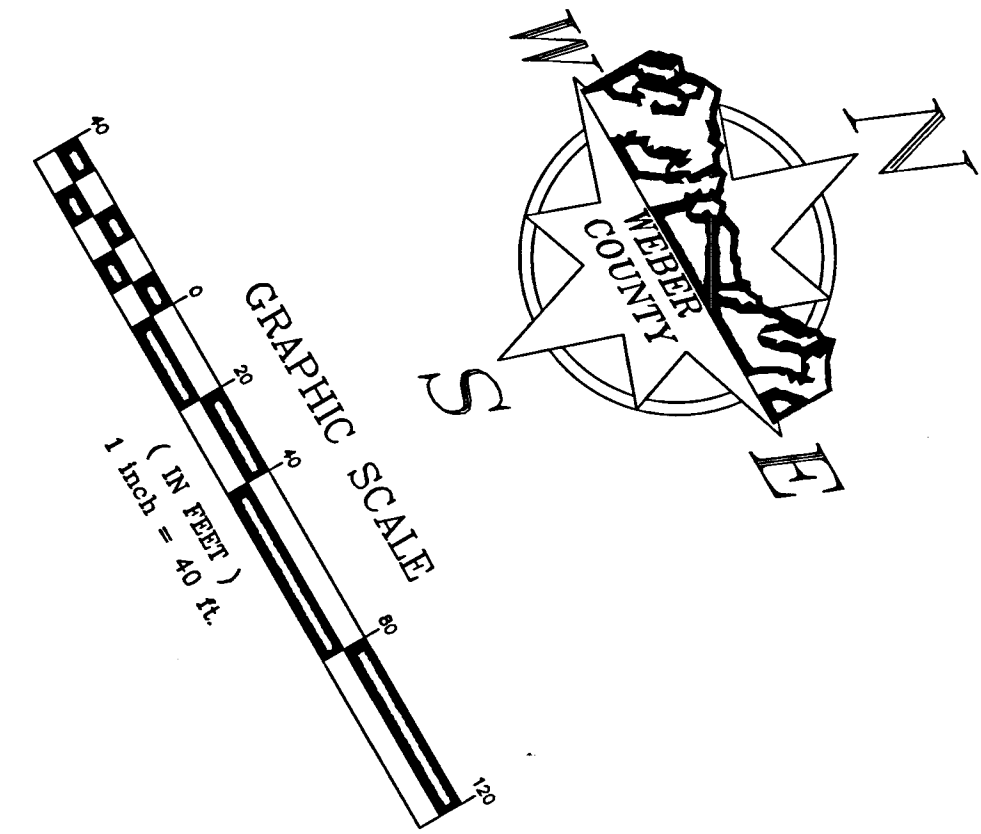
1. IN AREAS NOT ALREADY COVERED BY DEED OR RIGHT-OF-WAY DEDICATION, 21% OF FENCES ALONG THE ROAD FRONTAGE ARE NEAR 33 FEET FROM THE CENTERLINE.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 4300 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 UNAGREEABLE 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.

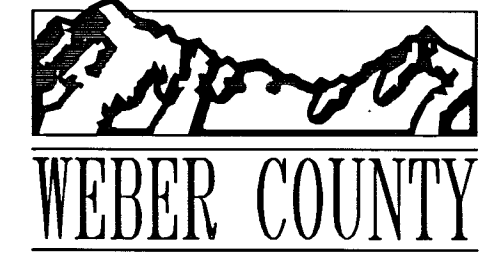
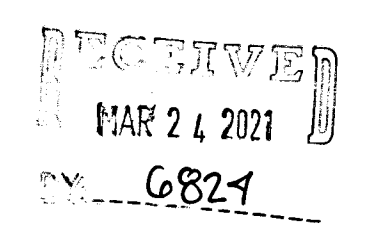


4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

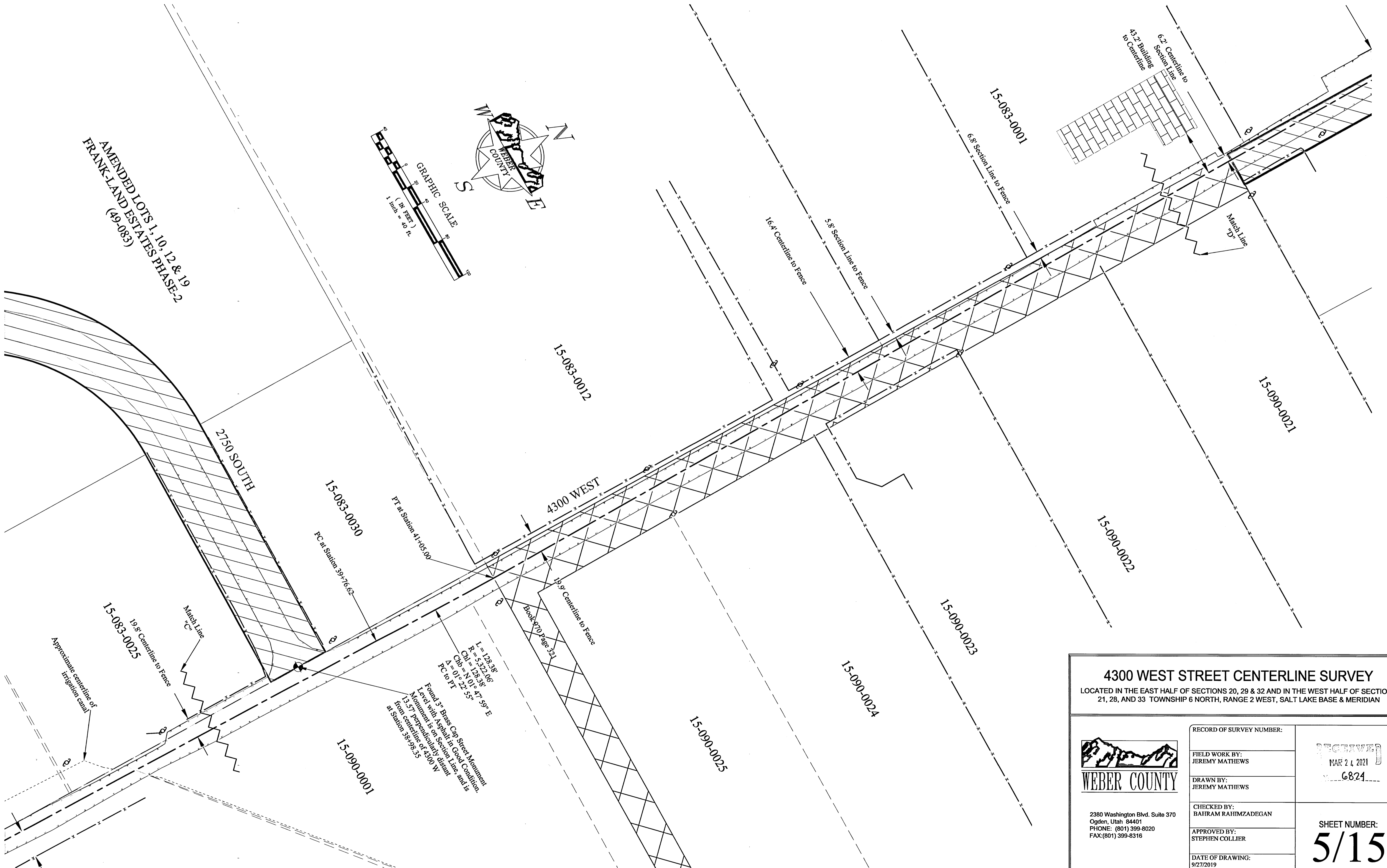
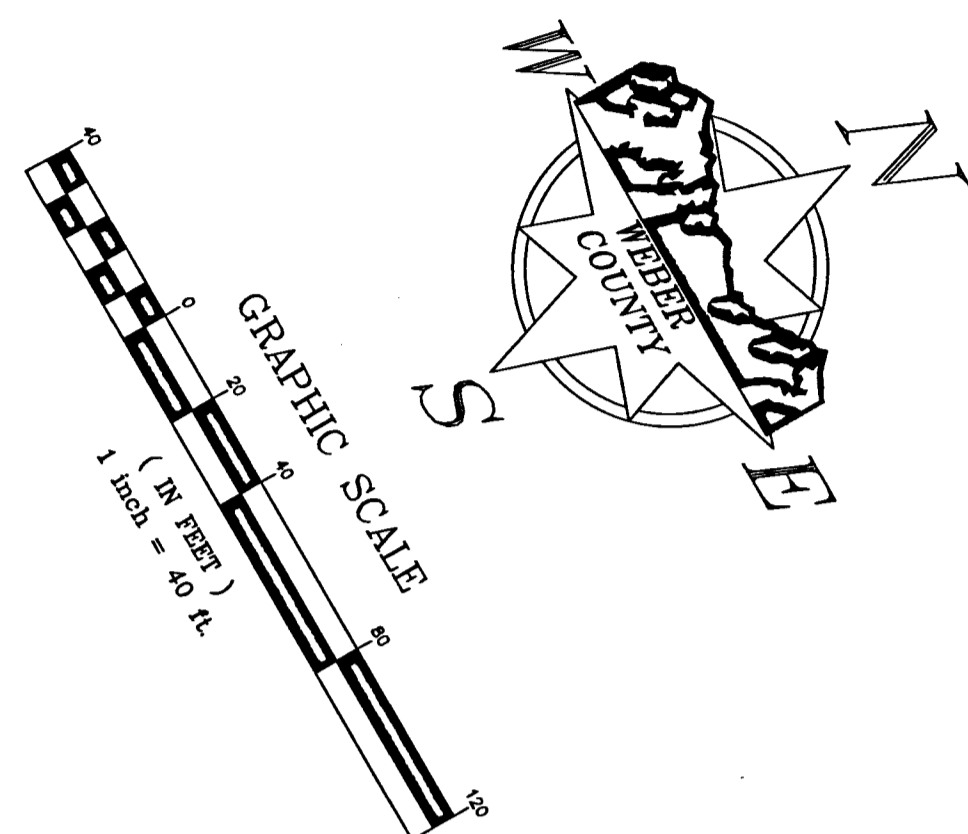
<p>WEBER COUNTY</p> <p>2380 Washington Blvd, Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316</p>	RECORD OF SURVEY NUMBER: FIELD WORK BY: JEREMY MATHEWS DRAWN BY: JEREMY MATHEWS CHECKED BY: BAHRAM RAHIMZADEGAN APPROVED BY: STEPHEN COLLIER DATE OF DRAWING: 9/27/2019	RECEIVED MAR 24 2021 BY: 6824
	SHEET NUMBER: <h1>2/15</h1>	



