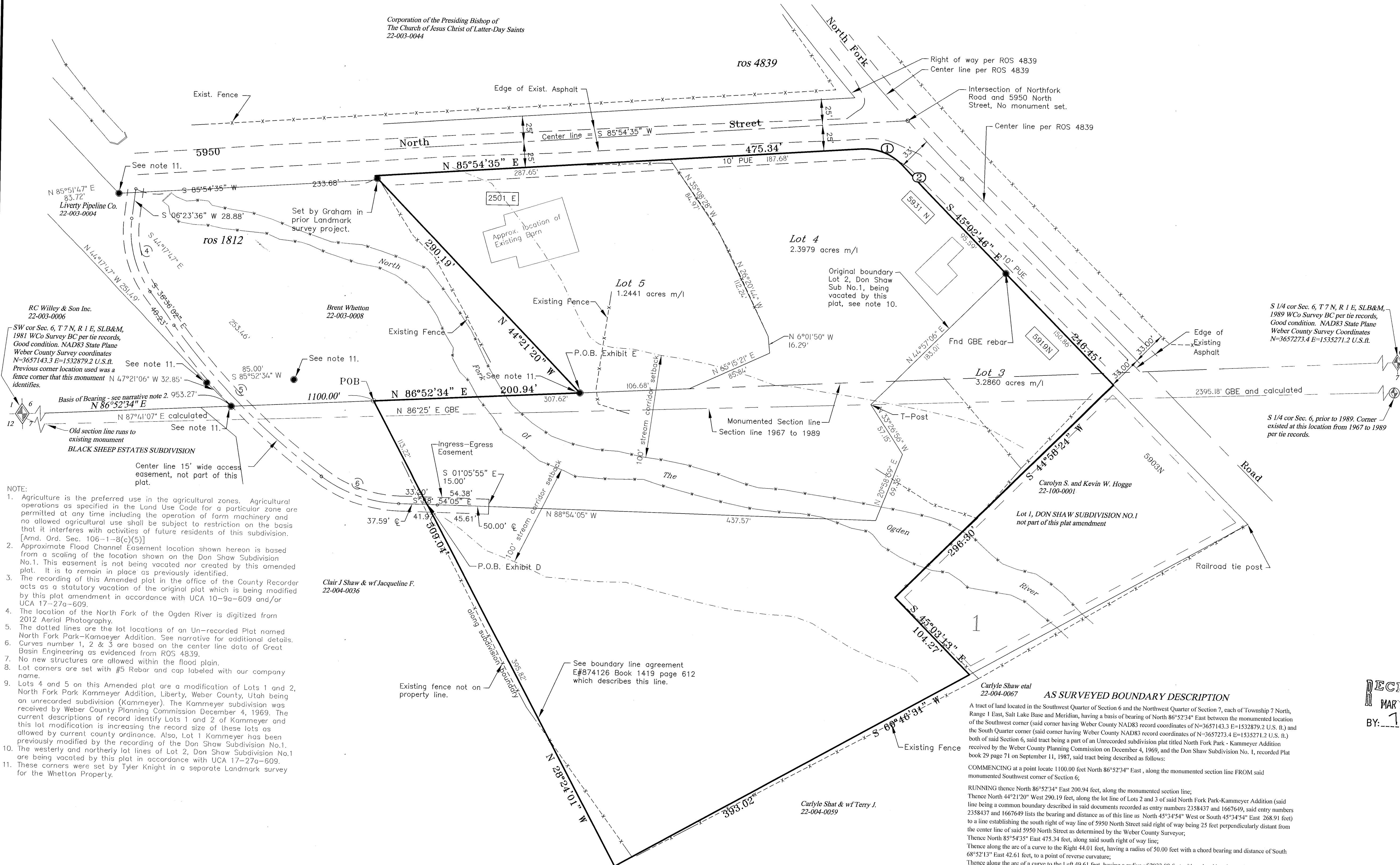


# Boundary Line Agreement

PART OF THE SW 1/4 OF SECTION 06 & THE NW 1/4 OF SECTION 07, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2018

Corporation of the Presiding Bishop of  
The Church of Jesus Christ of Latter-Day Saints  
22-003-0044

