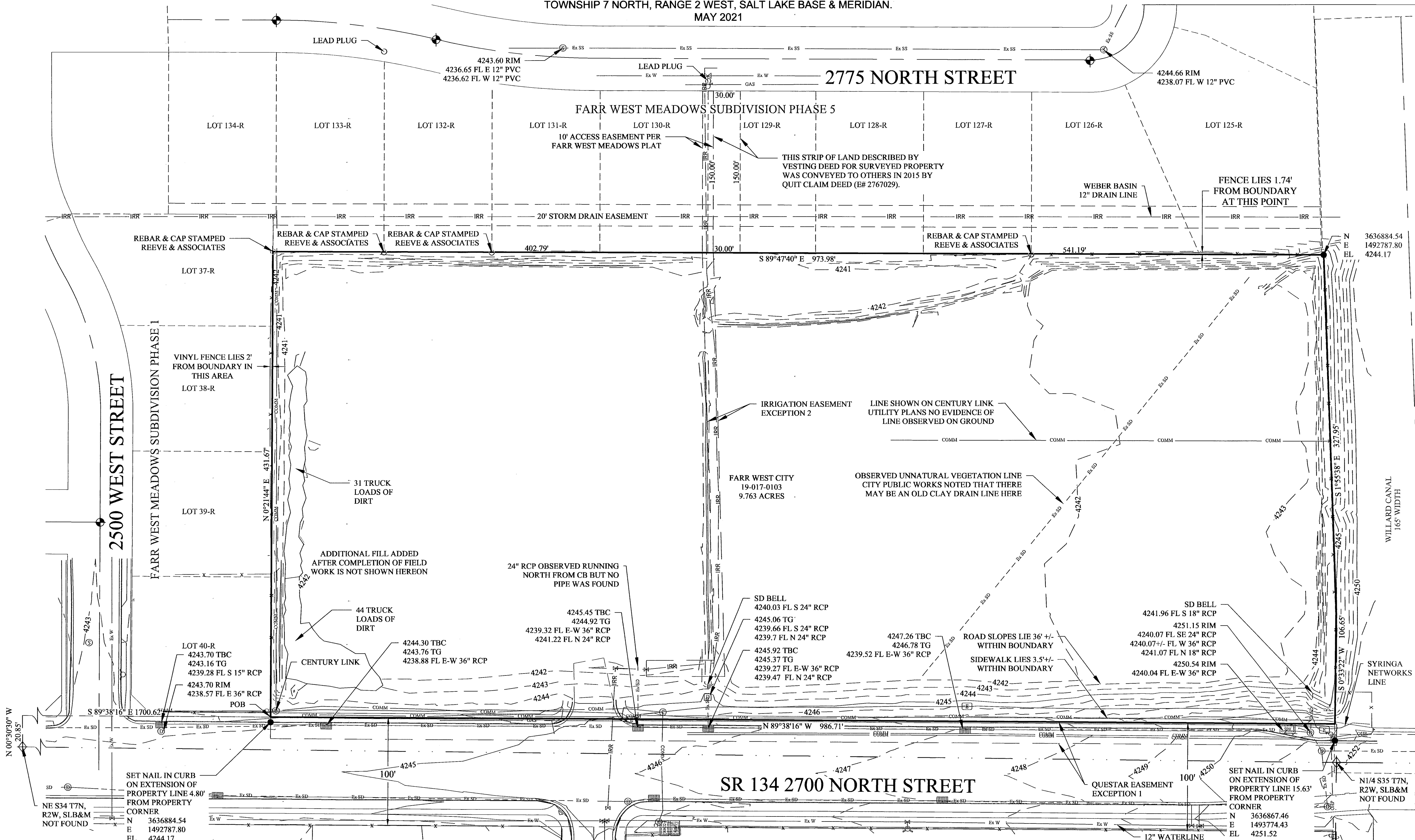
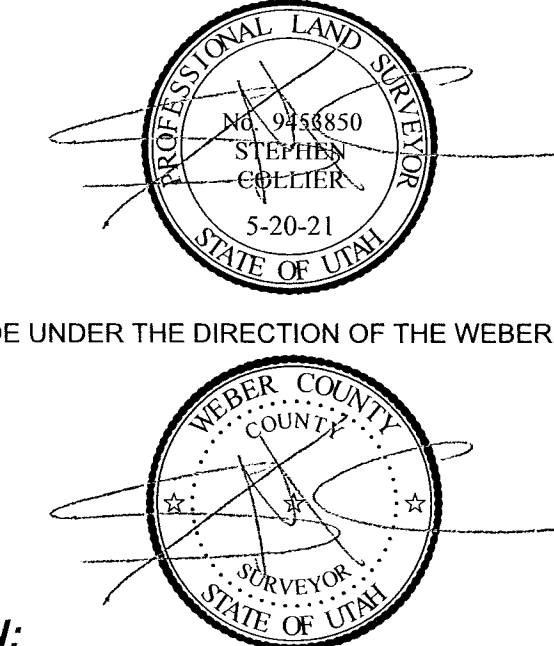


