

Northwest Corner Section 22,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. #5 rebar loosely set in
mound of stones. Located rebar
at its base.

16
21
15
22

WEST SIDE INVESTMENTS
16-007-0011
QCD
ENTRY #2834534

ROS #4706

S89°25'28"E 1614.19'

S62°41'28"E
190.62'

N00°25'11"E 1430.01'

TAX PARCEL
16-044-0012

S00°23'32"W 1344.26'

UTAH POWER AND LIGHT
16-044-0011
WARRANTY DEED
BOOK 704, PAGE 690

S00°25'11"W 2666.60'
Measured
BASIS OF BEARING

SCHOENENBERGER
16-044-0016
QCD
ENTRY #3220278
ROS #4786

N89°25'28"W 1784.84'

S89°25'28" East 906.51'

TAX PARCEL
16-044-0028
ROS #4786

N00°25'09"E 605.00'

THOMAS
16-044-0023
TAX DEED
ENTRY #2581041

S89°25'28"E 878.34'

N89°25'28"W 878.62'

21
21
22
22

West Quarter Corner Section 22,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap Monument
per tie sheet.

S00°25'48"W
2617.40' (M)

21
21
22
27

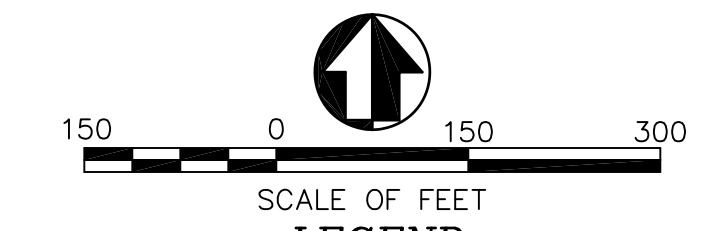
Southwest Corner Section 22,
Township 7 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap Monument
per tie sheet.

NARRATIVE:
Boundary Consultants was retained by Don Sears to survey and provide topography of Weber County Tax Parcels 16-044-012 and 16-044-0028 for purposes known only to him.
The boundary survey was carried out using a Trimble R8S GPS system with ground distance being determined by GEOD Model CONUS 12B at height 4987.90. Basis of Bearing for this survey is South 00°25'11" West 2666.60 feet measured between the Weber County brass cap monument marking the West Quarter Corner of Section 22, Township 7 North, Range 1 West, Salt Lake Base and Meridian and the #5 rebar in a mound of stones marking the Northwest Corner thereof.
The subject parcels deeds were retraced and placed on the ground using the found monumentation depicted hereon and the monumented location of the Utah Power and Light which abuts the subject parcels on their east boundary.
A record of survey was prepared in 1999 by Great Basin Engineering which is filed as Record of Survey #2295 in the office of the Weber County Surveyor. Several of the corners that were set in conjunction with that survey were found as depicted hereon. We did not agree with several of those corners and have set new bar and cap stamped "PLS 356548" at the location of the corners that we have calculated. There have been two additional surveys done of the property that abuts the Utah Power and Light's parcels on the east, record of surveys #4706 and #4786, which solidify the location of the UP&L parcels which are called to in the subject parcels deeds, and which were not available to Great Basin at the time their survey was done. When Utah Power's monumented east line is offset the record two hundred feet it expands the subject parcel's east line as depicted hereon.

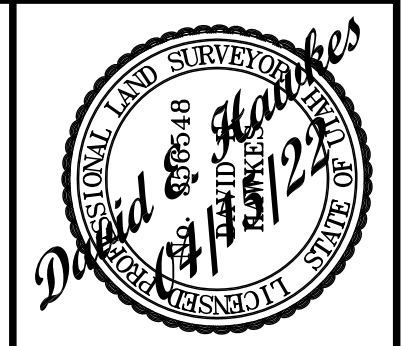
DESCRIPTIONS:
WARRANTY DEED: ENTRY #2110032:
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SECTION, AND RUNNING THENCE EAST 1614.9 FEET (South 89°25'28" East 1614.19 feet, measured); THENCE SOUTH 63°16' EAST 184.1 FEET (South 62°41'28" East 190.62 feet, measured); THENCE SOUTH 00°28' WEST 1347.2 FEET (South 00°23'32" West 1344.26 feet, measured); THENCE WEST 1780 FEET (North 89°25'28" West 1784.84 feet, measured) TO THE WEST SECTION FENCE OF SAID SECTION 22, THENCE NORTH ALONG SAID WEST FENCE LINE 1430 FEET (North 00°25'11" East 1430.00 feet, coincident with said section line, measured) TO THE POINT OF BEGINNING. CONTAINING 58.28 ACRES. (58.41 acres ±2,544,551 sq. ft. measured)

WARRANTY DEED: ENTRY #994428:
PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1430.0 FEET SOUTH (South 00°25'11" West 1430.00 feet, measured) AND 906.5 FEET EAST (South 89°25'28" East 906.51 feet, measured) FROM THE NORTHWEST CORNER OF SAID SECTION 22, RUNNING THENCE EAST 873.5 FEET, MORE OR LESS, (South 89°25'28" East 878.34 feet, measured) TO THE UTAH POWER AND LIGHT COMPANY PROPERTY, THENCE SOUTH 605.0 FEET, (South 00°23'32" West 605.00 feet, measured) THENCE WEST 873.5 FEET, (North 89°25'28" West 878.62 feet, measured) THENCE NORTH 605.0 FEET (North 00°25'09" East 605.00 feet, measured) TO THE PLACE OF BEGINNING. SUBJECT TO RIGHT OF WAY OR EASEMENTS THAT ARE A MATTER OF RECORD. Contains 12.20 acres, ±531,481 sq. ft. measured

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FILE # 7190



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY AND SET #5 REBAR WITH CAP STAMPED "PLS 356548"
 - = SURVEY LINES AND FOUND GREAT BASIN BAR AND CAPS
 - = RECORD OF SURVEYS 4706 AND 4786 WITH FOREST SERVICE MONUMENTS



DATE PLOT DATE: 04-15-22
SCALE: 1"=150'
PROJECT NUMBER: 2141001

BOUNDARY AND TOPOGRAPHIC SURVEY OF
WEBER COUNTY TAX PARCELS 16-044-0012, -0028
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
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801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1