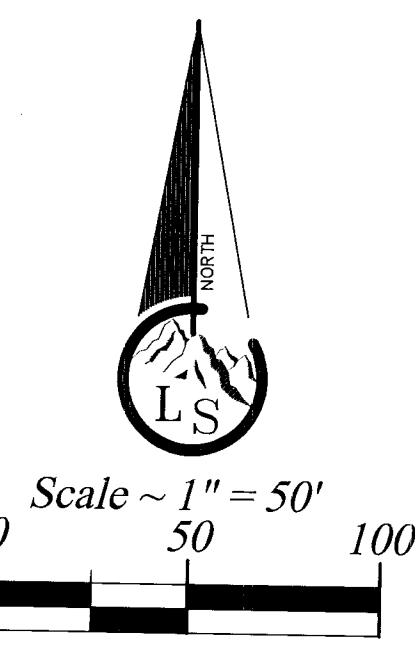
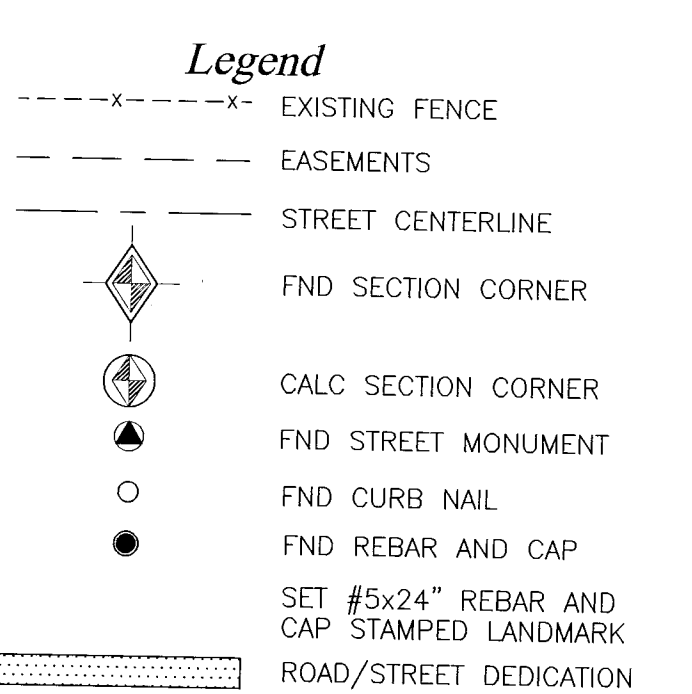