4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

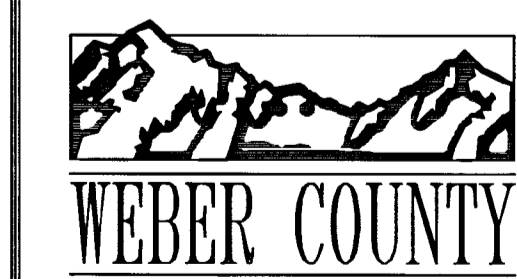
 WEBER COUNTY	RECORD OF SURVEY NUMBER:	
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	
	CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	DATE OF DRAWING: 9/27/2019	SHEET NUMBER: 3/15
2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316		

AMENDED LOTS 1, 10, 12 & 19
FRANKLAND ESTATES PHASE-2
(49-083)



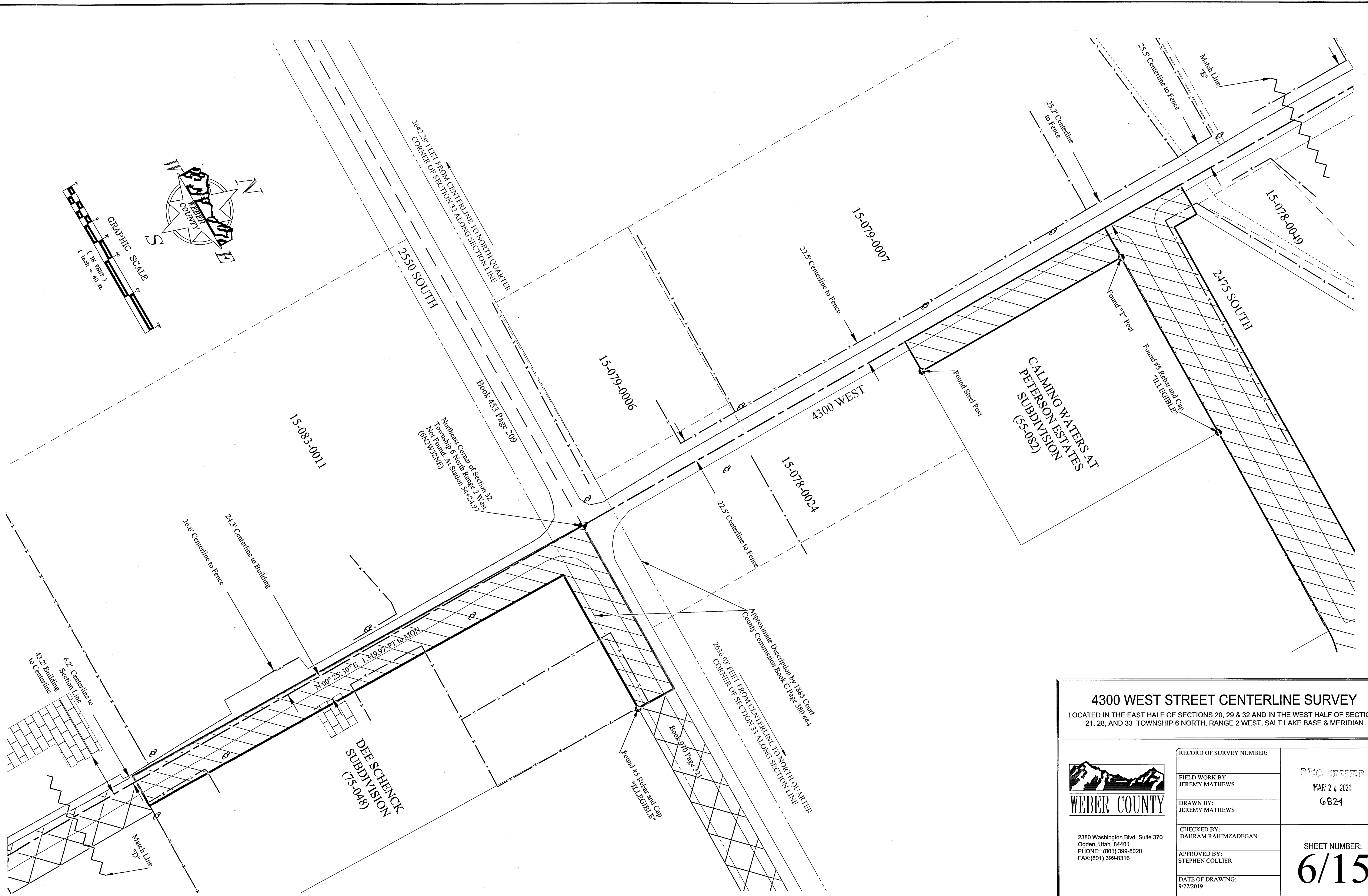
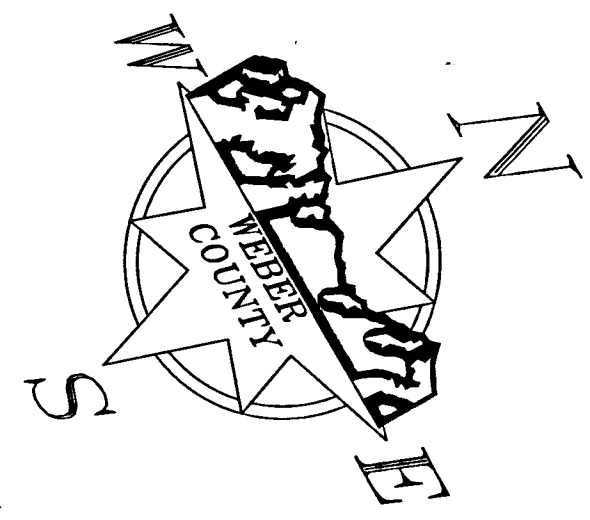
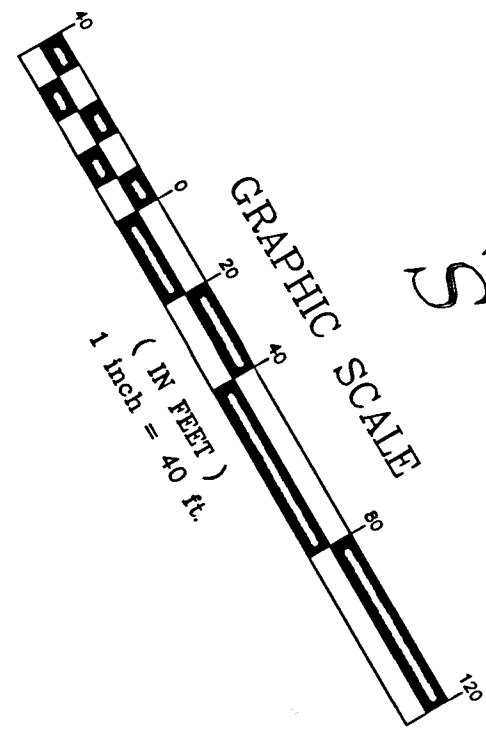
$L = 128.38'$
 $R = 5,322.06'$
 $Ch = 128.38'$
 $\Delta = 01^{\circ}22'55''$
 PC to PT
 Found 3" Brass Cap Street Monument
 Level with Asphalt in Good Condition
 13.57' Perpendicular distance
 from centerline of 4300 W
 at Station 38+98.35

4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS
 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN



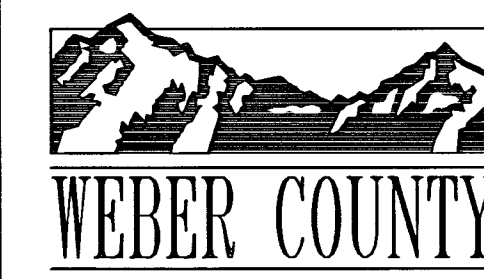
2380 Washington Blvd, Suite 370
 Ogden, Utah 84401
 PHONE: (801) 399-8020
 FAX: (801) 399-8316

RECORD OF SURVEY NUMBER:	
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	SHEET NUMBER: 5/15
CHECKED BY: BATIRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 9/27/2019	



