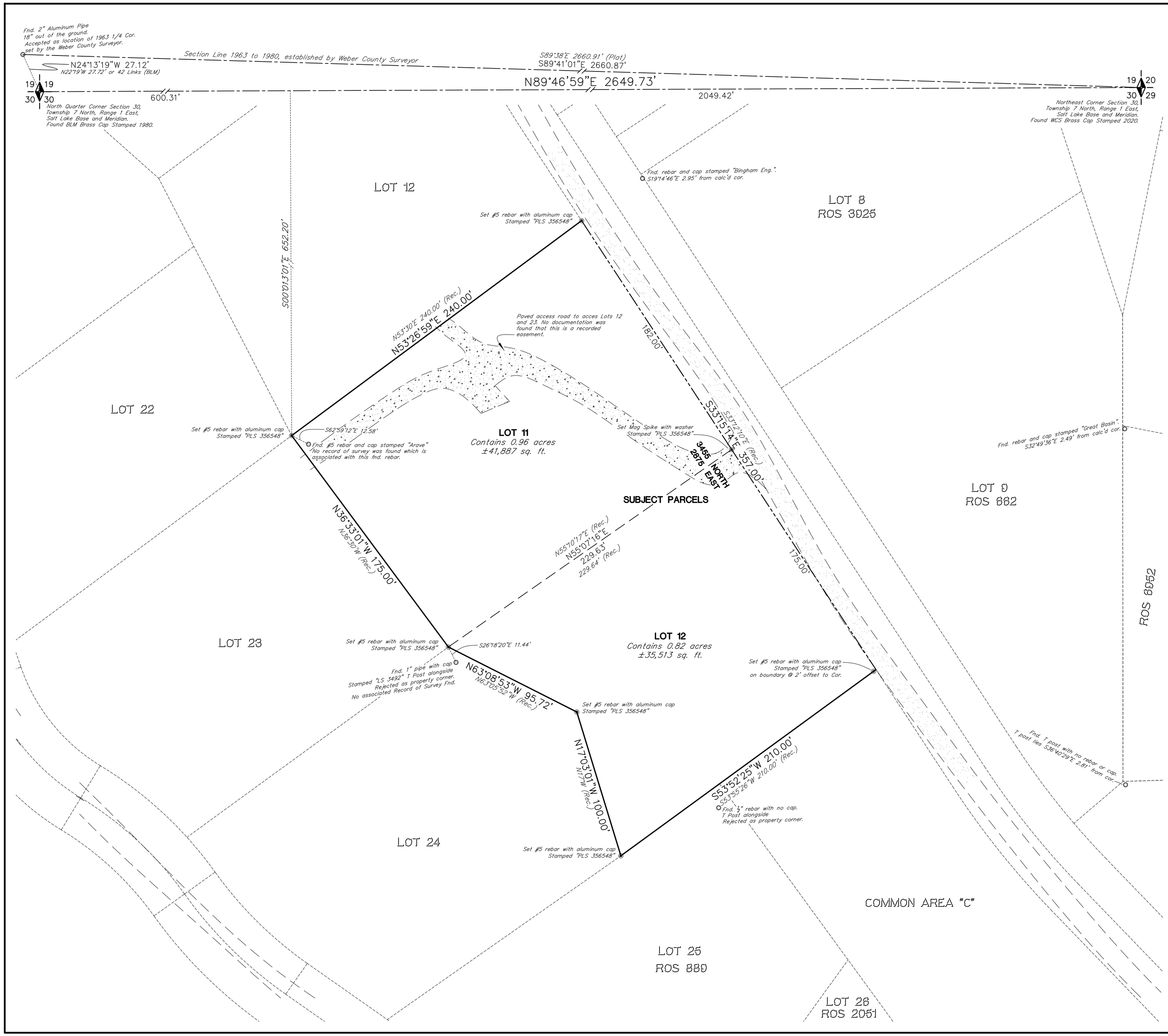

NARRATIVE:

Boundary Consultants was retained by Austin Jensen to survey the subject parcels.
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 5354.26 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS, or North 89°46'59" East 2649.73 feet, measured, between the 2020 Weber County brass cap monument marking the Northeast Corner of Section 30, Township 7 North, Range 1 East, SLB&M and the 1980 BLM brass cap monument marking the North Quarter Corner thereof.
When the Spring Mountain Ranchettes Subdivision was created in 1967 the Quarter Corner common to Sections 19 and 30, was a 2" aluminum pipe which was apparently set in 1963 by the Weber County Surveyor.
The Bureau of Land Management carried out a Dependant Re-survey of Section 30 in 1980 where they found the original stone monument South 22°19' East 42 links of the Weber County Pipe. That 1963 pipe was used in the creation of Spring Mountain Ranchettes in 1967. We have located that pipe as depicted hereon and found the distance between that pipe and the Northeast Corner of Section 30 to closely match the record distance depicted on the plat. We have made a thorough search for original monumentation of Spring Mountain Ranchettes that fit the dimensions given on the plat thereof with no real success. The plat does not indicate what was set at the time of the plats creation. Other surveys that have been done in the area between 1991 to present purport that ½" rebar were set as part of the plat. We believe the only definitive monumentation that can be identified as part of that plat are the aforesaid section monuments. We have relied upon, held and used those monuments to control our retracement of the subdivision and have disregarded other rebar and pipe set by others as there is no definitive evidence of their use in the layout of the subdivision. All of the surveys we have considered in the course of this survey do not tie to found section monuments with the exception of Record of Survey 662, certified by Larry Buttars in 1991.
While our retracement may conflict with other surveys in the area we find nothing detrimental to the adjoining parties in doing so as the adjoining lots are not fenced and there are no clear lines of use or occupation.

SURVEYS CONSIDERED IN THE COURSE OF THIS SURVEY:

ROS #662	Larry Buttars	Filed November 1991
ROS #889	Great Basin Engineering	Filed September 1993
ROS #2051	Great Basin Engineering	Filed September 1999
ROS #3925	Bingham Engineering	Filed November 2002
ROS #6952	Hansen Associates, Inc.	Filed September 2021

DESCRIPTION:

QUIT CLAIM DEED: ENTRY #1981266:

All of Lot 10 and 11, Spring Mountain Ranchettes, Weber County, Utah. Subject to Right of Way.

RECEIVED
NOV 30 2021
FILE # 7066

30 0 30 60
SCALE OF FEET

LEGEND

29 28 / 32 33 = SECTION CORNER & SECTION LINE
= BOUNDARY
= RIGHT OF WAY
= RECORD OF SURVEY
= ADJOINING PARCELS - LOTS
= RECORD LOT LINE
= RECORD ROAD CENTER LINE
= DIMENSION LINES
= DIRT - GRAVEL ROAD
= ASPHALT PAVING

RECORD OF SURVEY OF WEBER COUNTY TAX PARCEL 22-026-0009

EARLENE B. and KENNETH C. JENSEN

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: PLOT DATE: 11-29-21
SCALE: 1"=30'
PROJECT NUMBER: 2169001

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