

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION

ALL OF LOTS 8, 9 AND 10, FAIRMOUNT SUBDIVISION, WEBER COUNTY, UTAH, RECORDED AS ENTRY NO. 2263 IN THE WEBER COUNTY RECORDER'S OFFICE, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8 LOCATED 3636.56 FEET SOUTH 47°12'55" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE ALONG THE NORTH LINES OF SAID LOTS 8, 9 AND 10 THE FOLLOWING TWO (2) COURSES: (1) NORTH 70°00'00" EAST 145.45 FEET; AND (2) NORTH 67°30'00" EAST 3.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 20°00'00" EAST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 64°11'52" WEST 150.02 FEET (150.00 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 20°00'00" WEST 115.00 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING. CONTAINING 0.368 ACRES.

WEBER COUNTY CORP.
13-075-0003

**PARCEL NO. 2
MACNER FAMILY "TRUST"**
13-076-0013
CONT. 1.091 ACRES

**PARCEL NO. 1
MACNER FAMILY "TRUST"**
13-078-0026
CONT. 0.368 ACRES

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE OGDEN, LOGAN, AND IDAHO RAILROAD 250 FEET WEST AND 115.4 FEET NORTH (TO A POINT 115.4 FEET NORTH OF THE NORTHEAST CORNER OF A WAGON BRIDGE ACROSS OGDEN RIVER) AND NORTH 70° EAST 460 FEET, AND NORTH 67°30' EAST 100 FEET AND NORTH 63°30' EAST 100 FEET AND NORTH 63°30' EAST 38.1 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID POINT OF BEGINNING LOCATED 3368.00 FEET SOUTH 45°57'49" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 24 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 1 EAST WHICH BEARS NORTH 82°56'05" EAST);

RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ON A NON-TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 1424.14 FOOT RADIUS CURVE, A DISTANCE OF 144.97 FEET, CHORD BEARS SOUTH 67°32'37" WEST 144.90 FEET, HAVING A CENTRAL ANGLE OF 05°49'56"; AND (2) SOUTH 70°27'35" WEST (SOUTH 70°00' WEST BY RECORD) 75.12 FEET; THENCE NORTH 19°40'45" WEST 193.10 FEET (NORTH 20°16' WEST 193.95 FEET BY RECORD); THENCE NORTH 52°39'15" EAST (NORTH 52°04' EAST BY RECORD) 111.00 FEET; THENCE NORTH 70°35'15" EAST (NORTH 70°00' EAST BY RECORD) 60.00 FEET; THENCE NORTH 75°55'15" EAST (NORTH 75°20' EAST BY RECORD) 53.60 FEET; THENCE SOUTH 19°52'45" EAST 214.44 FEET (SOUTH 20°28' EAST 214.47 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 1.091 ACRES.

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N67°30'00"E	3.80'

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CENTERLINE
- - - EXISTING CONCRETE
- - - EXISTING "OLD" TELEPHONE LINE
- EXISTING ROCK WALL
- - - FENCE LINE
- FOUND SURVEY MARKER SET BY OTHERS
- WATER MONUMENT
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO VERIFY THE PREVIOUS SURVEY DONE BY LANDMARK, ROS# 3570 AND TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ED MACNER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF FAIRMOUNT SUBDIVISION, ENTRY NO. 2263, ROS#'S 1976, 3570, 3888 & 6666 AND EXISTING OCCUPATION WITHIN SAID SUBDIVISION ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 24, T6N, R1W, SLB&M.

THE RIGHT-OF-WAY LINE OF THE OGDEN, LOGAN & IDAHO RAILROAD WAS ESTABLISHED FROM AN OLD RAILROAD DRAWING, WHICH IS STORED IN THE PLAT STORAGE ROOM AT OGDEN CITY. LITTLE INFORMATION EXISTS ON THE GROUND OF THE ORIGINAL LOCATION OF THE RAILROAD. THE OLD RAILROAD DRAWING HAS MULTIPLE TIES TO TELEPHONE POLES AND BRIDGES. THE BRIDGES HAVE SINCE BEEN REBUILT AND ARE NOT IN THE EXACT LOCATION AS WHEN THE OLD RAILROAD MAP WAS MADE. THE TELEPHONE POLES WERE LOCATED ON THIS SURVEY AND IT WAS FOUND THAT MANY OF THEM FIT THE TIES SHOWN ON THE OLD MAP. THESE ORIGINAL, EXISTING TELEPHONE POLES WERE USED AS BEST EVIDENCE OF THE LOCATION OF THE OLD RAILROAD. TELEPHONE POLES BETWEEN RAILROAD STATIONS 197+79 AND 216+05 WERE USED ON THIS SURVEY. THE LOCATION OF THE RAILROAD ESTABLISHED ON THIS SURVEY FALLS IN HARMONY WITH THE EXISTING WATERLINE MONUMENTS AND ROS# 6666.