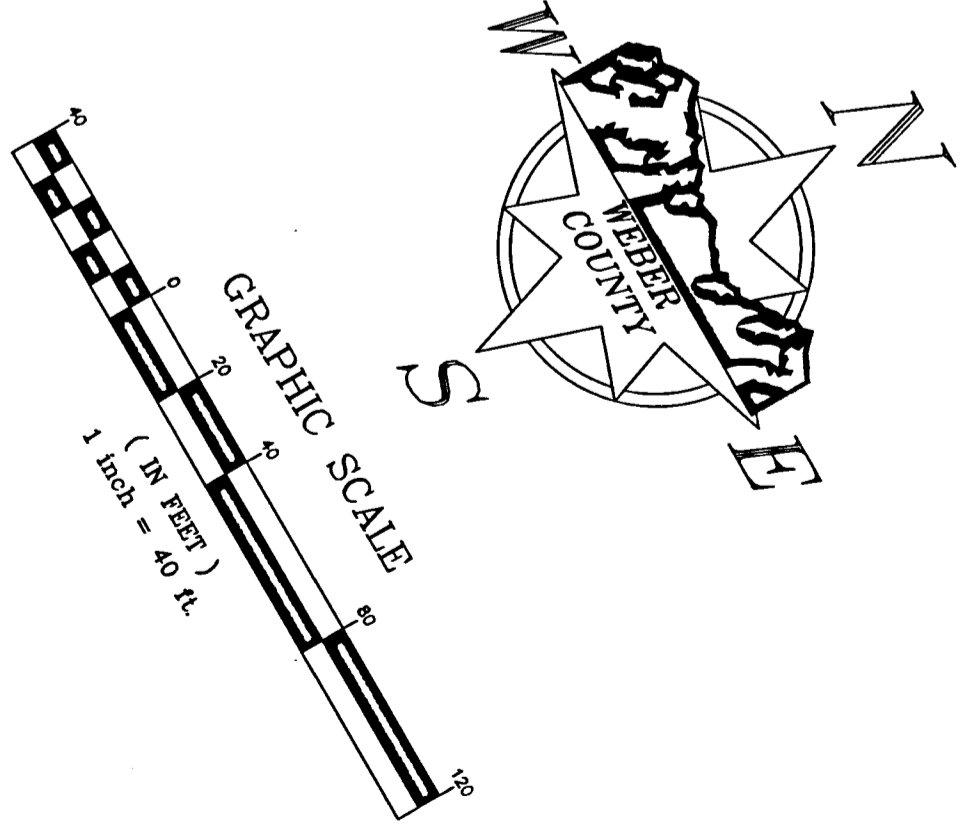
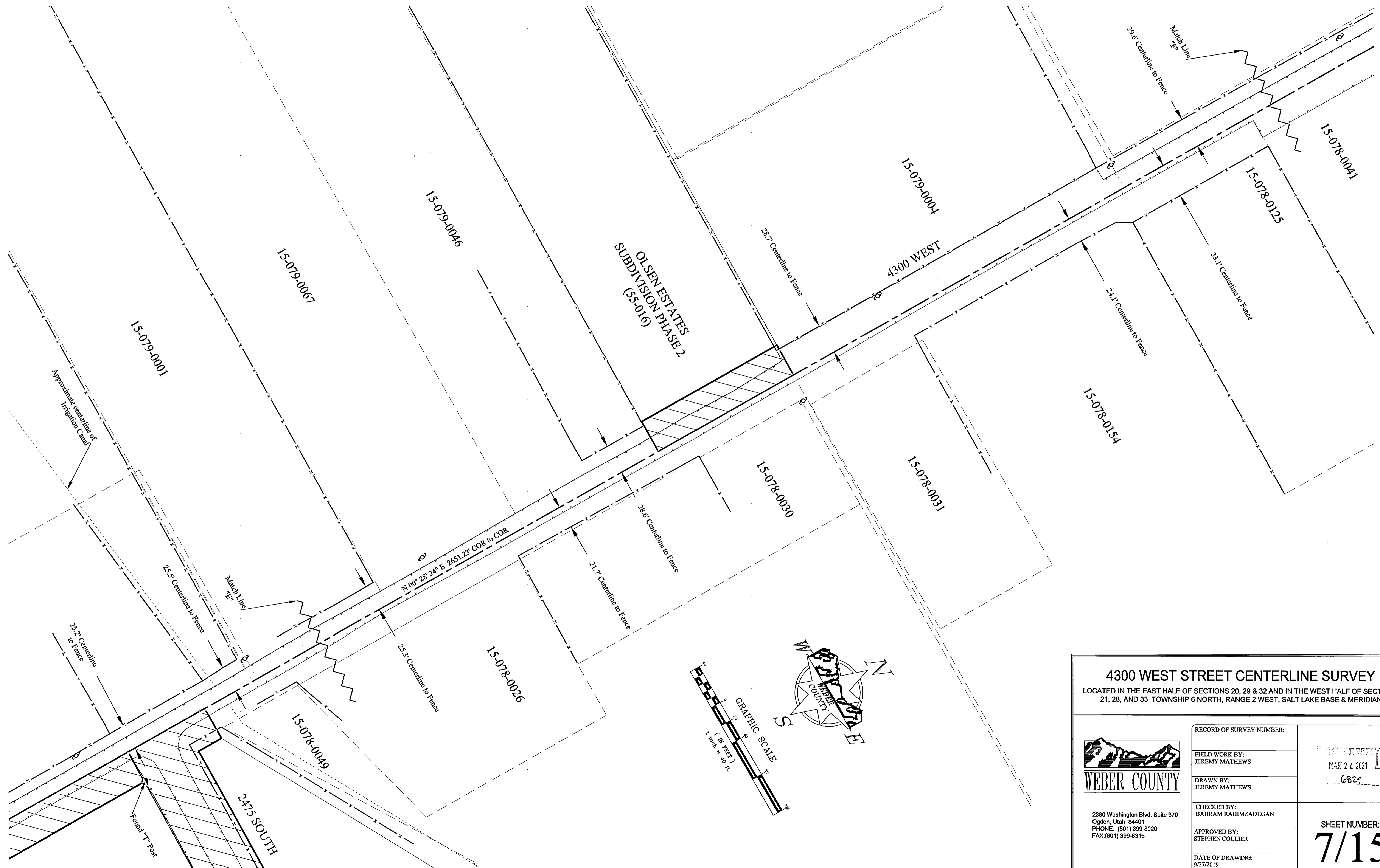
4300 WEST STREET CENTERLINE SURVEY

LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

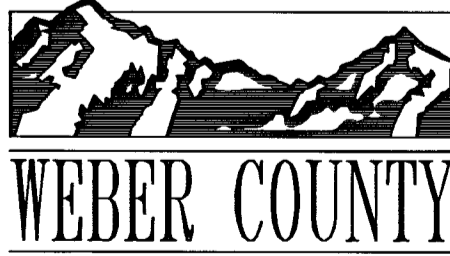
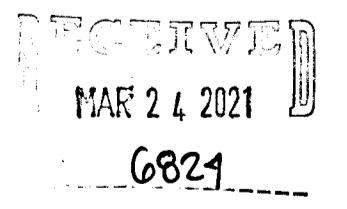


