

PARCEL 21-026-00H
ALLEN
QCD #2929888

FIELD OF DREAMS
SOUTHFORK SUB PLAT 3
BK 02, PG. 30
ROS #1300
ROS #61B2

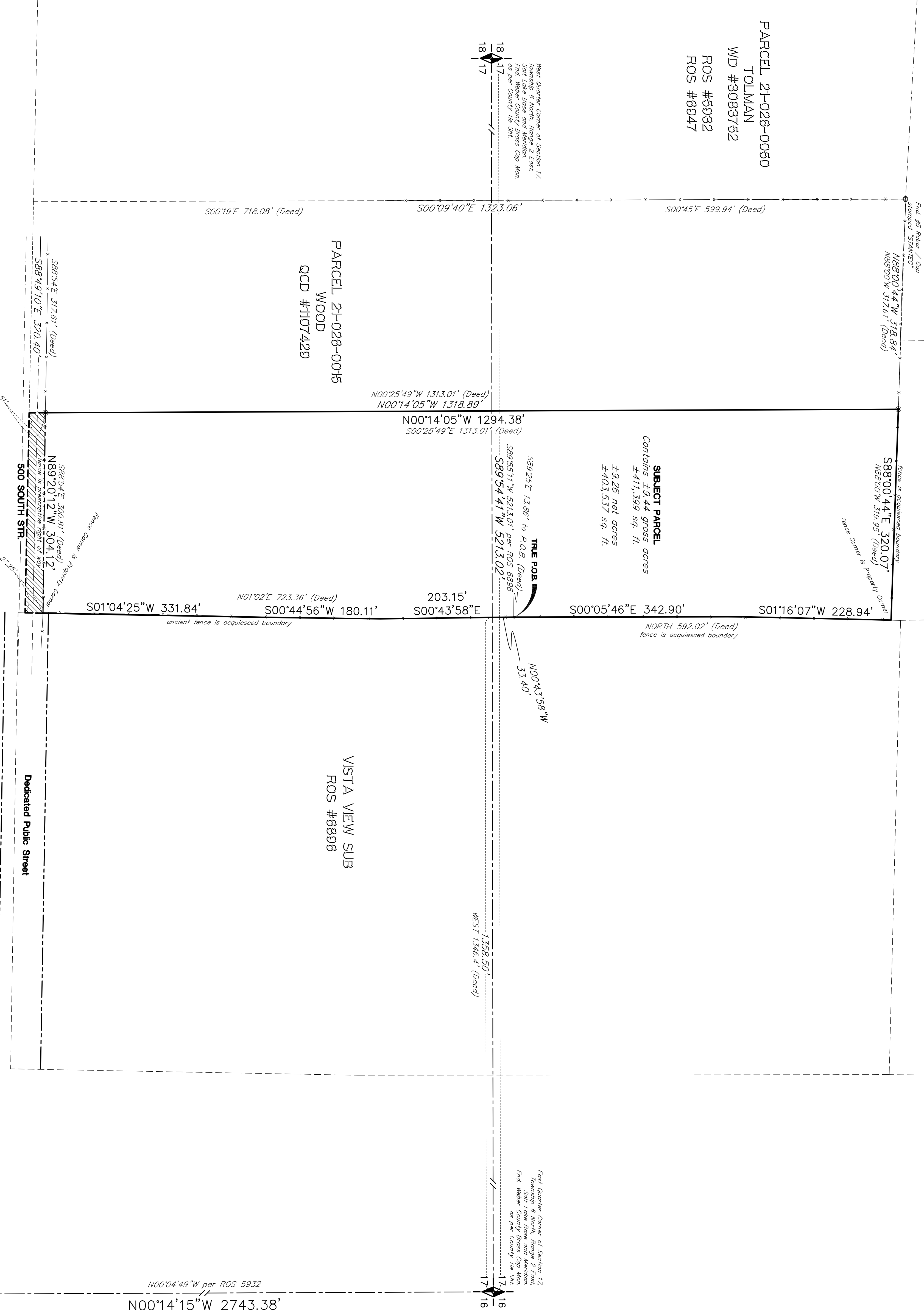
PARCEL 21-026-0050
TOLMAN
WD #3083752
ROS #6932
ROS #8947

PARCEL 21-026-0015
WOOD
QCD #1107429

SUBJECT PARCEL
Contains 4.44 gross acres
4.11,399 sq. ft.
4.26 net acres
403,537 sq. ft.

