

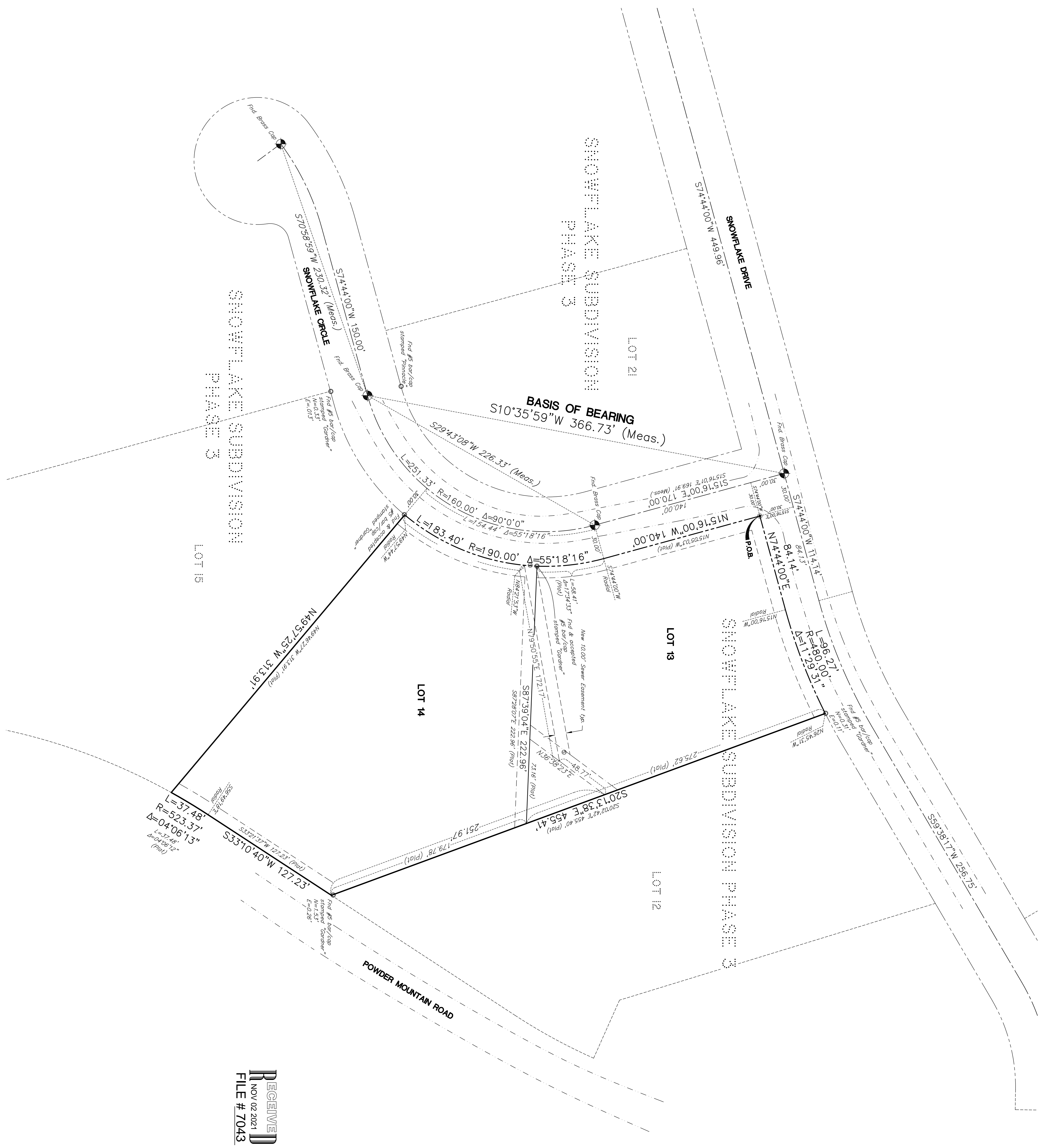
NARRATIVE:

Boundary Consultants was retained by Charles Kofoed to survey the subject lots, to relocate a sewer easement thereon and combine the lots into a single lot. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD 1000 Model CONUS 12B @ height 432.00 feet above ground level. Basis of Bearing for this survey is Geodetic North as determined by GPS. Original monumentation of the Snowflake Subdivision was found as depicted hereon and used to retrace the subdivision. The original sewer line and it's easement have been re-located to the depicted 10.00 wide sewer easement.