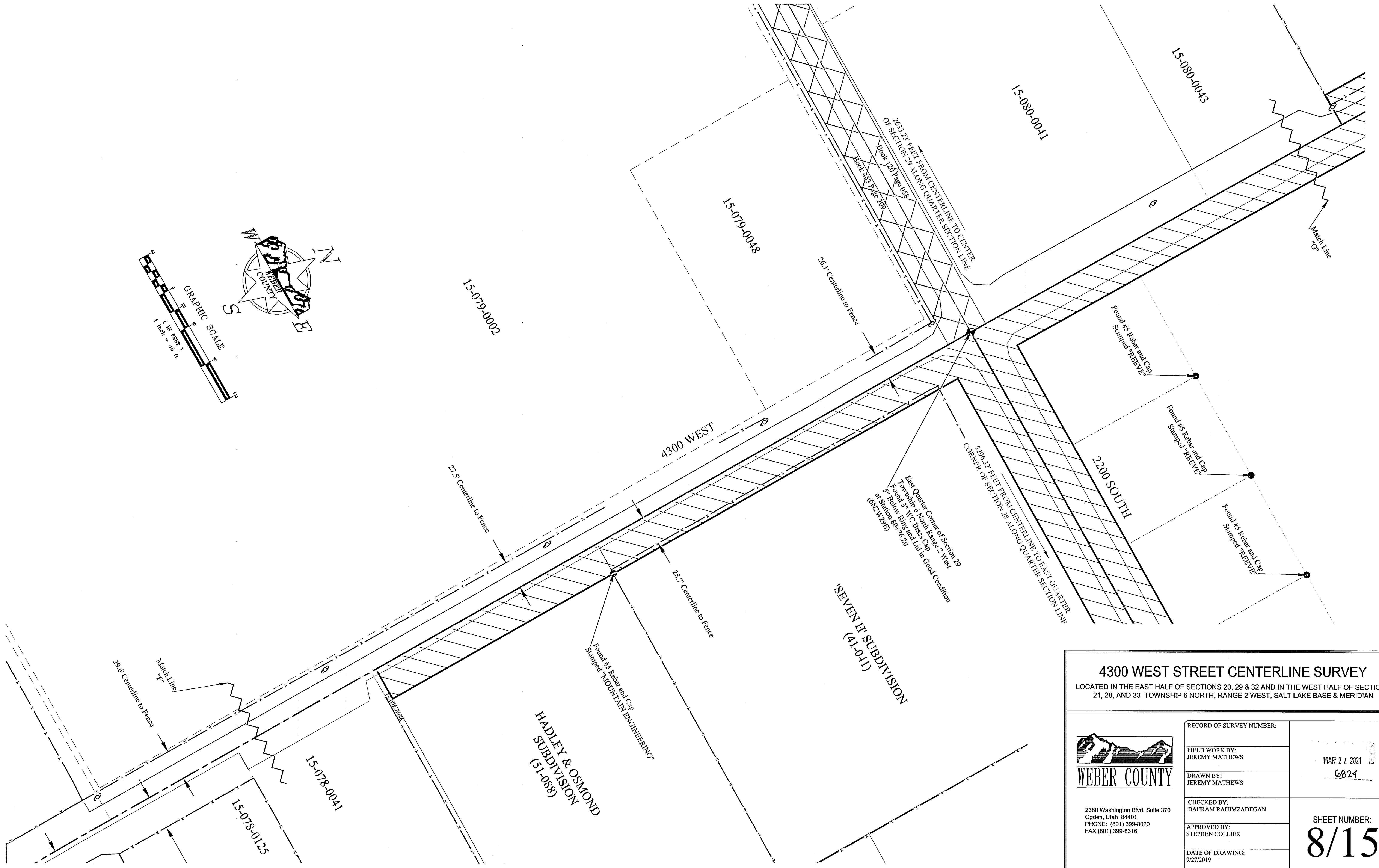
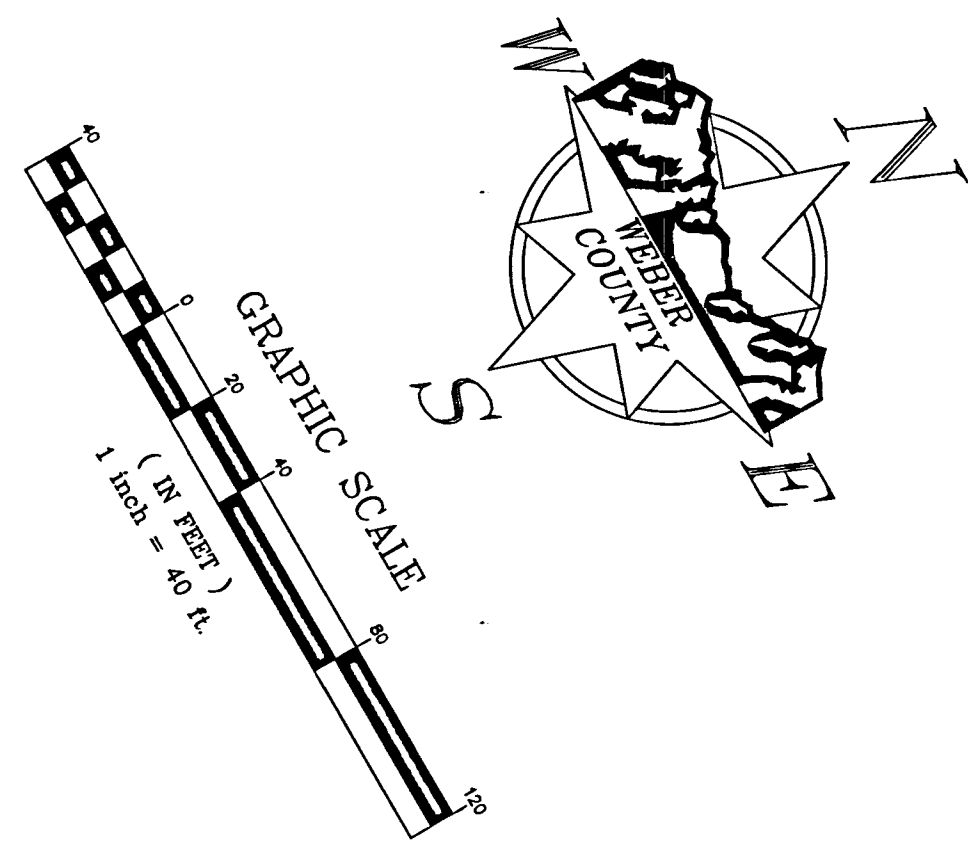
2380 Washington Blvd. Suite 370
Ogden, Utah 84401
PHONE: (801) 399-8020
FAX: (801) 399-8316

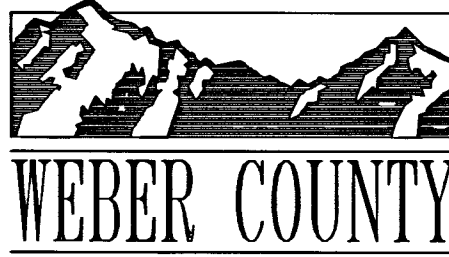
RECORD OF SURVEY NUMBER:	RECEIVED MAR 24 2021 6824
FIELD WORK BY: JEREMY MATHEWS	
DRAWN BY: JEREMY MATHEWS	
CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 9/27/2019	SHEET NUMBER: 6/15

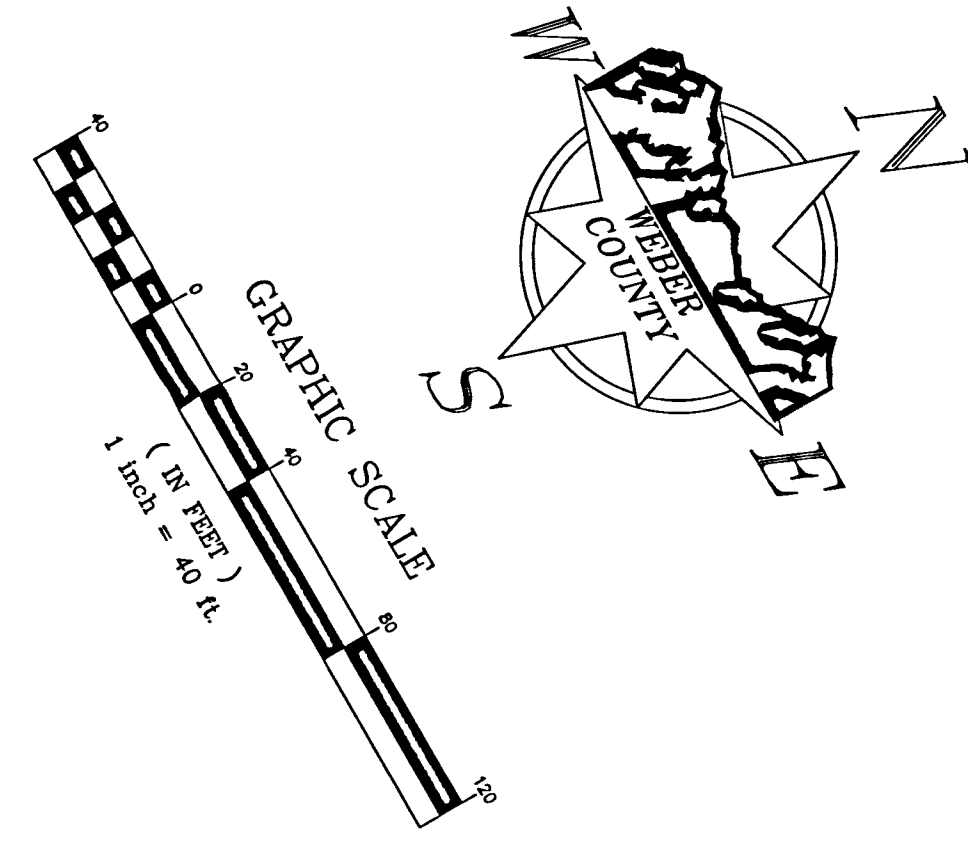
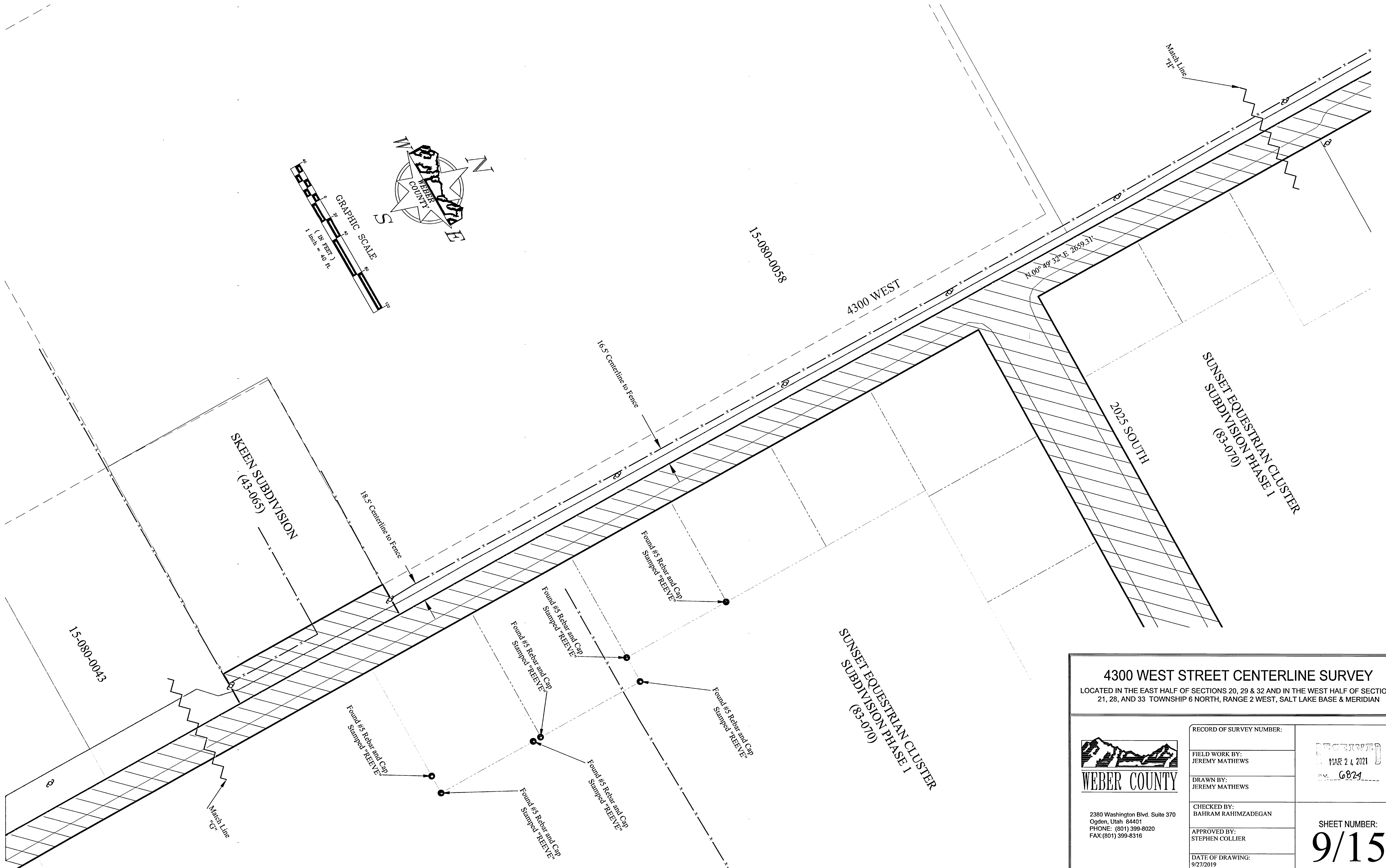