THERE IS AN EXISTING RIGHT-OF-WAY OVER A 12' STRIP BETWEEN THE NORTH LINE OF FAIRMOUNT SUBDIVISION AND THE SOUTH LINE OF THE OGDEN, LOGAN & IDAHO RAILROAD. THE SOUTH LINE OF THE RAILROAD WAS OFFSET SOUTHERLY 12' AND THE SUBDIVISION WAS THEN ROTATED TO A BEST FIT ALONG SAID OFFSET LINE. THIS ROTATION FALLS IN HARMONY WITH THE ESTABLISHED LOCATION OF THE OLD RAILROAD, EXISTING FENCE LINES, HOUSES, A BRIDGE AND THE OGDEN RIVER.

THIS SURVEY DOES NOT AGREE WITH THE LOCATION ESTABLISHED IN ROS#'S 1976, 3570 AND 3888, AS THEY DO NOT FIT THE LOCATION OLD RAILROAD. THE DEEDS FOR THE PROPERTIES NORTH OF THE RAILROAD RIGHT-OF-WAY ALL HAVE CALLS TO THE NORTH LINE OF THE RAILROAD. THE RAILROAD RIGHT-OF-WAY WIDTH IS 16.5' AND THE RIGHT-OF-WAY FOR THE FAIRMOUNT SUBDIVISION IS 12' FOR A TOTAL OF 28.5'. HOWEVER, THE ABOVE MENTIONED ROS#'S HAVE ESTABLISHED THE SOUTH LINE OF SAID PROPERTIES MUCH FURTHER NORTH THAN 28.5' FROM THE NORTH LINE OF THE SUBDIVISION.

THE DEEDS TO THE PROPERTIES NORTH OF THE RAILROAD AND THE FAIRMOUNT SUBDIVISION WERE INTENDED TO BE ON THE NORTH RIGHT-OF-WAY OF THE RAILROAD AND ALONG A LINE 12' SOUTH OF THE SOUTH RIGHT-OF-WAY. THESE DEEDS AND THE SUBDIVISION HAVE ANGLE POINTS INSTEAD OF FOLLOWING THE RAILROAD ALIGNMENT WITH TANGENTS AND CURVES. THE BOUNDARY DESCRIPTION OF PROPERTY NORTH OF THE RAILROAD IS ADJUSTED ON THIS SURVEY TO FOLLOW THE RAILROAD RIGHT-OF-WAY LINE. THE SUBDIVISION WAS LEFT AS RECORDED, WHICH FALLS WITHIN ±0.5' OF THE RAILROAD ALIGNMENT ESTABLISHED ON THIS SURVEY.

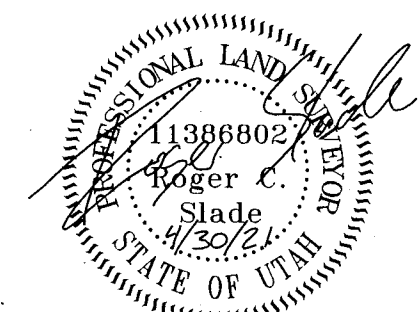
THE BASIS OF BEARING IS THE SOUTH LINE LINE OF THE SOUTHWEST QUARTER OF SECTION 18, T6N, R1E WHICH BEARS NORTH 82°56'05" EAST, AN ASSUMED BEARING, ROTATED TO MATCH THE BEARINGS SHOWN ON THE OFFICIAL PLAT OF SAID FAIRMOUNT SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 30TH DAY OF APRIL, 2021.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



PROPERTY SURVEY FOR
ED MACNER
154 OGDEN CANYON
WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 24
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.

DESIGNED BY: *slh*
CHECKED BY: *slh*
APPROVED BY: *slh*
SCALE: 1" = 40'
DRAWING FILE: 21-3-83v19.dwg
JOB NUMBER: 21-3-83

DATE: 03/12/2021

NO. _____
DATE _____
BY _____
REVISION _____

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