**NARRATIVE**

- The purpose of the survey is to identify common dividing lines and reconfigure the parcels shown. This project began as a subdivision plat but due to time constraints it has been decided that a boundary line agreement would facilitate the immediate needs and the subdivision could be pursued at a later date.
- The basis of bearing is shown on the plat and in the boundary description.
- The Don Shaw Subdivision No.1 was surveyed by Great Basin Engineering and recorded Sept. 11, 1987. The plat is recorded as Plat book 29 page 71. GBE notes the basis of bearing for their plat to be between the NW corner of Section 7 which was a brass cap and the S 1/4 corner which was also a brass cap but broken and disturbed.
- The current monument location was not used for the GBE subdivision. In 1987, according to county records, the S 1/4 corner was at a position 34.2 feet south of the current brass cap. The Don Shaw Subdivision No.1 was retraced with the best available evidence, that being the Northwest corner of Section 7, a found rebar identified by the land owners as the original survey marker, and existing fencing.
- The retracement of the subdivision identified a location for the S 1/4 corner where it was when GBE did the survey and produced a position that is 33.56 feet southerly of the existing monument.
- The identification of the historic, 1967, section line was made by use of the evidence of the Don Shaw subdivision as noted in paragraph 4. The plat identifies this section line with a distance of 2395.18 feet. The two section lines are shown on the plat.
- 5950 North Street right of way has been established by the Weber County Surveyor in May of 2019. Their determination of this right of way was made by rotating a County road deed, Book 819 page 137, so that the call of North matches the monumented section line.
- Road establishment for both 5950 North Street and North Fork Road.
  - The location of the roads are not straight forward. There is an unrecorded subdivision titled North Fork Park-Kammeyer Addition in the County Planning records that show the location of 5950 North Street as being a 50 foot right of way width. Plating the location of the subdivision and identifying the existing road by fencing and edge of oil show that the current occupied location of the road is not in the same place as identified by that plat if the south boundary of the Kammeyer plat is assumed to be coincident with the south section line of Section 6.
  - There is also a deed from Kammeyer to Weber County Corporation B819 p137 that granted the title to 5950 North Street as it is shown on the Kammeyer plat which is evident from the writing of the description and the plat drafting contained there on.
  - Making the assumption that Weber County Surveyor has done by rotating the county deed places the existing pavement in the center of the described right of way. However, the location does not conform to the Kammeyer plat as intended.
  - Because the county deed was written as part of the project for the Kammeyer plat it would follow that the Kammeyer plat also needs rotation of the same amount. In doing so the south boundary of the plat no longer matches the monumented section line. The county tie sheet records provide information related to the county monument history.
  - From an examination of the Kammeyer plat it can be surmised that the Southwest corner of Section 6 was considered to be a fence corner (this is documented on the county tie sheets and indicated that a brass cap was set by the post). The south 1/4 corner was not called out on the plat, however, the south boundary of the plat was labeled as such.
  - The south 1/4 corner was established as a county brass cap in 1967, so the monument would have been in place when the Kammeyer plat was produced.
  - It appears that the property description for the Nicolsia's originated as Lot 3 of the Kammeyer unrecorded subdivision. By holding the rotated Lot line between Lots 2 and 3 of the Kammeyer unrecorded subdivision as the boundary between the parcels. In doing so this does not create a conflict with the metes descriptions of the Nicolsia property since it would be rotated similarly.
  - 5950 North Street has been identified by a Great Basin Engineering survey filed as ROS 4839 done in 2013 which identified the property line of the LDS Church camp as being very close to the existing fence that is on the northerly side of 5950 North Street. When offsetting this north right of way line fence a distance of 60 feet to the south the line conforms quite closely to another piece of fence line that exists on the south side of the street. However, because the county was only deeded a 50 foot right of way for this street I believe it proper to hold the width of 50 feet.
  - The Don Shaw Subdivision identified the location of North Fork Rd as being a split of existing fences and holding the southerly fence as the right of way for said subdivision. From our measurements the distance between the fence on the northeasterly side of North Fork Road and the Don Shaw Subdivision boundary are quite close to a 66 foot distance.
  - Using Don Shaw Subdivision location for the right of way and offsetting the 33 feet for the center of North Fork Road produces a location for the center of the road as shown here on.
  - For this plat I am holding the Don Shaw Subdivision right of way location to the point where it intersects with the established location of 5950 North Street and then establishing a rounded corner for future road expansion.
- The Nicolsia parcel was surveyed by Landmark in 1997 indicating that the Northeast corner of the parcel was a found T-post. At this location we found a rebar and cap set by Landmark still in place. This location was not used for the right of way of 5950 North Street by the county which places the county determined right of way to be north of the rebar and cap.
- Documents used or reviewed in this survey are, but not limited to, the following:
  - Unrecorded Subdivision plat titled North Fork Park-Kammeyer Addition, Drawn by E. Paul Gilgen, held in the county planning office.
  - Current Tax Maps.
  - Deeds, Book-Page: 750-688, 819-137, Entry# 879209, 927713, 958077, 958077, 1020941, 1114677, 1118264, 1508117, 1519632, 1667648, 1667649, 1848425, 2039639, 2358437
  - Records of Survey: 1812, 2737, 3794, 4217, 4839
  - Subdivision plats; Don Shaw Subdivision No.1, Nicholls Subdivision.

