

**PARCEL NO. 1 ADJUSTED BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 89°37'31" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 71°08'24" WEST 45.29 FEET; AND (2) NORTH 36°28'34" WEST 227.26 FEET TO A POINT ON THE BOUNDARY OF BEKS INVESTMENTS LLC PROPERTY, TAX ID NO. 14-013-0009; THENCE ALONG THE BOUNDARY OF SAID BEKS INVESTMENTS LLC PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) NORTH 69°26'26" EAST (NORTH 69°07'30" EAST BY RECORD) 83.49 FEET; (2) THENCE NORTH 04°53'26" EAST (NORTH 04°34'30" EAST BY RECORD) 93.60 FEET; (3) NORTH 69°24'14" EAST (NORTH 69°05'18" EAST BY RECORD) 25.09 FEET; AND (4) NORTH 01°44'56" EAST (NORTH 01°26'00" EAST BY RECORD) 87.61 FEET; THENCE SOUTH 80°11'14" EAST (SOUTH 80°30'10" EAST BY RECORD) 97.39 FEET; THENCE NORTH 71°49'56" EAST (NORTH 71°31'00" EAST BY RECORD) 139.44 FEET; THENCE SOUTH 20°10'07" WEST 472.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1.65 ACRES.

**PARCEL NO. 2 ADJUSTED BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST, SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE ROAD LOCATED 260.14 FEET SOUTH 89°37'31" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 42.35 FEET SOUTH 20°10'07" WEST FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

RUNNING THENCE NORTH 20°10'07" EAST 472.19 FEET; THENCE NORTH 71°49'56" EAST (NORTH 71°31'00" EAST BY RECORD) 132.08 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 01°45'13" WEST 443.17 FEET (SOUTH 01°26' WEST 443.04 FEET MORE OR LESS BY RECORD) ALONG SAID QUARTER SECTION LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°42'09" EAST (EAST BY RECORD) 100.00 FEET; THENCE SOUTH 01°45'13" WEST 118.46 FEET (SOUTH 01°26' WEST 118.50 FEET MORE OR LESS BY RECORD) TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 80°02'56" WEST 98.86 FEET (SOUTH 79°44'00" WEST 102.06 FEET MORE OR LESS BY RECORD) TO A POINT DESCRIBED IN ENTRY NO. 2101719 AS BEING SOUTH 01°26' WEST 140 FEET MORE OR LESS FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; AND (2) NORTH 71°08'24" WEST (NORTH 68°55'49" WEST BY RECORD) 289.27 FEET TO THE POINT OF BEGINNING. CONTAINING 2.66 ACRES.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST, ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY STEVE GRIFFIN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION AND EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN HEREON.

THE RIGHT-OF-WAY OF EXCHANGE ROAD WAS ESTABLISHED FROM THE OGDEN CITY BIBLE SHEET# 2666 WHICH FALLS IN HARMONY WITH OTHER SURVEYS IN THE AREA. ROS# 5855 ESTABLISHED A PORTION OF THEIR SURVEYED BOUNDARY INTO THE RIGHT-OF-WAY OF EXCHANGE ROAD BECAUSE, AS STATED IN THEIR NARRATIVE, AN EXISTING BUILDING WAS IN THAT LOCATION. THAT BUILDING HAS SINCE BEEN REMOVED AND NO LONGER EXISTS.

THERE IS AN EXISTING FENCE LINE BETWEEN PARCEL NO.1 AND THE BEKS INVESTMENTS LLC PROPERTY, TAX ID NO. 14-013-0009. THE VESTING DEEDS FOR BOTH 14-013-0009 AND 14-013-0032 CALL TO AND ALONG AN EXISTING FENCE LINE, BUT BECAUSE OF THE DIRECTION THAT THE EXISTING FENCE LINE LOCATED ON THIS SURVEY RUNS, IT IS ASSUMED THAT THE FENCE LINE DESCRIBED IN THE VESTING DEEDS IS NOT THE SAME FENCE LINE AND NO LONGER EXISTS.

IT IS SUGGESTED THAT A BOUNDARY LINE AGREEMENT, OR ADJUSTMENT BE DONE TO CORRECT THE CURRENT DEEDS TO WHAT IS BEING OCCUPIED.

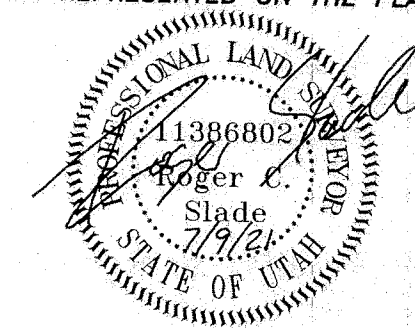
THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30 WHICH BEARS SOUTH 89°37'31" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

**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 9TH DAY OF JULY, 2021.

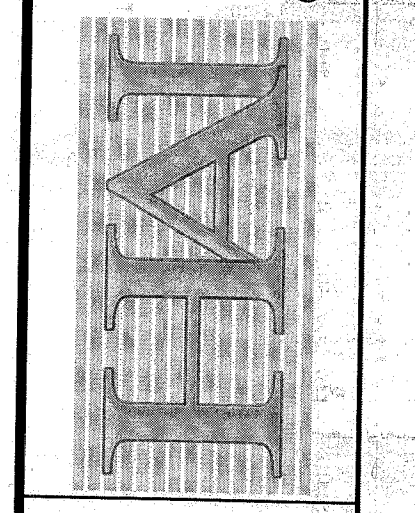
ROGER C. SLADE, PLS  
UTAH LAND SURVEYOR LICENCE NO. 11386802



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No.	Date	By	Revision

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Drawn By: JS Date: 06/24/2021  
Designed By: JS  
Checked By: JGH  
Approved By: JGH  
Scale: 1" = 40'  
Drawing File: 21-3-197-19.dwg  
JOB NUMBER: 21-3-197

BOUNDARY LINE ADJUSTMENT SURVEY FOR  
**STEVE GRIFFIN**  
800 WEST EXCHANGE ROAD  
OGDEN, WEBER COUNTY, UTAH  
A PART OF THE N.W., S.W. & S.E. QUARTERS OF SECTION 30  
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.

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of  
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