



DATE: 04/15/12
 SCALE: 1"=40'
 PROJECT NUMBER: 2218001

LOT LINE ADJUSTMENT OF LOTS 4 and 5
 HERITAGE RANCH SUBDIVISION
 TAX PARCELS 15-380-0021, -0022
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH

Boundary Consultants
 Professional Land Surveyors
 West, Farr West, Utah
 1295 North 1700 West, 801-690-7158 FAX
 801-792-1569

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1

NARRATIVE:

Boundary Consultants was retained by Shane and Jenri Syme to adjust the common lot line between Lots 4 and 5 of the Heritage Range Subdivision. Recorded as Entry 2077169, filed on 12-29-2004 at the Weber County Recorder's Office in Ogden, Utah.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by the Utah State VRS Turn Network. Basis of Bearing for this survey is the West line of said Section bearing North 00°37'40" East 2635.81 feet measured between the Weber County brass cap monuments monumentizing the west line of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

"Mag" Nails were found in the curb along the Heritage Ranch Road on the projected lines for Lots 3, 4 and 5 of said subdivision matching their record locations. In retracing Lot 5 there are nominal differences in the curves defining the northerly right of way of Heritage Drive.

RECORD DESCRIPTIONS:

ENTRY #3025261. (15-380-0021):
 A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 54,450 sq. ft. contained in Lot 4 and a 5,131 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°22'20" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive, the corner common to Lots 4 and 5 of Heritage Ranch Subdivision and the True Point of Beginning;
 Thence northwesterly 158.71 feet along the arc of a 240.00 foot radius curve to the right (center bears North 32°40'10" East) through a central angle of 37°53'02" coincident with said right of way line to the common corner to Lots 3 and 4; Thence North 29°37'08" East 342.17 feet coincident with said common line to the common rear corner thereof and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 157.91 feet coincident with the north boundary of said Lot 4 to the corner common to Lots 4 and 5 and a number five rebar and cap stamped "PLS 356548"; Thence South 22°55'55" West 271.83 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 50°04'27" West 81.63 feet along pipe fence to a fence corner; Thence South 29°30'56" West 55.20 feet along said pipe fence to the point of beginning.

ENTRY 3031867. (15-380-0022):
 A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising a 49,300 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°22'20" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive, the corner common to Lots 4 and 5 of Heritage Ranch Subdivision and the True Point of Beginning;
 Thence North 29°30'56" East 55.20 feet along a pipe fence to a fence corner; Thence North 50°04'27" East 81.63 feet along a pipe fence to a number five rebar and cap stamped "PLS 356548"; Thence North 22°55'55" East 271.83 feet to the northerly boundary of said subdivision, the common corner to said Lots 4 and 5 and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 136.23 feet to the rear corner common to Lots 5 and 6 of said Subdivision and a number five rebar and cap stamped "PLS 356548"; Thence South 29°09'32" West 402.10 feet coincident with the common lot line of Lots 5 and 6 a point on the northerly right of way line of said Heritage Ranch Drive; Thence the following two (2) course coincident with said right of way 1) westerly 87.63 feet along the arc of a 255.00 foot radius curve to the left (center bears South 40°36'33" West) through a central angle of 19°41'20" to a point of reverse curvature; 2) Northwest 49.19 feet along the arc of a 240.00 foot radius curve to the right (center bears North 20°55'30" East) through a central angle of 11°44'40" to the point of beginning.

ADJUSTED DESCRIPTIONS:

ADJUSTED PARCEL 1. (15-380-0022):
 A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 54,450 sq. ft. contained in Lot 4 and a 5,521 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

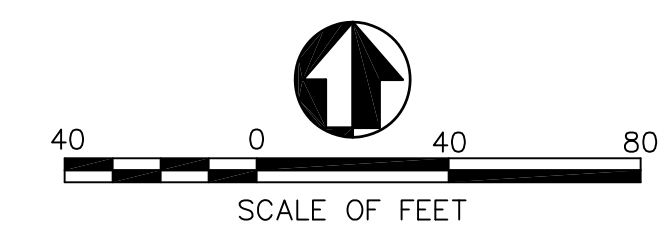
Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°22'20" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive and the corner common to Lots 4 and 5 of Heritage Ranch Subdivision and the True Point of Beginning;
 Thence northwesterly 158.71 feet along the arc of a 240.00 foot radius curve to the right (center bears North 32°40'10" East) through a central angle of 37°53'02" coincident with said right of way line to the common corner to Lots 3 and 4; Thence North 29°37'08" East 342.17 feet coincident with said common line to common rear corner thereof and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 157.91 feet coincident with the north boundary of said subdivision to a number five rebar and cap stamped "PLS 356548"; Thence South 28°03'14" West 93.61 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 50°04'27" West 56.63 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 29°30'56" West 55.20 feet to the point of beginning.