4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

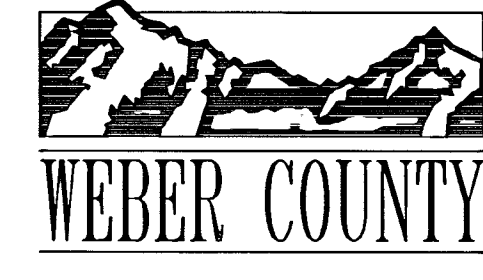
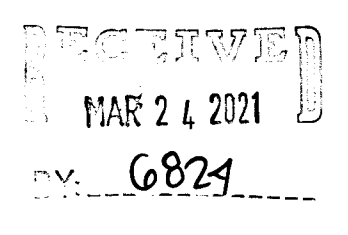
 WEBER COUNTY <small>2380 Washington Blvd, Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316</small>	RECORD OF SURVEY NUMBER:	 <small>MAR 24 2021</small> <small>6824</small>
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	
	CHECKED BY: BAHRAM RAHIMZADEGAN	
	APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 9/27/2019	SHEET NUMBER: 7/15	

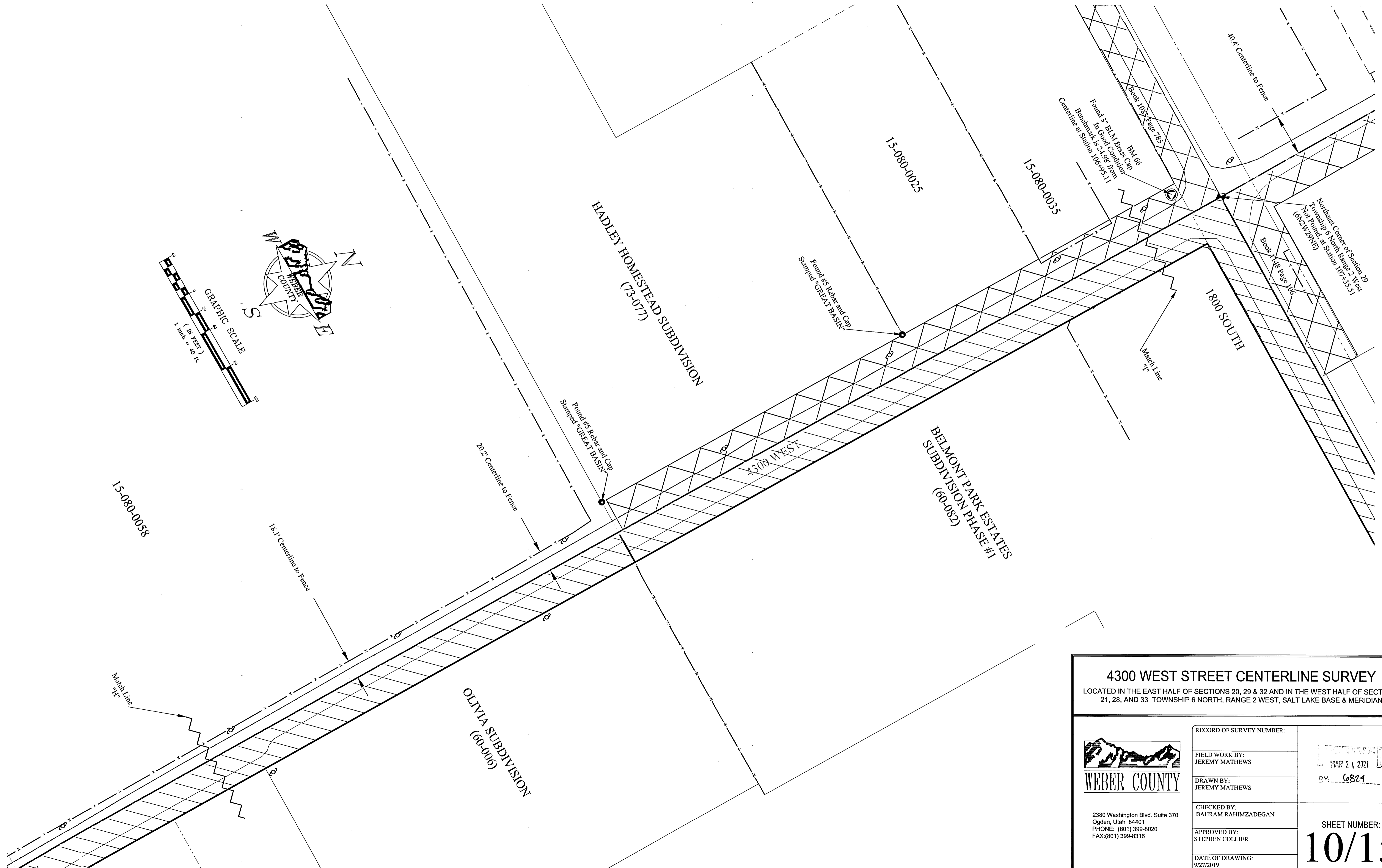


4300 WEST STREET CENTERLINE SURVEY	
LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN	
 WEBER COUNTY <small>2380 Washington Blvd, Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316</small>	RECORD OF SURVEY NUMBER: FIELD WORK BY: JEREMY MATHEWS DRAWN BY: JEREMY MATHEWS CHECKED BY: BAHRAM RAHIMZADEGAN APPROVED BY: STEPHEN COLLIER DATE OF DRAWING: 9/27/2019
	MAR 24 2021 6824 SHEET NUMBER: 8/15