**NOTE:**

- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Arnd. Ord. Sec. 106-1-8(c)(5)]
- Approximate Flood Channel Easement location shown hereon is based from a scaling of the location shown on the Don Shaw Subdivision No.1. This easement is not being vacated nor created by this amended plat. It is to remain in place as previously identified.
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
- The location of the North Fork of the Ogden River is digitized from 2012 Aerial Photography.
- The dotted lines are the lot locations of an Un-recorded Plat named North Fork Park-Kammeyer Addition. See narrative for additional details.
- Curves number 1, 2 & 3 are based on the center line data of Great Basin Engineering as evidenced from ROS 4839.
- No new structures are allowed within the flood plain.
- Lot corners are set with #5 Rebar and cap labeled with our company name.
- Lots 4 and 5 on this Amended plat are a modification of Lots 1 and 2, North Fork Park-Kammeyer Addition, Liberty, Weber County, Utah being an unrecorded subdivision (Kammeyer). The Kammeyer subdivision was received by Weber County Planning Commission December 4, 1969. The current descriptions of record identify Lots 1 and 2 of Kammeyer and this lot modification is increasing the record size of these lots as allowed by current county ordinance. Also, Lot 1 Kammeyer has been previously modified by the recording of the Don Shaw Subdivision No.1.
- The westerly and northerly lot lines of Lot 2, Don Shaw Subdivision No.1 are being vacated by this plat in accordance with UCA 17-27a-609.
- These corners were set by Tyler Knight in a separate Landmark survey for the Whetton Property.



**AS SURVEYED BOUNDARY DESCRIPTION**

A tract of land located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N-9657143.3 E-1532879.2 U.S. Ft.) and the South Quarter corner (said corner having Weber County NAD83 record coordinates of N-9657273.4 E-1535271.2 U.S. Ft.) both of said Section 6, said tract being a part of an Unrecorded subdivision plat titled North Fork Park - Kammeyer Addition received by the Weber County Planning Commission on December 4, 1969, and the Don Shaw Subdivision No. 1, recorded Plat book 29 page 71 on September 11, 1987, said tract being described as follows:

COMMENCING at a point locate 1100.00 feet North 86°52'34" East, along the monumented section line FROM said monumented Southwest corner of Section 6;

RUNNING thence North 86°52'34" East 200.94 feet, along the monumented section line;

Thence North 44°21'20" West 290.19 feet, along the lot line of Lots 2 and 3 of said North Fork Park-Kammeyer Addition (said line being a common boundary described in said documents recorded as entry numbers 2358437 and 1667649, said entry numbers 2358437 and 1667649 lists the bearing and distance as of this line as North 45°34'54" West or South 45°34'54" East 268.91 feet to a line establishing the south right of way line of 5950 North Street said right of way being 25 feet perpendicularly distant from the center line of said 5950 North Street as determined by the Weber County Surveyor;

Thence North 85°54'35" East 475.34 feet, along said south right of way line;

Thence along the arc of a curve to the Right 44.01 feet, having a radius of 50.00 feet with a chord bearing and distance of South 68°52'13" East 42.61 feet, to a point of reverse curvature;

Thence along the arc of a curve to the Left 49.61 feet, having a radius of 2033.00 feet with a chord bearing and distance of South 44°20'57" East 49.61 feet;

Thence South 45°02'16" East 246.45 feet, to a corner common to Lot 1 and Lot 2 of said Don Shaw Subdivision No.1, being the right of way of North Fork Road;

Thence South 44°58'24" West (N 43°41'45" E by said Don Shaw Subdivision plat) 296.30 feet along the boundary of said Lot 2;

Thence South 45°03'13" East (N 46°18'15" W by said Don Shaw Subdivision plat) 105.02 feet along the boundary of said Lot 2;

Thence South 60°46'31" West (S 59°31'10" W by said Don Shaw Subdivision plat) 393.02 feet along the boundary of said subdivision to the most southerly corner of said subdivision;

Thence North 28°24'01" West 509.04 feet (N 29°39'25" W 492.09 feet by said subdivision), to the point of beginning, Containing 6.9280 acres, more or less.

**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 plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County.



RECEIVED  
MAR 23 2022  
BY: [Signature]

<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		Weber County Surveyor	
<p><b>DEVELOPER: Craig and Lynette Oberg</b> Address: 5931 North Northfork Road, Liberty, UT 84310</p>		1 of 1	
<p>SW 1/4 of Section 06, Township 7 North, Range 1 East, &amp; NW 1/4 of Section 07, Township 7 North, Range 1 East, Salt Lake Base and Meridian.</p>		Record of Survey	
Revisions	DRAWN BY: EDR		
	CHECKED BY: ...		
	DATE:		
	FILE: 3670		