Contains 1.39 acres, or ±60,474 sq. ft.

ADJUSTED PARCEL 2. (15-380-0021):
 A parcel of land lying and situate in the Southwest Quarter of Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising a 49,300 sq. ft. portion of Lot 5, Heritage Ranch Subdivision, Recorded December 29, 2004 as Entry 2077169, in Book 60, at Page 89 of the Weber County Records. Basis of Bearing for Subject Parcel being North 00°37'40" East 2635.81 feet (Measured) coincident with the west line of said Southwest Quarter Section. Subject Parcel being more particularly described as follows:

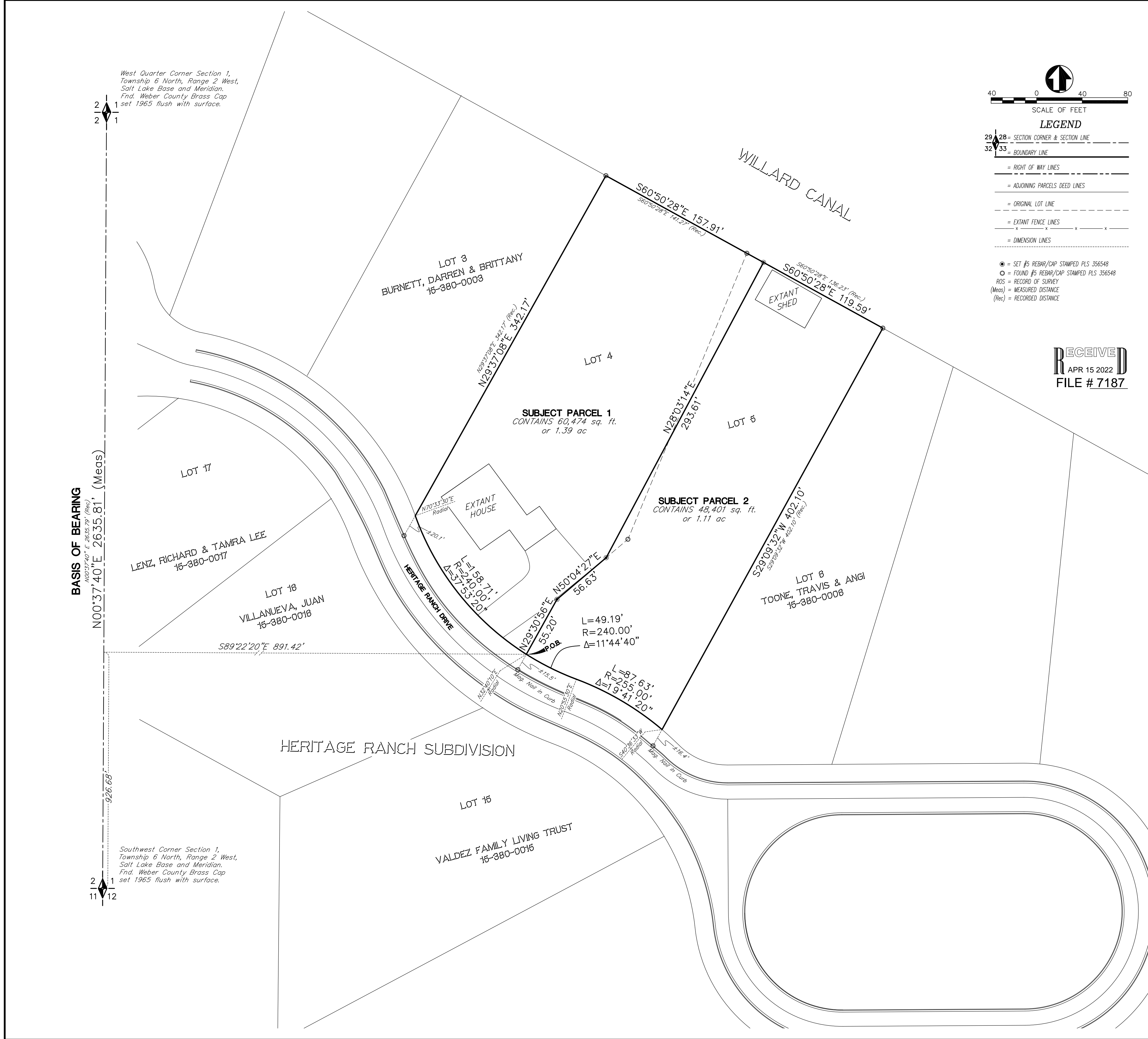
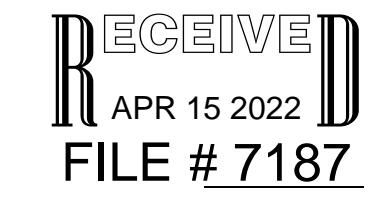
Commencing at the Southwest Corner of said Section 1, thence North 00°37'40" East 926.68 feet coincident with the west line of the Southwest Quarter of said Section 1; Thence South 89°23'01" East 891.42 feet to a point on the northerly right of way line of Heritage Ranch Drive and the corner common to Lots 4 and 5 of said Subdivision and the True Point of Beginning;
 Thence North 29°30'56" East 55.20 feet along a pipe fence to a fence corner; Thence North 50°04'27" East 81.63 feet along a pipe fence to a number five rebar and cap stamped "PLS 356548"; Thence North 22°55'55" East 271.83 feet to the northerly boundary of said subdivision, the common corner to said Lots 4 and 5 and a number five rebar and cap stamped "PLS 356548"; Thence South 60°50'28" East 136.23 feet to the rear corner common to Lots 5 and 6 of said Subdivision and a number five rebar and cap stamped "PLS 356548"; Thence South 29°09'32" West 402.10 feet coincident with the common lot line of Lots 5 and 6 a point on the northerly right of way line of said Heritage Ranch Drive; Thence the following two (2) course coincident with said right of way 1) westerly 87.63 feet along the arc of a 255.00 foot radius curve to the left (center bears South 40°36'33" West) through a central angle of 19°41'20" to a point of reverse curvature; 2) Northwest 49.19 feet along the arc of a 240.00 foot radius curve to the right (center bears North 20°55'30" East) through a central angle of 11°44'40" to the point of beginning.