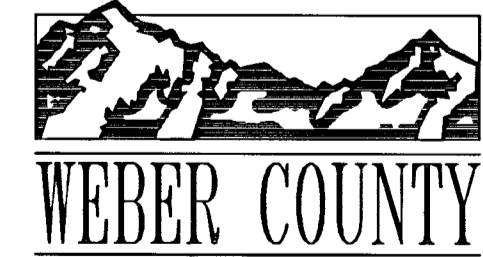


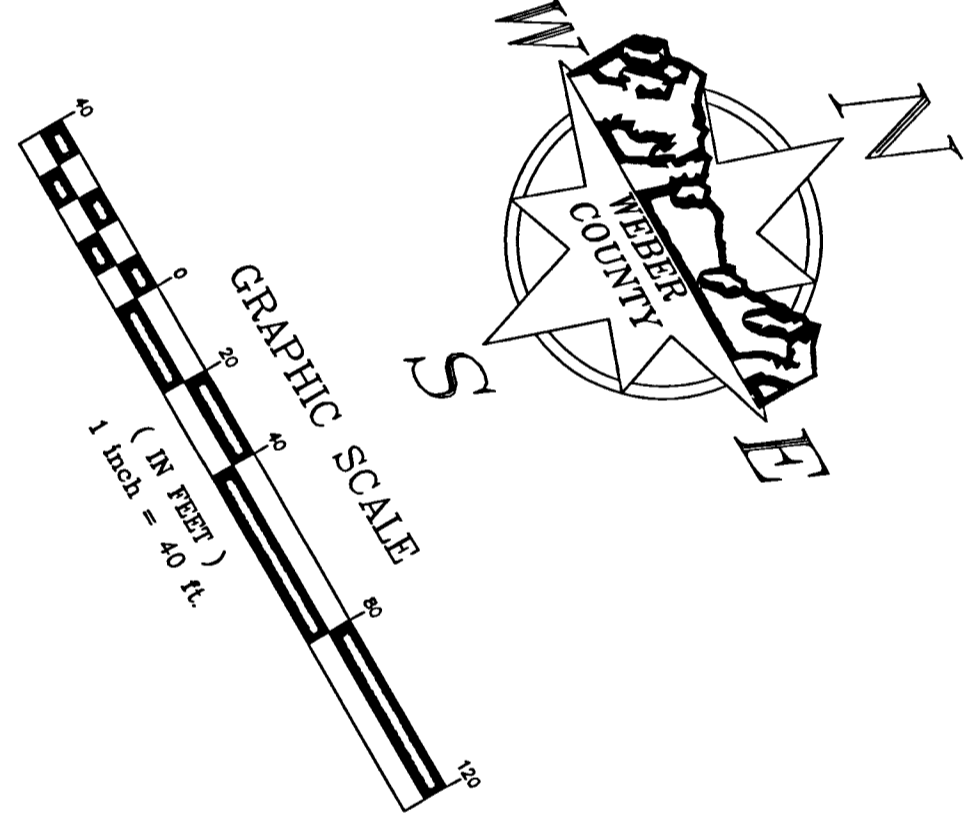
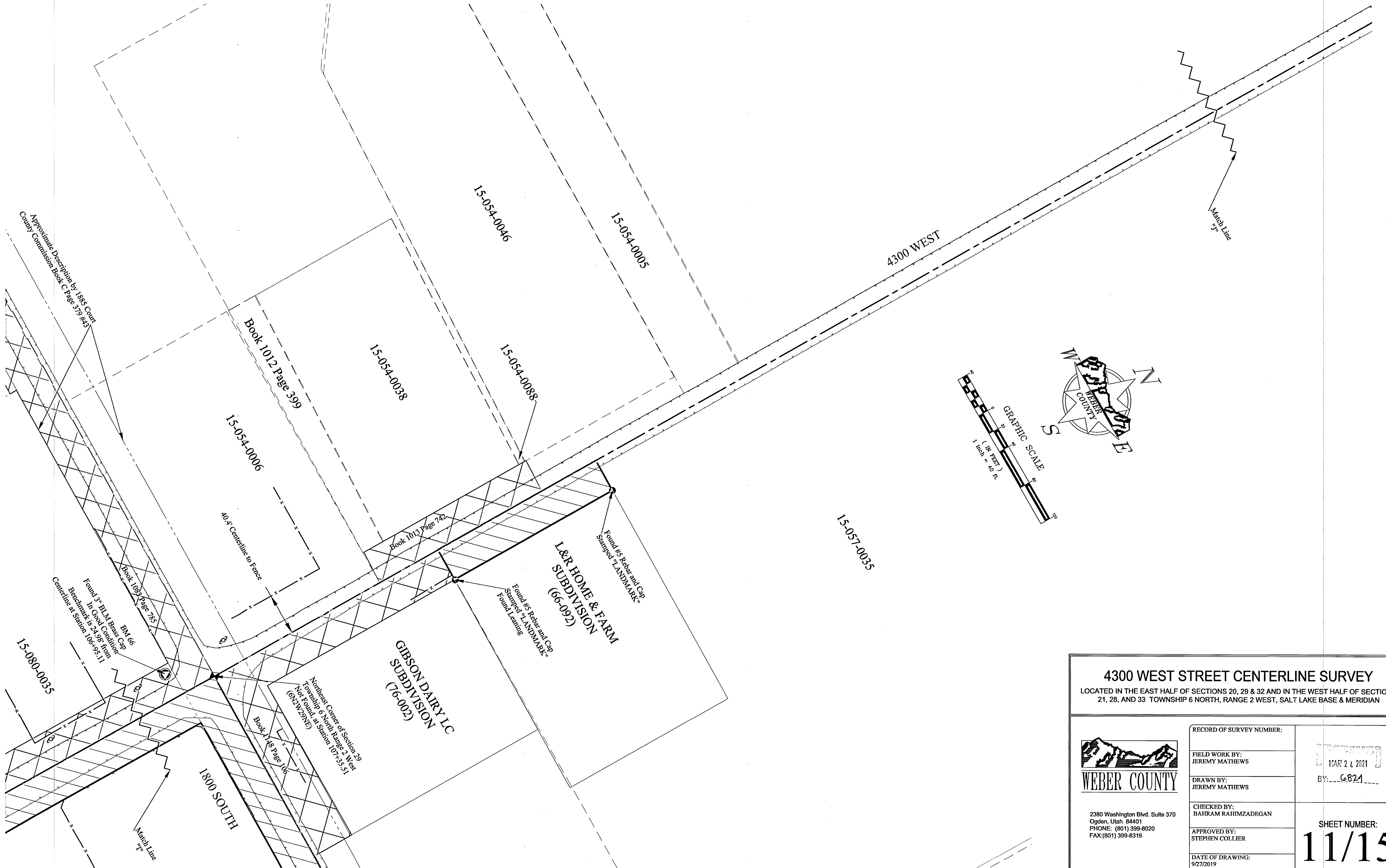
4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

 WEBER COUNTY 2380 Washington Blvd, Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316	RECORD OF SURVEY NUMBER:	 MAR 24 2021 BY 6824
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	SHEET NUMBER: 9/15
	CHECKED BY: BAHRAM RAHIMZADEGAN	
	APPROVED BY: STEPHEN COLLIER	
DATE OF DRAWING: 9/27/2019		

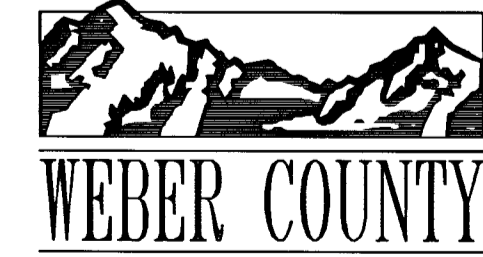
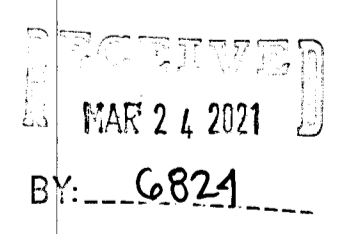


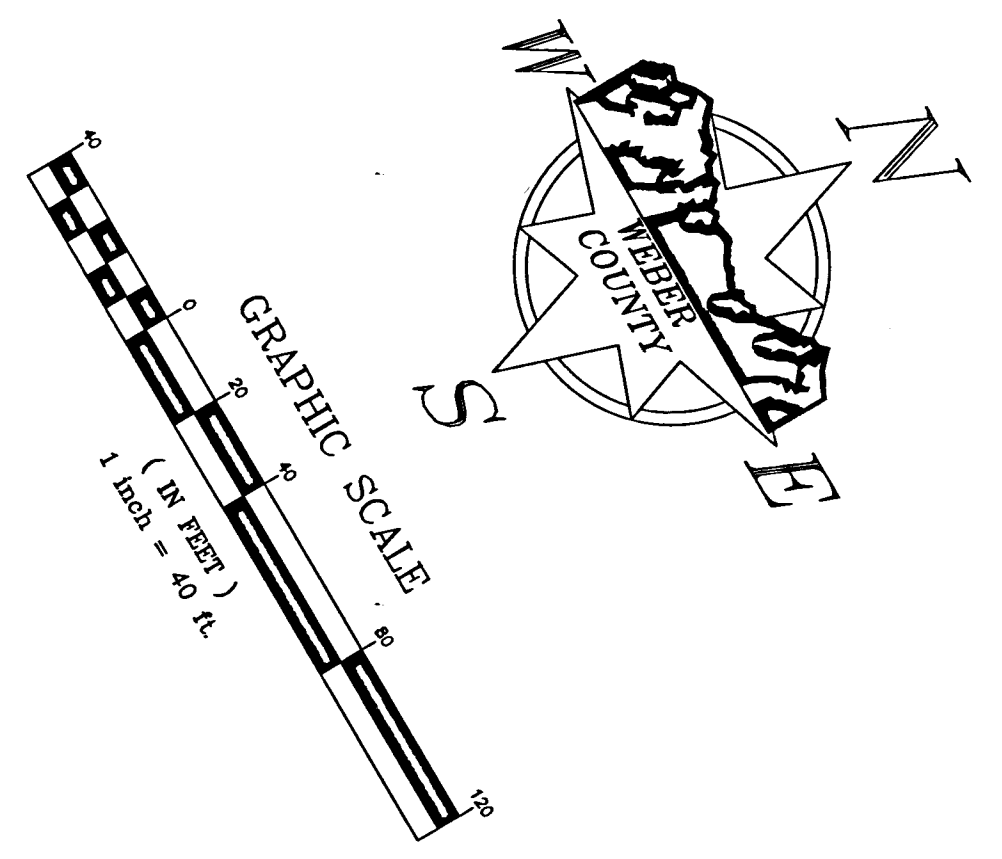
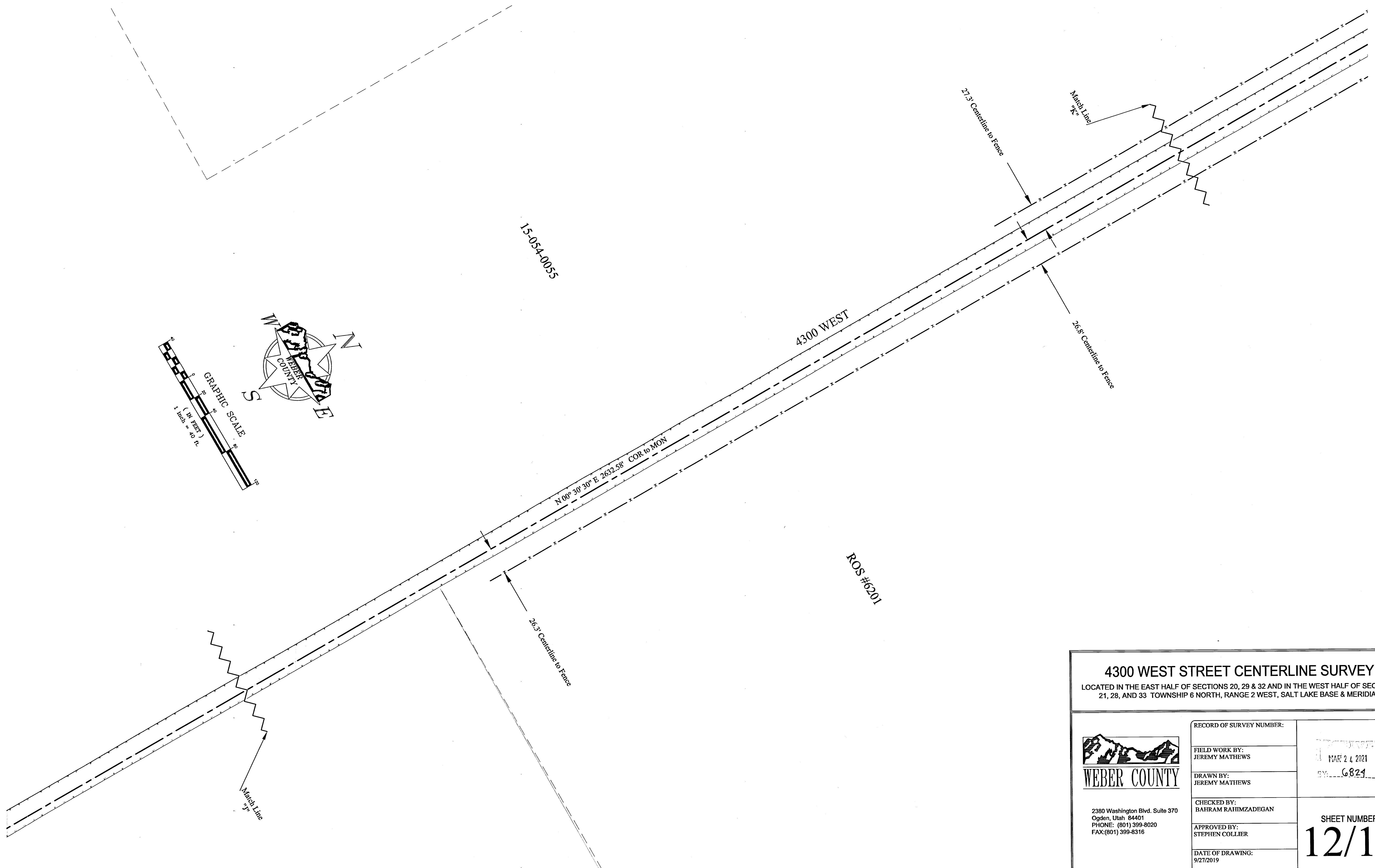
4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