VISTA VIEW SUB
ROS #8898

Dedicated Public Street



N00°14'15\"/>

NARRATIVE:

Boundary Consultants was retained by the Sterling B. Wood and T. Ruth Wood Trust to survey the subject parcel. This survey was carried out using a Trimble RGS GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4984.23 feet and no collaboration. GPS of bearing for this survey is Geoid North American 83. The subject parcel was created on June 07, 1974 when Mary Marble divided its root parcel into two separate parcels by Quit Claim Deeds given to Larry Wood and Sterling Wood. The occupation boundary does not match the title boundary as the property lies 12.4 feet more or less west of its described location. The Subject Parcel and its sister parcel are encompassed by ancient fence and occupation lines but are not separated from one another by a fence. In concert with Q2, LLC, Higgins and adjoining records of surveys, we have established the subject fence lines. The fence lines are 0 to 16 feet in division line between the Subject and its sister parcel. We have proportioned record distances to occupation distances and distributed the excess property in an equitable manner as these parcels were created simultaneously. It is recommended that a Boundary Agreement be entered into with the owners of Tax Parcel 21-026-0015 to amend their descriptions and bring the occupation boundary and title boundary into harmony with one another.

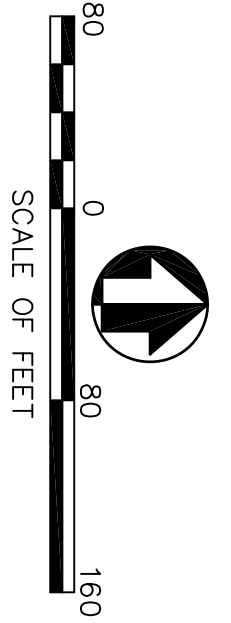
DESCRIPTIONS:

QUIT CLAIM DEED- ENTRY #2497984:
Part of the Northeast Quarter and part of the Southeast Quarter, Section 17, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning 1346.4 feet WEST of the Southeast corner of said Northeast Quarter of Section 17; running thence NORTH 592.02 feet; thence North 88°00' West 319.95 feet; thence South 00°25'49\"/>

SUBJECT DESCRIPTION:

A parcel of land lying and situate in the East Half of Section 17, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the occupied 9.27 acres, more or less, of that particular of land described in that certain Quit Claim Deed recorded as Entry 2497964 of the Weber County Records. Basis of Bearing for subject description being Geoidic NORTH as determined by GPS or North 00°14'15\"/>

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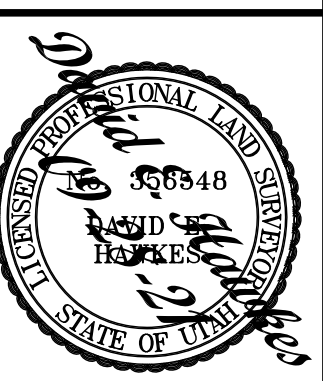


LEGEND

- 29' 1/2\"/>
- 32' 1/2\"/>
- = RIGHT OF WAY
- = RECORD OF SURVEY
- = ADJOINING PARCELS DEED LINES
- = DIMENSION LINES
- = EXISTING EDGE OF ASPHALT
- = FOUND EVIDENCE AS NOTED
- = SET #5 REBAR / CP# PLS 36548*
- = BOUNDARY BY USE (0.17 acres)

**RECORD OF SURVEY OF
TAX PARCEL 21-026-0070
STERLING B. WOOD AND T. RUTH WOOD...TRUST**
LYING AND SITUATE IN THE EAST HALF OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 09-28-21
SCALE: 1"=80'
PROJECT NUMBER: 2149001



Boundary Consultants
Professional Land Surveyors
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dave@boundaryconsultants.biz

DESIGNED	DEH
DRAFTED	DEH
CHECKED	DEH

SHEET 1
OF 1