# SURVEY OF WEBER COUNTY PARCEL 19-017-0103

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.  
MAY 2021



**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 TRACT OF LAND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS ON THE GROUND AS REPRESENTED HEREON.



THIS SURVEY HAS BEEN MADE UNDER THE DIRECTION OF THE WEBER COUNTY RECORDER/SURVEYOR.

**DEED DESCRIPTION:**  
PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT IS NORTH 00°30'30" WEST ALONG THE SECTION LINE 20.85 FEET AND SOUTH 89°38'16" EAST 1700.62 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 00°21'44" EAST 431.67 FEET; THENCE SOUTH 89°38'16" EAST 402.79 FEET; THENCE NORTH 00°12'20" EAST 150.00 FEET; THENCE SOUTH 89°47'40" EAST 30.00 FEET; THENCE SOUTH 00°12'20" WEST 150.00 FEET; THENCE SOUTH 89°47'40" EAST 539.18 FEET TO THE WEST LINE OF THE WILLARD CANAL; THENCE SOUTH 01°45'47" EAST ALONG SAID WEST LINE 434.63 FEET; THENCE NORTH 89°38'16" WEST 988.08 FEET TO THE POINT OF BEGINNING.

**AS SURVEYED DESCRIPTION:**  
(AS PROVIDED BY RECORD OF SURVEY 3066 AND QUIT CLAIM DEED ENTRY # 2767029)  
PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING ON THE SOUTHEAST CORNER OF FARR WEST MEADOWS SUBDIVISION PHASE 1 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET LOCATED NORTH 00°30'30" WEST 20.85 FEET ALONG THE WEST LINE OF SAID SECTION AND SOUTH 89°38'16" EAST 1700.62 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; AND RUNNING THENCE NORTH 00°21'44" EAST 431.67 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT ON THE SOUTH LINE OF FARR WEST MEADOWS SUBDIVISION PHASE 5; THENCE ALONG SAID SOUTH LINE SOUTH 89°47'40" EAST 973.98 (971.97 FEET RECORD) TO THE WEST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 01°55'38" EAST (SOUTH 02°14' EAST RECORD) 327.95 FEET; THENCE SOUTH 00°33'22" WEST (SOUTH 00°15' WEST RECORD) 106.65 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 89°38'16" WEST 986.71 FEET (988.08 FEET RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 425,262 SQUARE FEET, OR 9.763 ACRES.

**SURVEYOR'S NARRATIVE:**  
THIS SURVEY WAS COMMISSIONED BY WEBER COUNTY FOR THE PURPOSE OF RETRACING PARCEL 19-017-0103 AND PROVIDING MEASUREMENTS OF EXISTING TOPOGRAPHY AND UTILITIES FOR USE IN PREPARATION FOR A NEW COUNTY LIBRARY.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°33'25" EAST, AS MEASURED BETWEEN THE FOUND NORTH QUARTER CORNER OF SECTION 34 AND THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. COORDINATES FOR THIS SURVEY WERE DERIVED USING THE UTAH STATE PLANE NORTH ZONE PROJECTED TO GROUND ABOUT POINT (0,0) USING A SCALE FACTOR OF 1.0002520877833 WITH NAVD 88 AS THE VERTICAL DATUM.