 WEBER COUNTY 2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316	RECORD OF SURVEY NUMBER:	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED MAR 24 2021 BY: 6821 </div>
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	
	CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER	DATE OF DRAWING: 9/27/2019	SHEET NUMBER: <div style="font-size: 2em; font-weight: bold;">10/15</div>

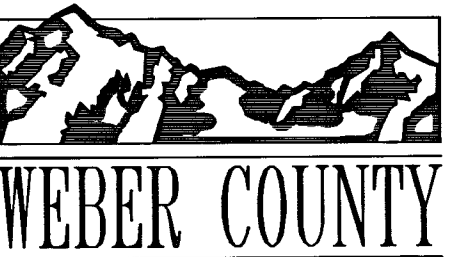
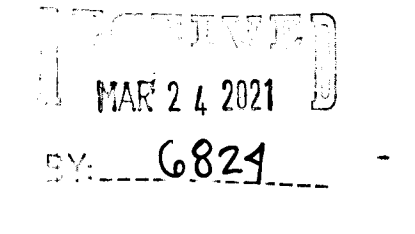


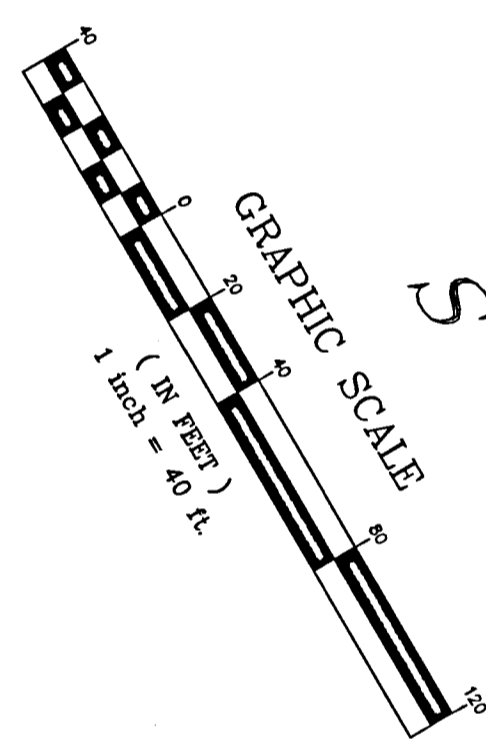
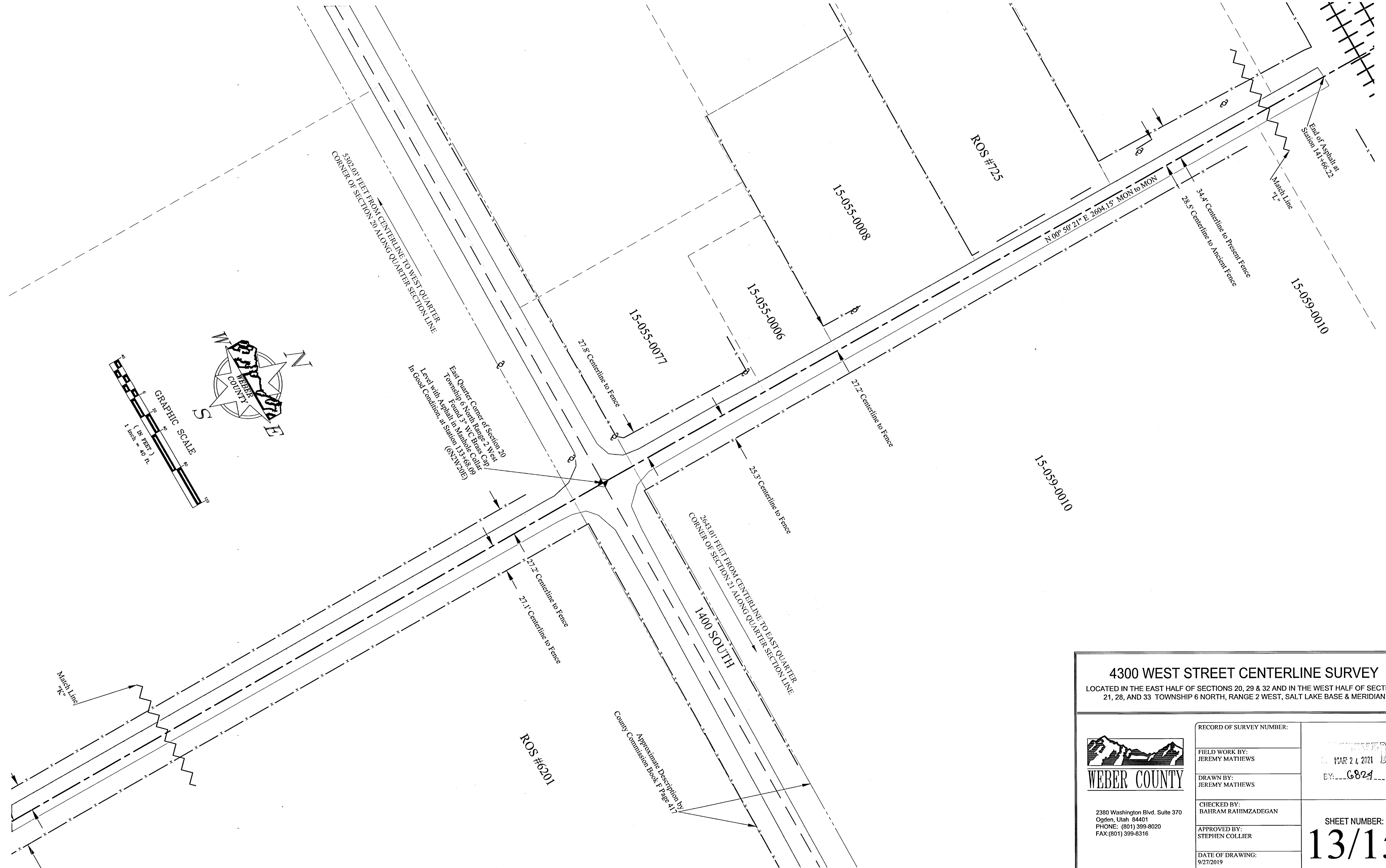
4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

 WEBER COUNTY 2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316	RECORD OF SURVEY NUMBER:	 RECEIVED MAR 24 2021 BY: G821
	FIELD WORK BY: JEREMY MATHEWS	
	DRAWN BY: JEREMY MATHEWS	SHEET NUMBER: 11/15
	CHECKED BY: BAHRAM RAHIMZADEGAN	
APPROVED BY: STEPHEN COLLIER		DATE OF DRAWING: 9/27/2019



