

BASIS OF BEARING

N89°10'46"W 2654.63' (Rec)
 S89°35'47"E 2654.54' (Meas)
 900 South Street
 203.76'
 S89°45'08"E
 173.76'
 30.00'
 N89°20'07"W (Rec)
 S89°45'08"E 2637.76' (Meas)
 S87°09'18"E 147.56' (Meas)

Northwest Corner Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Find Weber County Brass Cap Stamped 1963.
 North Quarter Corner Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Find Weber County Brass Cap Stamped 1963.
 Northeast Corner Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Not in place.
 Northeast Meander Corner Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County Brass Cap stamped 1963.
 Northeast Meander Corner Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County Brass Cap stamped 1963.

NARRATIVE:

Boundary Consultants was retained by Rob Howard to perform a boundary survey parcel line adjustment on the subject parcels. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by Utah TURM (VRS) Network and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. The Northeast Corner of Section 24 is not in place. The corners location was calculated from the Weber County brass cap "Meander" Corners which have been located as depicted hereon.

RECORD DESCRIPTIONS:

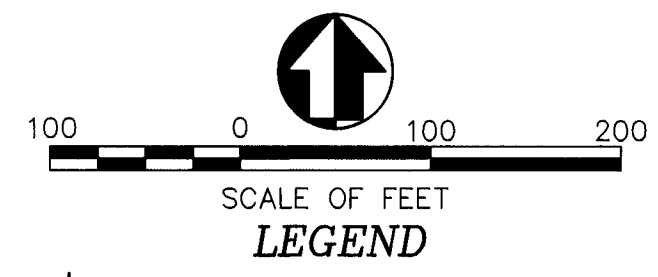
QUIT CLAIM DEED: Subject Parcel 1; ENTRY #3017483 & #3017482:
 A part of the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point on the South side of road, said point being WEST 16.5 feet and South 00°26'54" East 47.00 feet from the North Quarter Quarter corner of said Quarter Section, said Quarter Quarter corner being WEST 1306.10 feet from the Northeast corner of said Quarter Section and EAST 1306.10 feet from the Northwest corner of said Quarter Section, Thence WEST along South side of said road 187.26 feet, Thence South 00°15'00" West 1894.02 feet, thence EAST 210.35 feet, thence North 00°26'54" West 1894.06 feet to the point of beginning. Subject to easements, restrictions, and rights-of-way appearing of record or enforceable in law and equity.

QUIT CLAIM DEED: Subject Parcel 2; ENTRY #3037317:
 Part of the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Meridian; Beginning at a point on the South side of road, said point being WEST 16.5 feet and South 00°26'54" East 47.00 feet from the North Quarter Corner of said Quarter Section, said Quarter Quarter Corner being WEST 1306.10 feet from the Northeast Corner of said Quarter section, and EAST 1306.10 feet from the Northwest Corner of said Quarter Section, Thence South 00°26'54" East 1894.06 feet; Thence WEST 210.35 feet, Thence South 00°15'00" West 16.5 feet to North railroad Right-of-Way fence, Thence EAST 227.05 feet along said fence to a point that is 1320 feet West of the East line of said quarter section, Thence North 00°26'54" West 1910.56 feet to the South side of road, Thence WEST 16.5 feet along road to the point of beginning.

ADJUSTED DESCRIPTIONS:

ADJUSTED PARCEL 1:
 A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 4.34 acres of land by adjusting the boundaries of those two certain parcels of land described in those certain deeds recorded as Entries 3037317 and 3017482 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'47" East 2654.54 feet coincident with the north line of the Northwest Quarter of said Section 24. Subject parcel being more particularly described as follows:
 Commencing at the North Quarter Corner of said Section 24, thence South 89°45'08" East 1306.10 feet coincident with the north line of the Northeast Quarter of said Section; Thence South 00°01'38" West 47.00 feet to the south right of way line of 900 South Street and the True Point of Beginning; Thence South 00°04'09" East 1050.18 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°22'10" West 186.58 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°37'50" East 1048.94 feet to a point on the south right of way line of said 900 South Street. Thence South 89°45'08" East 173.76 feet coincident with said right of way to the point of beginning.

ADJUSTED PARCEL 2:
 A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 5.12 acres of land by adjusting the boundaries of those two certain parcels of land described in those certain deeds recorded as Entries 3037317 and 3017482 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'47" East 2654.54 feet coincident with the north line of the Northwest Quarter of said Section 24. Subject parcel being more particularly described as follows:
 Commencing at the North Quarter Corner of said Section 24, thence South 89°45'08" East 1306.10 feet coincident with the north line of the Northeast Quarter of said Section; Thence South 00°01'38" West 47.00 feet to the south right of way line of 900 South Street; Thence North 89°15'08" West 203.76 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 89°45'08" East 30.00 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence South 00°37'50" West 1048.94 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°22'10" East 186.58 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°04'09" East 863.58 feet to a point on the north boundary of the Southern Pacific Railroad and a number five rebar and cap stamped "PLS 356548"; Thence North 89°38'59" West 227.13 feet coincident with said rail road parcel to a number five rebar and cap stamped "PLS 356548"; Thence North 00°37'50" East 1913.37 feet to the point of beginning.



RAFTER K RANCH LLC
 10-045-0016

RAFTER K RANCH LLC
 10-045-0014

WADELAND LAND LLC
 10-045-0082

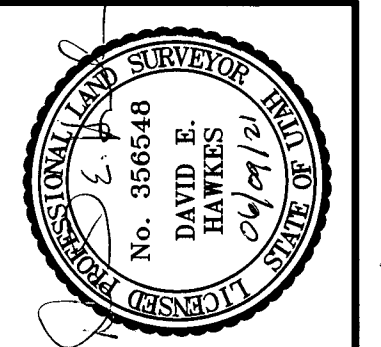
RAFTER K RANCH LLC
 10-045-0009

ADJUSTED PARCEL 2
 ±223,166 sq. ft.

10-045-0012
 SUBJECT PARCEL 1
 377,136 sq ft
 8.65 ac

10-045-0048
 SUBJECT PARCEL 2
 95,124 sq ft
 0.80 ac

RAFTER K RANCH LLC
 10-045-0085



DATE: 06-09-21
 SCALE: 1"=100'
 PROJECT NUMBER: 1911004

RECORD OF SURVEY AND PARCEL LINE ADJUSTMENT
 OF TAX PARCELS 10-045-0012 and -0048
 ROCKY MOUNTAIN TURF AND PLAY
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
 Professional Land Surveyors
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 801-792-1569
 dave@boundaryconsultants.biz

DESIGNED	MGD
DRAWN	MGD
CHECKED	DEH
SHEET	1
OF	1

RECEIVED
 JUN 09 2021
 BY: 6900