THIS SURVEY HELD THE BOUNDARY AS RETRACED IN 2003 PER RECORD OF SURVEY 3066 ON FILE IN THE WEBER COUNTY SURVEYOR'S OFFICE, EXCLUDING THE 50' X 150' STRIP NORTH OF THE PROPERTY CONVEYED TO OTHERS IN 2015 BY QUIT CLAIM DEED (ENTRY # 2767029).

2700 NORTH STREET APPEARS TO HAVE BEEN RECENTLY WIDENED, NO NEW RIGHT OF WAY PLANS OR ROAD DEEDS HAVE BEEN FOUND ON RECORD OR DIVULGED BY GRAMA REQUEST TO UDOT. AN UNDOCUMENTED AGREEMENT MAY HAVE BEEN MADE BETWEEN GOVERNMENT ENTITIES FOR CONSTRUCTION OF THE ROAD. DEVELOPMENT OF THIS PROPERTY WOULD LIKELY REQUIRE ADDITIONAL DEDICATION FOR 2700 NORTH. THE LOCATION OF 2700 NORTH FOR THIS SURVEY WAS DETERMINED BY ADJOINING DEEDS PROVIDING A 100' WIDTH.

THE WILLARD CANAL LOCATION WAS DETERMINED BY THE DEED WHICH MATCHED CANAL FENCES WITHIN ABOUT A FOOT.

**SCHEDULE B INDEPTH SOLUTIONS, INC. TITLE SEARCH DATED 4/30/2021**

CURRENT DEED:  
QUIT CLAIM DEED ENTRY NUMBER 1714183

OTHER DOCUMENTS:  
EXCEPTION 1 RIGHT OF WAY AND EASEMENT GRANT ENTRY NUMBER 1754424 - SHOWN HEREON  
EXCEPTION 2 GRANT OF EASEMENT ENTRY NUMBER 2992635 - SHOWN HEREON

- GENERAL NOTES:**
- NO EASEMENTS ARE ADDRESSED BY THIS MAP, BEYOND WHAT WAS PROVIDED BY TITLE REPORT.
  - THIS MAP IS NOT PROOF OF OWNERSHIP.
  - COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
  - PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" X 24" REBAR AND YELLOW NYLON CAP STAMPED "WEBER COUNTY", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THIS MAP.
  - THIS SURVEY IS THE PROPERTY OF WEBER COUNTY AND IS NOT INTENDED TO BE RELIED UPON FOR ANY PURPOSE OTHER THAN AS STATED IN THE NARRATIVE.
  - UTILITIES SHOWN HEREON WERE LOCATED AS SHOWN ON PLANS PROVIDED BY UTILITY COMPANIES AND AS OBSERVED FROM THE GROUND SURFACE ONLY.

SHEET NO:  
**1/1**

**SURVEY OF PARCEL 19-017-0103**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

**WEBER COUNTY**

SURVEYED BY: T. RICHINS  
DRAWN BY: S. COLLIER

CHECKED BY: D. WOODRUFF  
B. RAHIMZADEGAN

FILED SURVEY NUMBER:

