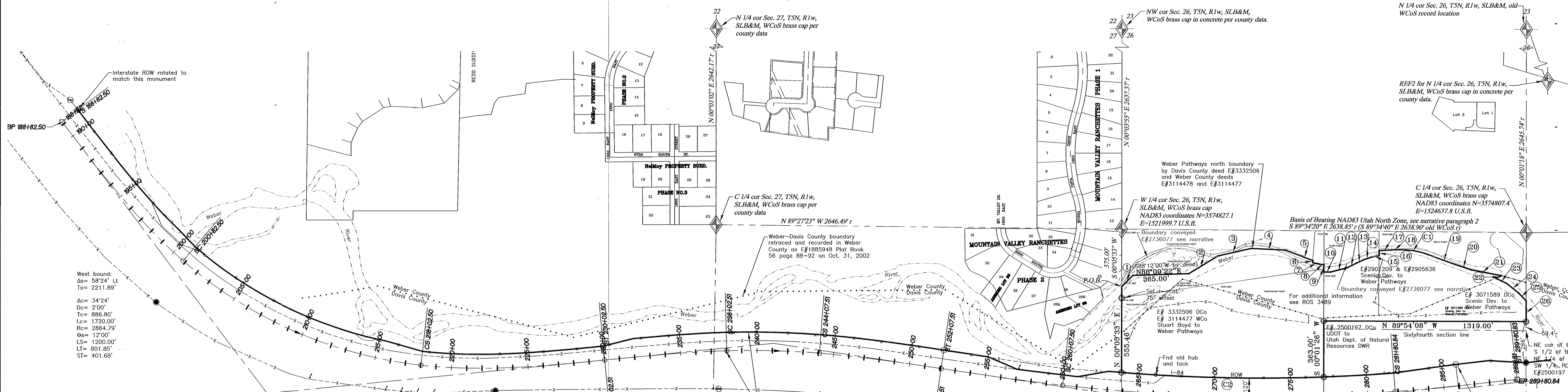


**PART OF THE SW 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 UTAH CITY, WEBER COUNTY, UTAH - Record of Survey Date: March 2021**



CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
C 1	21°17'53"	545.00'	96.84'	191.44'	S 81°07'02" E	190.34'
C 2	06°40'24"	11359.15'	661.10'	1320.70'	N 88°48'40" W	1319.95'

LINE DATA

LINE NO.	BEARING	DISTANCE
1	N 44°57'15" E	104.00'
2	N 58°42'21" E	220.00'
3	N 77°17'21" E	225.00'
4	S 87°14'39" E	222.50'
5	S 69°42'39" E	192.07'
6	S 04°33'37" W	13.71'
7	S 77°09'26" E	45.72'
8	S 84°31'21" E	28.23'
9	S 00°04'03" W	48.80'
10	N 88°59'24" E	45.12'
11	N 75°42'16" E	107.43'
12	N 63°26'58" E	70.27'
13	N 64°48'48" E	53.67'
14	N 71°34'39" E	54.21'
15	N 80°02'35" E	49.05'
16	N 00°25'40" E	32.51'
17	N 87°00'09" E	80.91'
18	N 88°12'01" E	45.54'
19	S 70°28'06" E	191.01'
20	S 71°10'44" E	110.49'
21	S 79°13'49" E	203.60'
22	S 67°30'12" W	42.29'
23	S 65°21'23" E	78.41'
24	S 50°46'39" E	98.80'
25	S 43°56'08" E	72.37'
26	S 00°03'18" W	132.84'

OVERALL AS SURVEYED BOUNDARY DESCRIPTION

A tract of land located in the Southwest Quarter of Section 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of N-3574827.1 East and N-1521999.7 North and the Center Quarter corner (having Weber County Surveyor State Plane Coordinates of N-3574807.4 East-1524637.8 U.S.R.), described as follows:

BEGINNING at the Northwest corner of a certain parcel described by Quit Claim deed recorded as Entry no. 3114477 and 3114478 Weber County records and Entry no. 3332506 & 7667 P 971-972 Davis County records all recorded on December 31, 2020, said point described as being located South 00°05'33" West 375.00 feet, along section line and being in the channel of the Weber River, FROM said West Quarter corner of Section 26;

RUNNING thence the following Five (5) courses along the boundary established by said Quit Claim Deeds E#314477, 314478 and 3332506, being in the center line of the Weber River as it presently exists;

