

28
33

N.W. Cor Sec. 34
T7N, R1E, S34W
FIND 2021 WEBER COUNTY
BRASS CAP WELL MARK

589°08'32"E 2650.35' per Weber County Surveyor
589°07'35"E 2650.37' per Northwood Hills Plat
BASIS OF BEARING
S89°08'32"E 2650.35' Measured

27
34

N. 1/4 Cor.
Sec. 34, T7N, R1E,
S34W
FIND WEBER COUNTY
BRASS CAP WELL MARK
STAMPED 1960

1754.80'

895.55'

S00°51'28"W 194.57'

depicted center line has been established from extant improvements

2600 North Street
±S84°36'23"E

set copper rivet in curb

set copper rivet in curb

±N84°36'23"W 100.00'
N85°40'W 100.00' Deed

17-085-0018
TRIMBLE
Entry #1808179

SUBJECT PARCEL
Contains 0.46 acres
±19,933 sq. ft.

17-085-0020
HARRIS FAMILY TRUST
Entry #3038304

17-085-0019

ancient dilapidated fence line
S00°31'50"W 200.00'
S00°32'E Deed

N00°31'53"E 200.00'
ancient fence line
N00°32'W Deed

set #5 bar and cap
stamped "PLS 356548"

S85°40'E 100.00' Deed
S84°36'01"E 100.00'

double ancient fence line
N85°43'20"W Cold Water Estates Block 2

set #5 bar and cap
stamped "PLS 356548"

17-087-0008
KNIGHT
Entry #2092730

NARRATIVE:

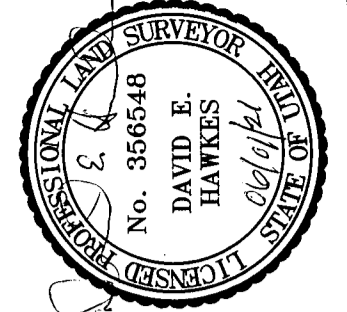
Boundary Consultants was retained by Marilyn Collins to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4641.176 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. The description for the subject parcel commences at the Northwest Corner of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, which is a Weber County Survey brass cap well monument set in 2021. The description then calls a course of North 89°03' East for a distance of 96.6 feet but does not say what that course runs along nor does it designate a basis of bearing. As a result the deed has been placed relying on surrounding surveys, deeds and occupation lines. In trying to re-establish the correct location of 2600 North Street we did not find a reliable way to do so as current monumentation is missing, in poor condition and/or conflicts with improvements in the right of way. Extant ancient fence and occupation lines of the Subject Parcel and Adjoining Parcels have been measured and have been found to be in substantial conformance to their respective deeds. In Parol evidence given by Mrs. Collins, she stated that her husband placed the extant fences, surrounding their property, on surveyed property lines when they purchased their home. We have tied the Subject Parcel to the north line of the Northwest Quarter of said Section 30 as depicted hereon and added verbiage to the extant description to reflect those ties.

DESCRIPTION:

QUITCLAIM DEED: ENTRY #2675242:

Part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

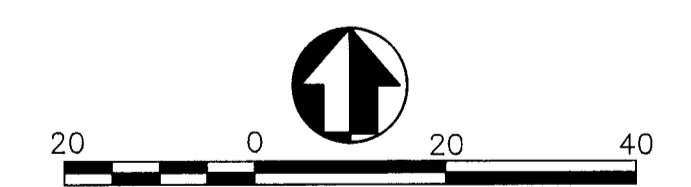
Beginning at a point on the south line of 2600 North Street in North Ogden, County of Weber, said point of beginning being North 89°03' East 96.6 feet and South 84°26' East 1438 feet, and South 85°40' East 228.03 feet and South 00°32' East 33.12 feet from the Northwest Corner of said Northwest Quarter and running, [Said point of beginning being more particularly described as follows: Commencing at the Northwest Corner of said Section 34, thence South 89°08'32" East 1754.80 feet coincident with the north line of said Northwest Quarter; Thence South 00°51'28" West 194.57 feet, measured, to a point on the south right of way line of said 2600 North Street and the True Point of Beginning]; Thence [the following three (3) courses along ancient fence lines], 1) South 00°32' East [South 00°51'50" West, measured] 200.00 feet; 2) South 85°40' East [South 84°36'01" East, measured] 100.00 feet; 3) North 00°32' West [North 00°31'50" East, measured] 200.00 feet to the south line of street; Thence North 85°40' West along said south line of street [North 84°36'23" West coincident with said right of way line, measured] 100.00 feet to the point of beginning.



DATE: 06/01/21
SCALE: 1"=20'
PROJECT NUMBER: 2134001

RECORD OF SURVEY OF
WEBER COUNTY TAX PARCEL 17-008-0019
COLLINS FAMILY REVOCABLE TRUST
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz



LEGEND

28 32	= SECTION CORNER & SECTION LINE
---	= BOUNDARY
---	= RIGHT OF WAY LINES
---	= ADJOINING PARCELS DEED LINES
---	= DIMENSION LINES

RECEIVED
JUN 04 2021
BY: G897

DEH	DEH	DEH
DRAWN	CHECKED	
SHEET 1		
OF 1		