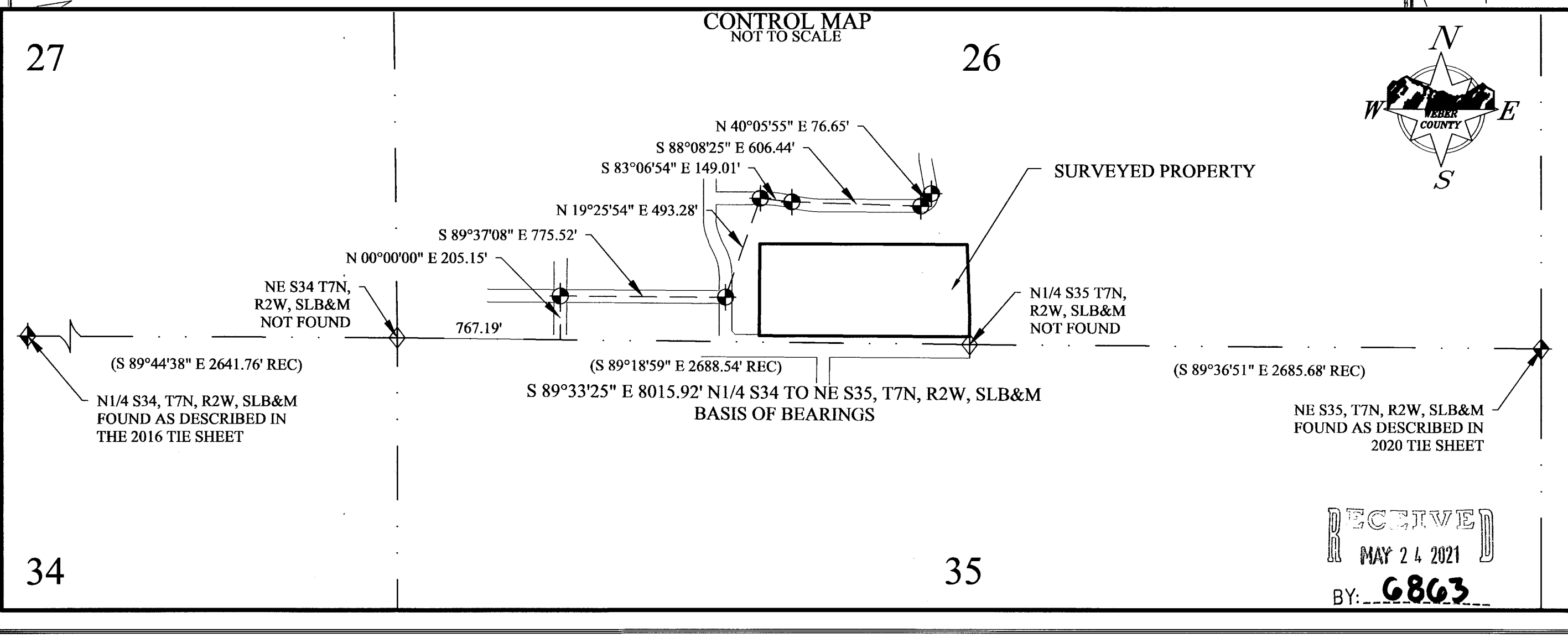
2380 Washington Blvd, Suite 370  
Ogden, Utah 84401  
PHONE: (801) 399-8020  
FAX: (801) 399-8316

No.	DATE	BY	REVISION

**LEGEND**

- SECTION CORNER MONUMENT
- WEBER COUNTY STREET MONUMENT
- SET PROPERTY CORNER (SEE NOTE 4)
- FOUND PROPERTY MARKER AS NOTED
- BOUNDARY LINE
- SECTION LINE
- MONUMENT TIE LINE
- RIGHT OF WAY CENTER LINE
- DEED LINE
- FENCE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- DIRT ROAD
- COMMUNICATIONS LINE
- GAS LINE
- IRRIGATION LINE
- OVERHEAD POWER LINES
- BURRHEAD ELECTRICAL LINES
- SEWER
- STORM DRAIN
- WATER LINE
- MAJOR CONTOUR LINE (5' INTERVALS)
- MINOR CONTOUR LINE (1' INTERVALS)
- EASEMENT
- COMMUNICATIONS BOX
- UTILITY POLE AND GUY ANCHOR
- ELECTRIC BOX
- SEWER MANHOLE
- STORM DRAIN MANHOLE OR CATCH BASIN
- WATER OR IRRIGATION VALVE
- FIRE HYDRANT

**GRAPHIC SCALE**  
1" = 50'



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