

West Quarter Corner Section 26,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Not final position calculated from
Weber County Survey information.

27 26
27 26

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.39'	N54°14'35"W
L2	9.20'	N17°54'35"W
L3	34.63'	N79°41'35"W
L4	35.51'	S00°33'26"W
L5	35.51'	S00°33'26"W
L6	22.60'	S79°41'35"E
L7	9.20'	S17°54'35"E
L8	46.50'	S89°24'35"E
L9	59.96'	S89°24'35"E
L10	26.10'	S89°24'35"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.21'	65.00'	36°19'32"
C2	112.15'	135.00'	47°35'56"
C3	33.38'	135.00'	14°09'57"
C4	54.05'	65.00'	47°38'45"
C5	16.02'	65.00'	14°07'08"
C6	36.90'	135.00'	15°39'43"

BLUMEL
ENTRY #1020718

ELKHORN LLC
ENTRY #2008523

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SUBJECT PARCEL
CONTAINS ±299,721 sq. ft.
6.89 acres

ELKHORN LLC
ENTRY #2008523

SHEPARD
ENTRY #3120377

N00°12'34"E 2643.53' per Weber County Surveyor
N00°12'34"E 2643.53' Calc'd

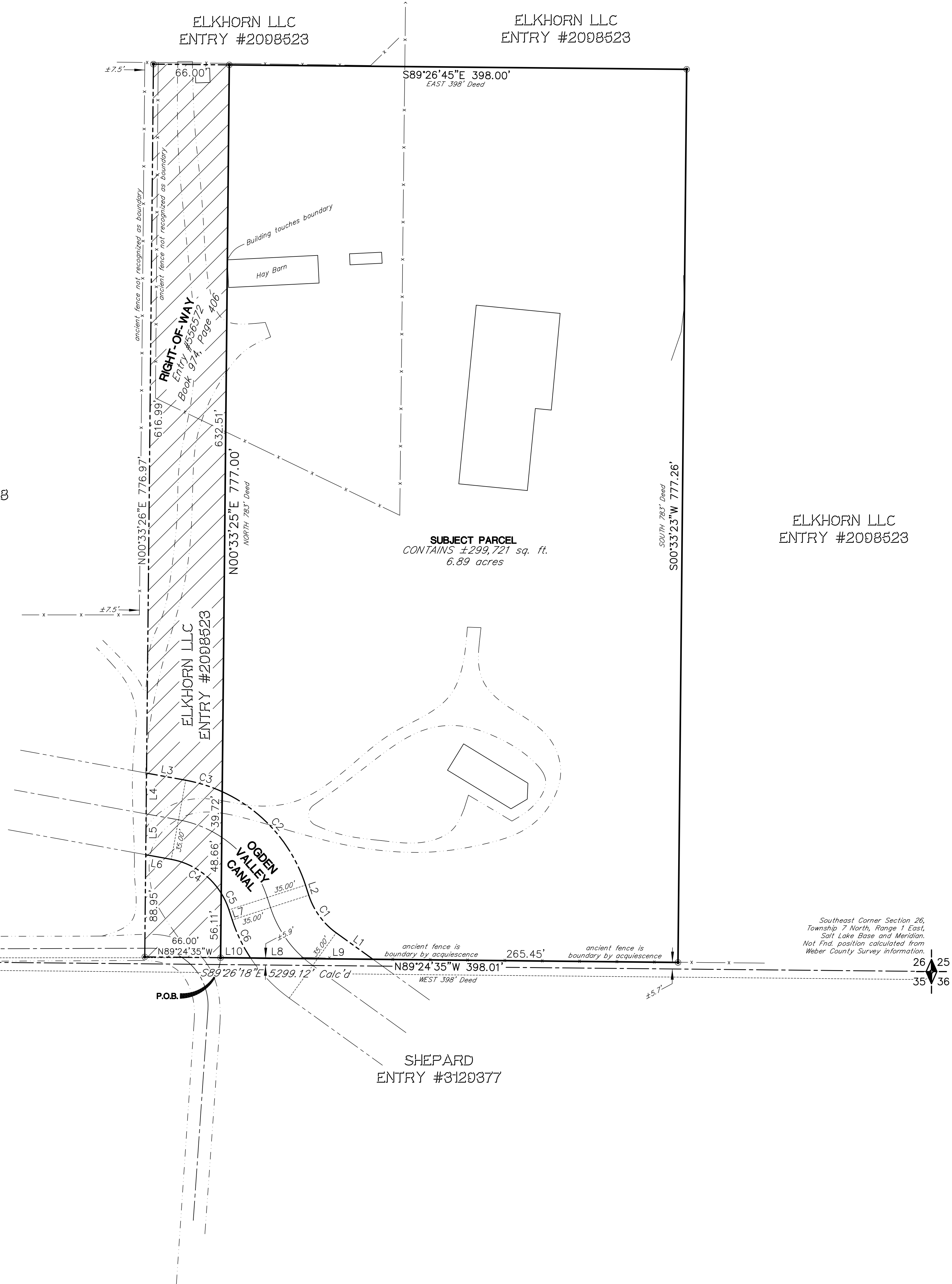
Southwest Corner Section 26,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Find Weber County Brass Cap Mon.
as per W.C.S. Tie Sheet.