1. North 44°57'15" East (N 45°00'00" E) by said Quit Claim deed) 104.00 feet (1);
2. North 88°09'22" East (N 88°12'00" E) by said Quit Claim deed) 365.00 feet;
3. North 58°42'21" East (N 58°45'00" E) by said Quit Claim deed) 220.00 feet (2);
4. North 77°17'21" East (N 77°20'00" E) by said Quit Claim deed) 225.00 feet (3);
5. South 87°14'39" East (S 87°12'00" E) by said Quit Claim deed) 222.50 feet (4);

Thence South 69°42'39" East 192.07 feet (5) (S 69°40'00" E 284.0 feet to the east line of the northwest 1/4 of the southwest 1/4 of said Section 26, by said Quit Claim deed E#3114477), to the west boundary of a tract of land described in Quit Claim deed recorded as Entry no. 2229818 Weber County records on December 19, 2006 as identified by survey in Weber County Record of Survey no. 3489;

Thence the following Eleven (11) courses along the boundary as described by said Quit Claim deed recorded as Entry no. 2229818 Weber County deed records;

- 1) South 04°33'37" West 13.71 feet (6), (South 04°33'37" West by said E#2229818), to the south line of Parcel 2 as described and recorded on 05-Feb-1946, in the deed records of Weber County as Book 232 Page 13, said deed being the root of title for the portion of the south line of this tract which is west of the sixteenth section line;
- 2) South 77°09'06" East 45.72 feet (7) (South 77°09'26" East 45.72 feet (L1) by said E#2229818), along the best evidence of the North bank of the Weber River as it existed in 1946 as documented by aerial photography from that year, as deeded by Joseph Bybee to Robert Lyle Bybee in Book 232 Page 13 of the Weber County deed records;
- 3) South 84°31'21" East 28.23 feet (8) (South 84°31'41" East 28.23 feet (L2) by said E#2229818), along said best evidence of the North bank of the Weber River, to the sixteenth section line;
- 4) South 00°04'03" West 48.80 feet (9) (South 00°03'43" West 48.80 feet (L3) by said E#2229818), along said sixteenth section line;
- 5) North 88°59'24" East 45.12 feet (10) (Course 1) North 88°59'04" East 45.12 feet (L4) by said E#2229818), along a line being the best evidence of the center line of the Weber river as it existed in 1970 as documented by aerial photography from that year, the root of title for the following six courses were originally deeded on 17-Sep-1979, in the deed records of Weber County as Book 1323 Page 512, from Grant G. Bybee to Robert Lyle Bybee, which description originated in the following Quit Claim Deeds, Book 955 Page 592, Book 955 Page 593 and Book 955 Page 594;
- 6) North 75°42'16" East 107.43 feet (11) (Course 2) North 75°41'56" East 107.43 feet (L5) by said E#2229818), along said center line of the Weber River as it existed in 1970;
- 7) North 63°26'58" East 70.27 feet (12) (Course 3) North 63°26'38" East 70.27 feet (L6) by said E#2229818), along said center line of the Weber river as it existed in 1970;
- 8) North 64°48'48" East 53.67 feet (13) (Course 4) North 64°48'28" East 53.67 feet (L7) by said E#2229818), along said center line of the Weber river as it existed in 1970;
- 9) North 71°34'39" East 54.21 feet (14) (Course 5) North 71°34'19" East 54.21 feet (L8 & L9) by said E#2229818), along said center line of the Weber river as it existed in 1970;
- 10) North 80°02'35" East 49.05 feet (15) (Course 6) North 80°02'15" East 49.05 feet (L10 & L11) by said E#2229818), along said center line of the Weber river as it existed in 1970, to the east line of a parcel as described and recorded on 16-Oct-1998, in the deed records of Weber County as Entry # 1581809, Book 1963 Page 1180, said east line being approximately the same as originally deeded on 17-Sep-1979, in the deed records of Weber County as Book 1323 Page 512, from Grant G. Bybee to Robert Lyle Bybee, which description originated in the following Quit Claim Deeds, Book 955 Page 592, Book 955 Page 593 and Book 955 Page 594;
- 11) North 00°25'40" East 32.51 feet (16) (North 00°25'20" East 158.15 feet (L16 & L16) by said E#2229818), along said east line, to the southwest corner of a parcel described as a less and excepting parcel on page 3 of a Special Warranty Deed ER2905636 Weber County records on 16-Feb-2018; Thence the following Five (5) courses along the south boundary of said less and excepting parcel of ER2905636;
- 1) North 87°00'09" East 80.91 feet (17) (a distance of 80.62 feet, by said E#2905636), along the approximate centerline of the Weber River;
- 2) North 88°12'01" East 45.54 feet (18), along the approximate centerline of the Weber River;
- 3) along the arc of a circular curve to the Right 191.44 feet, having a radius of 515.00 feet with a chord bearing and distance of South 81°07'02" East 190.34 feet (C1), along the approximate centerline of the Weber River;
- 4) South 79°13'49" East 191.01 feet (19), along the approximate centerline of the Weber River;
- 5) South 71°10'44" East 110.49 feet (20), along the approximate centerline of the Weber River;