Contains 1.11 acres or ±48,401 sq. ft.



LEGEND

- 29/32 = SECTION CORNER & SECTION LINE
- 33 = BOUNDARY LINE
- - - = RIGHT OF WAY LINES
- - - = ADJOINING PARCELS DEED LINES
- - - = ORIGINAL LOT LINE
- - - = EXTANT FENCE LINES
- - - = DIMENSION LINES
- = SET #5 REBAR/CAP STAMPED PLS 356548
- = FOUND #5 REBAR/CAP STAMPED PLS 356548
- ROS = RECORD OF SURVEY
- (Meas) = MEASURED DISTANCE
- (Rec) = RECORDED DISTANCE



West Quarter Corner Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Find Weber County Brass Cap set 1965 flush with surface.

Southwest Corner Section 1, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Find Weber County Brass Cap set 1965 flush with surface.

BASIS OF BEARING
 N00°37'40"E 2635.81' (Meas)

LOT 3
 BURNETT, DARREN & BRITTANY
 15-380-0003

SUBJECT PARCEL 1
 CONTAINS 60,474 sq. ft.
 or 1.39 ac

SUBJECT PARCEL 2
 CONTAINS 48,401 sq. ft.
 or 1.11 ac

LOT 8
 TOONE, TRAVIS & ANGI
 15-380-0008

LOT 17
 LENZ, RICHARD & TAMRA LEE
 15-380-0017

LOT 18
 VILLANUEVA, JUAN
 15-380-0018

LOT 15
 VALDEZ FAMILY LIVING TRUST
 15-380-0015

HERITAGE RANCH SUBDIVISION

WILLARD CANAL

EXTANT SHED

EXTANT HOUSE

L=49.19'
 R=240.00'
 Δ=11°44'40"

L=87.63'
 R=255.00'
 Δ=19°41'20"

L=158.71'
 R=240.00'
 Δ=37°53'02"

S22°09'32"W 402.10'
 240.00' Radius

S60°50'28"E 136.23'
 240.00' Radius

N28°03'14"E 293.61'
 240.00' Radius

N29°30'56"E 55.20'
 240.00' Radius

N50°04'27"E 81.63'
 240.00' Radius

N29°37'08"E 342.17'
 240.00' Radius

S40°36'33"W 402.10'
 240.00' Radius

S29°09'32"W 402.10'
 240.00' Radius

S60°50'28"E 157.91'
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N50°04'27"E 81.63'
 240.00' Radius

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 240.00' Radius

S40°36'33"W 402.10'
 240.00' Radius

S29°09'32"W 402.10'
 240.00' Radius

S60°50'28"E 157.91'
 240.00' Radius