27 26
34 35

BASIS OF BEARING
S00°07'07"W 2647.71'

West Quarter Corner Section 35,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Find Weber County Brass Cap Mon.
as per W.C.S. Tie Sheet.

34 35
34 35



NARRATIVE:

Boundary Consultants was retained by Aleta Cobabe to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 5012.354 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS or South 00°07'07" West 2647.71 feet measured between the Weber County Surveyor's brass cap monuments monumenting the west line of the Northwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian. The subject parcel's deed was placed in its record location running coincident with the section line. An ancient fence line runs parallel to the section line ±5.8' north of the current monument line. The fence is ancient and has been honored as the boundary with the Shepard's for a long period of time. We have held that ancient fence as a "Boundary by Acquiescence" in concert with recent Utah Supreme Court cases such as Q2 L.L.C. v Hughes 368, P.3d 86 (2016), Anderson v Fautin 379 P.3d 1186 (2016) and others not listed here. The location of the Ogden Valley Canal was placed by deed only. There may be variations in the rights of the canal based upon occupation and may not reflect its true location.

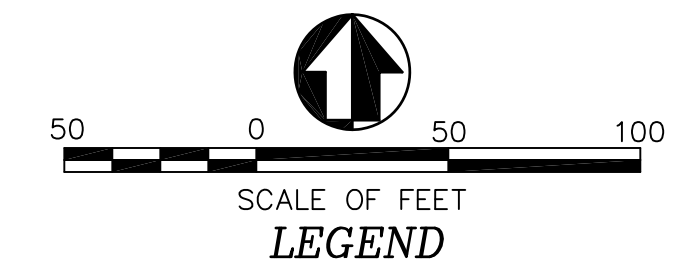
DESCRIPTION:

WARRANTY DEED: ENTRY #2958125:

PARCEL 1:
Part of the Southwest Quarter of Section 26, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point EAST 922 feet along the Section line from the Southwest Corner of said Quarter Section; running thence NORTH 783 feet to an existing fence; Thence EAST 398 feet to the east line of the Southwest Quarter of the Southwest Quarter of said Section 26; Thence SOUTH 783 feet to the South line of said Section 26; Thence WEST 398 feet along the Section line to the point of beginning. Excepting therefrom that portion with in the Ogden Valley Canal.

PARCEL 1-A:
A right of way created in that Quit Claim Deed recorded August 26, 1971, as Entry No. 556572, in Book 974, at Page 406, over and across the following described property:
A part of the Southwest Quarter of Section 26, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning 922 feet EAST along the Section line from the Southwest Corner of said Section 26; Thence NORTH 783 feet to existing fence; Thence WEST 66 feet; Thence SOUTH 783 feet to County road; Thence EAST 66 feet to beginning.

RECEIVED
MAR 21 2022
FILE # 7172



DATE: 03-21-22
SCALE: 1"=50'
PROJECT NUMBER: 2121001

RECORD OF SURVEY OF WEBER COUNTY
TAX PARCEL 22-020-0017
CLAIR and SHAWNA VAN MEETEREN
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 296
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