Thence South 79°13'49" East 203.60 feet (21), to a point on the Weber-Davis County line as established in a joint survey of the respective county surveyor's and recorded in Weber County records as Entry no. 1885948 in Plat Book 56 pages 88-92 on October 31, 2002; Thence South 67°30'12" West 42.29 feet (22) (North 67°28'00" East, a distance of 43.57 feet by a Quit Claim deed recorded as Entry no. 3071598 Davis County records on January 22, 2018), along said county line, to a point being in the approximate center line of the Weber River;

Thence the following three (3) courses along a line identified as the center of the Weber River in said Quit Claim Deed ER3071589 Davis County records;

- 1) South 65°21'23" East 78.41 feet (23);
- 2) South 50°46'39" East 98.80 feet (24);
- 3) South 43°56'08" East 72.37 feet (25), to quarter section line as presently monumented;

Thence South 00°03'18" West 132.84 feet (26), along said quarter section line as monumented;

Thence North 89°54'08" West 1319.00 feet, along a line established by Quit Claim Deed recorded as Entry No. 2500197 & 4923 P 26-28 Davis County records on December 17, 2000 (said line described as East 1320 feet more or less by said Quit Claim Deed), to the sixteenth section line;

Thence South 00°01'26" West 363.00 feet, along said sixteenth section line, to the north right of way line of Interstate 84 as identified by Project no. I-80N-6 (7) 46, sheets 11, 12, 12A and 13;

Thence along the arc of a circular curve to the Right 1320.70 feet, having a radius of 11339.15 feet with a chord bearing and distance of North 88°48'40" West 1319.95 feet (said circular curve being 120 feet perpendicularly distant northerly of the center line of the West bound lane of I-84), to section line;

Thence North 00°05'33" East 555.46 feet, along said section line, to the point of beginning.

Containing 31.3145 acres, more or less.

RECEIVED
 SEP 13 2021
 BY: 6966

West bound:
 As = 14°03' Rt
 Ts = 1106.55'
 Dc = 1'00"
 Tc = 302.78'
 Lc = 605.00'
 Rc = 5729.58'
 Sp = 4'00"
 LS = 800.00'
 LT = 533.37'
 ST = 266.70'

S 1/4 cor Sec. 27, T5N, R1W, SLB&M, DCS nail and washer

Center of West bound lanes and north right of way line of I-84 retraced from Proj. No. I-80N-6(7)46