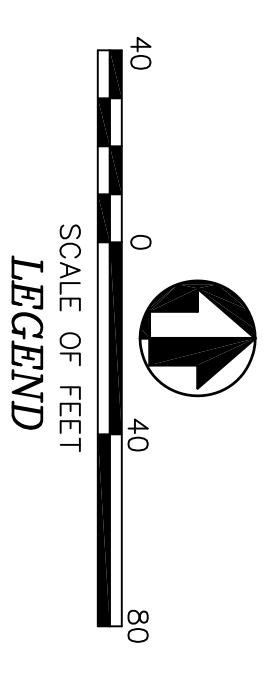
DESCRIPTIONS:

WARRANTY DEED-ENTRY #3040367.
All of Lot 13, Snowflake Subdivision Phase 3, Weber County, Utah, according to the official plot thereof.
WARRANTY DEED-ENTRY #3040360.
All of Lot 14, Snowflake Subdivision Phase 3, Weber County, Utah, according to the official plot thereof.
COMBINED LOTS 13 & 14.
All of Lots 13 and 14 Snowflake Subdivision, Phase 3, recorded as Entry 17963565, in Book 54, at Page 72 of the Weber County Records, more particularly described as follows:
A parcel of land lying and situate in the Southwest Quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Comprising the 2.49 acres contained in said Lots 13 and 14, Snowflake Subdivision, Phase 3. Basis of bearing for subject parcel being GEODETIC NORTH as determined by GPS or South 10°35'59" West 366.75 feet. Intersection of Snowflake Drive and Snowflake Circle and the B.C. monument in the centerline of said Snowflake Circle. Subject Parcel being more particularly described as follows:
Commencing at the brass cap monument monumenting the intersection of Snowflake Drive and Snowflake Circle, thence South 15°16'00" East 30.00 feet coincident with the centerline of said Snowflake Circle; thence North 74°44'00" East 30.00 feet to the Northwest Corner of said Lot 13, a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning.
Thence the following two (2) courses coincident with the southerly right of way of Snowflake Drive, 1) North 74°44'00" East 84.14 feet to a point of curvature; 2) Easterly 96.28 feet along the arc of a 480.00 foot radius curve to the left (center bears North 15°16'00" West) through a central angle of 11°29'31" to the northeast corner of said Lot 13; thence South 20°13'38" East 455.41 feet coincident with the common boundary of Lots 12, 13 and 14 of said subdivision to the common corner to said Lot 12 and 14; thence the following two (2) courses coincident with the westerly right of way of Powder Mountain Road, 1) South 33°10'40" West 127.23 feet to a point of curvature; 2) Southerly 37.48 feet along the arc of a 523.37 foot radius curve to the left (center bears South 56°49'18" East) through a central angle of 04°06'12" to the Southwest corner of said Lot 14; thence North 49°57'25" West 313.91 feet coincident with the common boundary of Lots 14 and 15 to the common front corner thereof; thence the following two (2) courses coincident with easterly right of way of Snowflake Circle 1) Northerly 183.40 feet along the arc of a 190.00 foot radius curve to the left (center bears North 49°57'44" West) through a central angle of 35°18'16" to a point of tangency; 2) North 15°16'00" West 140.00 feet to the point of Beginning.

SUBJECT TO: The 40.00 foot wide Wolf Creek Easement depicted on the doctored plot of the Snowflake Subdivision, Phase 3.
Contains 1 Lot, 2.49 acres, #108,274 sq. ft.



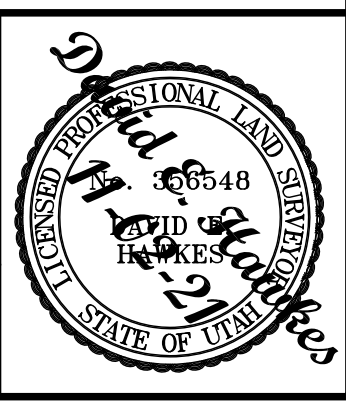
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FILE # 7043



LEGEND

- SECTION CORNER & SECTION LINE
- BOUNDARY SET BY BEARING & CAP STAMPED THIS 356548
- EXTANT RIGHT OF WAY LINES
- 10.00' PUBLIC UTILITY EASEMENT
- LINE OF ASYMMET
- DIMENSION LINES
- RECORD OF SURVEY FILE NUMBER
- BOUNDARY LINE AGREEMENT
- POINT OF BEGINNING
- WEBER COUNTY SURVEYOR
- MEASURED
- CALCULATED
- FOUND CENTERLINE MONUMENT

DATE:	10-02-21
SCALE:	1"=40'
PROJECT NUMBER:	2117001



**RECORD OF SURVEY OF WEBER COUNTY
TAX PARCELS 22-186-0002, -0003
CHARLES J. and BRENDA S. KOFOED
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN**

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

DESIGNED:	DEH
DRAFTED:	DEH
CHECKED:	DEH
SHEET:	1
OF:	1