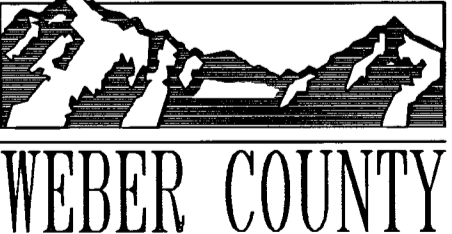
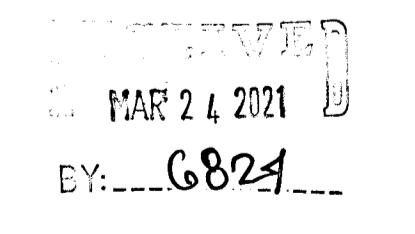
4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

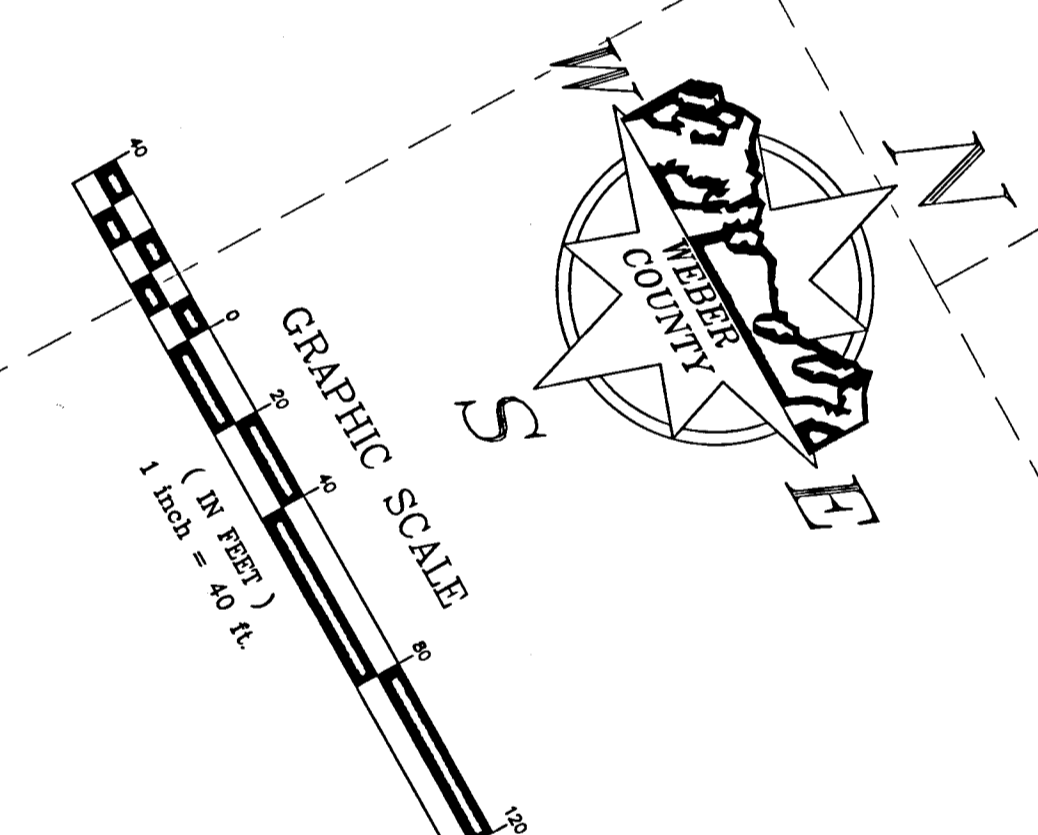
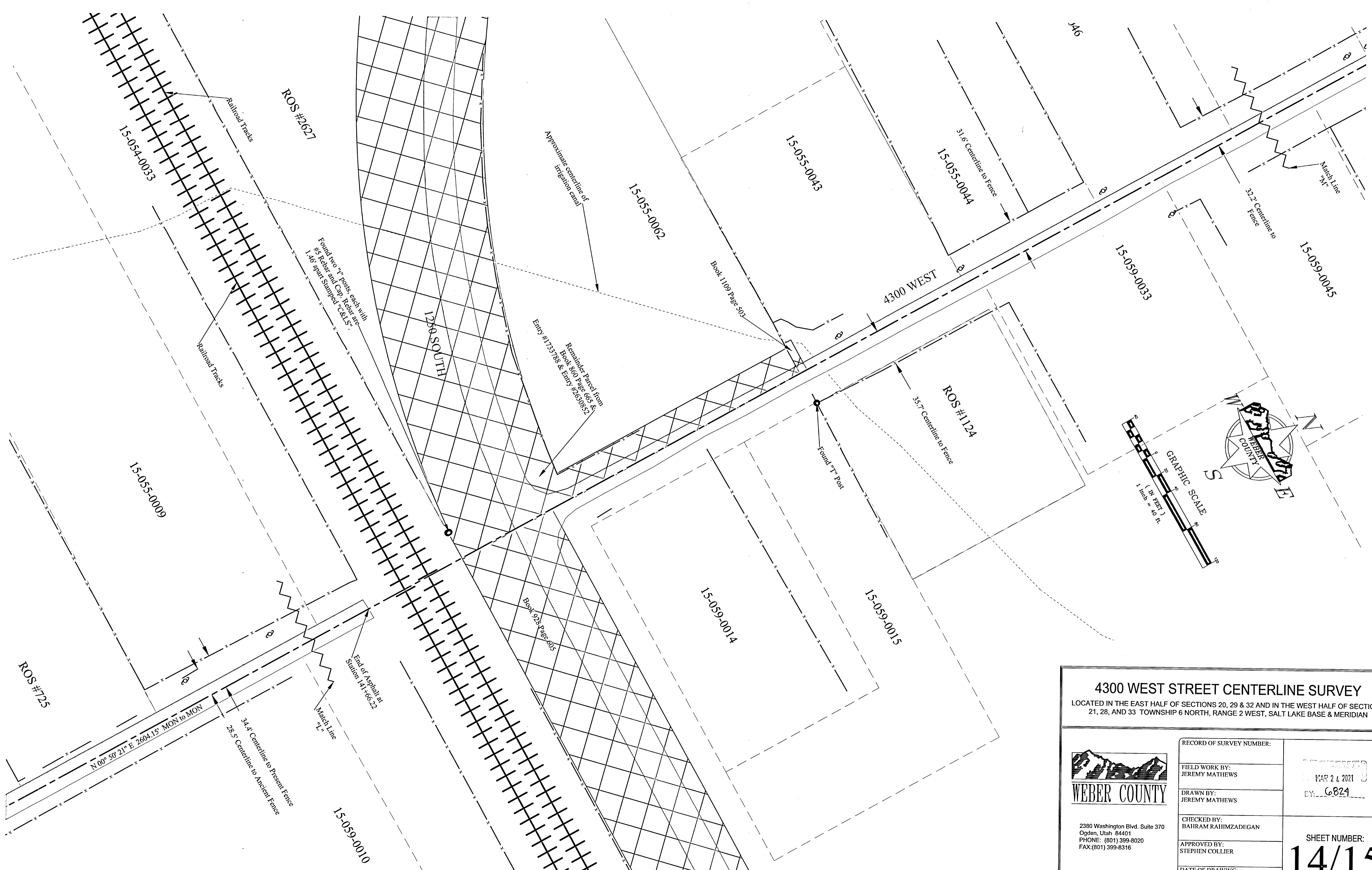
 WEBER COUNTY <small>2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316</small>	RECORD OF SURVEY NUMBER:	 MAR 24 2021 BY: 6824
	FIELD WORK BY: JEREMY MATHEWS	CHECKED BY: BAHRAM RAHIMZADEGAN
	DRAWN BY: JEREMY MATHEWS	APPROVED BY: STEPHEN COLLIER
	DATE OF DRAWING: 9/27/2019	SHEET NUMBER: <h1 style="margin: 0;">12/15</h1>



East Quarter Corner of Section 20
Township 6 North Range 2 West
Found 3" W.C. Brass Cap
In Good Condition at Station 133+68.09
(61214209)

Approximate Description by
County Commission Book F Page 117

4300 WEST STREET CENTERLINE SURVEY LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN		
 WEBER COUNTY	RECORD OF SURVEY NUMBER: FIELD WORK BY: JEREMY MATHEWS DRAWN BY: JEREMY MATHEWS	 MAR 24 2021 BY: G824
	CHECKED BY: BAHRAM RAHIMZADEGAN APPROVED BY: STEPHEN COLLIER DATE OF DRAWING: 9/27/2019	SHEET NUMBER: 13/15
2380 Washington Blvd. Suite 370 Ogden, Utah 84401 PHONE: (801) 399-8020 FAX: (801) 399-8316		



4300 WEST STREET CENTERLINE SURVEY
 LOCATED IN THE EAST HALF OF SECTIONS 20, 29 & 32 AND IN THE WEST HALF OF SECTIONS 21, 28, AND 33 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

 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 MATTHEWS DRAWN BY: JEREMY MATTHEWS CHECKED BY: BAHRAM RAHIMZADEGAN APPROVED BY: STEPHEN COLLIER DATE OF DRAWING: 9/27/2019	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>RECEIVED</p> <p>MAR 24 2021</p> <p>BY: <u>C.824</u></p> </div> <p style="font-size: 1.2em; font-weight: bold; margin-top: 20px;">SHEET NUMBER:</p> <p style="font-size: 2em; font-weight: bold;">14/15</p>
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