NARRATIVE

- The purpose of the survey set the corners of the properties as noted and shown. The basis of bearing is as noted in the As Surveyed Description and shown hereon. There are two bearings listed, however, the one in parenthesis is an old record bearing, not the one used in this survey, and is still shown on the Weber County Surveyor (WCOS) bearing sheets as current bearing. This is no longer correct due to the update of the coordinates of the monuments by WCOS.
- The location of the Weber River shown hereon is digitized from 2012 Aerial imagery obtained from the State office of the AGRC.
- Record data noted on section lines is derived from new Weber County tie sheets and survey ties. Other record data related to boundaries is derived from deeds or UDOT right of way maps. Appropriate checks have been made.
- The north boundary is the most complex and controlled by several deeds;
 - 5.1. The first is a Quit Claim Deed E#2229818 in which Bybee's quit claim to Crofts property that was identified as Crofts in a survey that I did in the employ of the County Surveyor's Office for the Utah State Attorney General filed in the county as ROS 3489. This deed provides what would be seniority of title in the Crofts as it relates to subsequent conveyances.
 - 5.2. Beginning at the POB and working around the north line of the property, tie and the first 6 courses (numbered 1-5 and the second course being unnumbered) originate in two conveyances where E#3114477 deeded to Weber Pathways and E#3114478 Weber Pathways Issues a Quit Claim Deed to Stuart Boyd. This boundary is called to be the center of the Weber River as it presently exists. The 6th course, line number 5, is called in the deed to terminate on the sixteenth section line (see E#3114477 & 3114478). However, to do so would encroach on property owned by Crofts as evidenced in ROS 3489 and deed E#2229818.
 - 5.3. Where Pathways has deeded to Boyd the line along the center of the river I am holding that line as the boundary of their ownership up to the west boundary of the Crofts property. At that point I follow the courses enumerated in E#2229818.
 - 5.4. Lines 6 through 16 were deeded to Scenic Development, LLC by E#2736077 in which two descriptions convey from the Weber-Davis County line (see Plat book 56 page 88-92 for the recorded survey of the county line), north to the center of the Weber River. In doing this an overlap with a portion of the Crofts property is created. (See courses 10 thru 16).
 - 5.5. When Scenic conveys to Weber Pathways they issue a Special Warranty Deed E#2901209 Weber County records, in this deed, even though it describes the center of the river, it contains an "Also less and excepting from Parcel 2" description which begins on page 3 of the document. This duplicates E#2229818 which Bybee's quit claimed to Crofts. With this exception holding the boundary as conveyed in E#2229818 would be proper for Weber Pathways.
 - 5.6. From course 16 the boundary of Weber Pathways is controlled by E#2901209 which describes the center of the river for much of the line with the exception of course 21 which is not intended to be in the middle of the river but to terminate at an angle point in the county boundary.
 - 5.7. The line then follows another conveyance made in a Quit Claim Deed E#3071589 Davis County records which creates courses 22 thru 25. This deed line is being held for this boundary.
- The east boundary of the property is held to be the quarter section line.
- The south boundary is identified by the interstate highway right of way and a deed issued by UDOT.
 - 7.1. A portion of the south boundary is being held along a parcel described in a Quit Claim Deed E#2500197 Davis County records in which UDOT conveys a parcel to the Utah Department of Natural Resources, Division of Wildlife Resources. This property is conveyed from the quarter section line on the east to the sixteenth section line on the west. The position of the north boundary of this parcel, E#2500197, is set by specific distances from the north right of way line of the interstate highway.
 - 7.2. The deed calls for the east-west sixteenth line as the north boundary, however, this would start the conveyance nearly 60 feet. Also, the state has used this property as a gravel pit and removed rock up to and near the line I am holding here as the boundary. This shows intent of the conveyance.
 - 7.3. The deed, E#2500197, calls for a distance of 266 feet on the east boundary and a distance of 363 feet on the west boundary, both from a point 120 feet northerly of the interstate right of way.
 - 7.4. The remainder of the south boundary is the north right of way line of I-84 as evidenced by existing monumentation and by highway drawings for project no. I-80N-6 (7) 46.
 - 7.5. In reestablishing this ROW monuments were surveyed and the centerline reestablished from the given data. Then the north right of way line was set as prescribed therein. Once that was done a comparison to the location of the ROW of record was made with existing monumentation. It was found that holding the monument near Station 286+00 on the north side and rotating to the monument at Station 188+82.50 there is a distance difference of Sta 188+82.50 of less than half a foot. This is where I have held the ROW of the interstate.
 8. The west boundary is held to be the monumented section line.

West bound:
 As = 14°52' Lt
 Ts = 1895.35'
 Dc = 10'52"
 Tc = 0'30"
 Rc = 1099.93'
 Lc = 2173.33'
 Ro = 11459.16'
 Sp = 2'00"
 LS = 800.00'
 LT = 533.37'
 ST = 266.70'

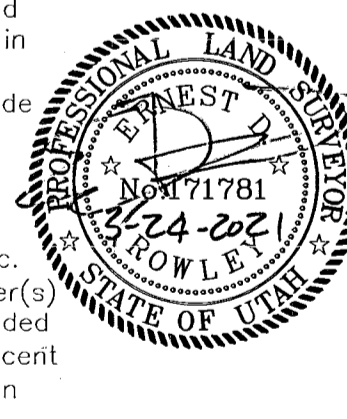


Scale ~ 1" = 300'
 0 300 600

- Legend**
- x---x--- EXISTING FENCE
 - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FIN D SECTION CORNER
 - CALC SECTION CORNER
 - FIN D REBAR AND CAP UNLESS OTHERWISE NOTED
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - RIGHT OF WAY MONUMENT
 - RECORD DATA
 - MEASURED DATA

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No notification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



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CLIENT: Weber Pathways
 Address: 1 of 1

SW 1/4 of Section 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian.		Record of Survey
Revisions	DRAWN BY: EDR	
	CHECKED BY: ...	
	DATE: March 24, 2021	
	PROJ: 4152	

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