

BOUNDARY DESCRIPTION

A part of the South Half of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian Beginning at a the Southwest corner of The Towns at Patriot Point Subdivision Phase 2, (Weber County Recorder's Book 90 Pages 017-018), said point being 345.56 feet North 87°39'06" West along the Section line to said Subdivision and 289.39 feet South 1°29'49" East from the Center of the said Section 32; and running thence South 89°34'25" East 715.33 feet along said South Boundary and the South Boundary Line of The Towns at Patriot Point Subdivision Phase 14, (Weber County Recorder's Book 90 Pages 015-016); thence North 1°09'36" East 3.23 feet to the Southwest Corner of The Ranches Phase 3 - A P.R.U.D. Subdivision (Weber County Recorder's Book 83 Pages 095-096); thence along said Ranches Phase 3 and Ranch View Townhomes Phase 3 (Weber County Recorder's Book 66 Page 055) the following three (3) courses: (1) South 88°56'03" East 405.96 feet, (2) South 80°04'39" East 269.59 feet, and North 12°32'14" East 57.96 feet; to Sentinel Storage Subdivision (Weber County Recorder's Book 71 Page 504) thence along said Subdivision South 80°56'54" East 398.12 feet to that certain Warranty Deed found at Entry No. 2665614; thence along the West bound of said deed South 3°10'41" West 344.77 feet to Northern Boundary line of Hidden Willow Estates Subdivision First Amendment (Weber County Recorder's Book 68 Pages 096-097); thence along said Subdivision and Hidden Willow Estates West Subdivision (Weber County Recorder's Book 64 Page 085) the following three (3) courses: (1) North 78°37'05" West 139.74 feet; (2) North 84°23'32" West 1,200.06 feet; and (3) South 89°22'43" West 1540.61 (record 1540.76 feet) to the East Boundary line of Wildflower Estates Phase No. 4, (Weber County Recorder's Book 73 Pages 035); thence North 04°24'19" East 296.50 feet along said East Boundary line to an existing fence; thence along said fence (being the record position of Entry No. 2665681) South 89°37'43" East 1,075.35 feet to the West Boundary line of said The Towns at Patriot Point Subdivision Phase 2; thence South 01°29'49" East 10.35 feet along said West Boundary line to the POINT OF BEGINNING.

Containing 19,350 acres, more or less.

NARRATIVE

This Survey was requested by Mr. John W. Hansen for the purpose of defining the boundaries of the property shown here on in preparation for development.

Brass Cap Monuments were found at the Northeast Corner and East Quarter Corner of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. A line with the bearing of South 0°45'59" West between the Brass Cap Monuments was used as the Basis of Bearings for this plat.

In retracing the boundary contiguous with Patriot Point Phase 1 and 2 the record of the plat was held. A certain boundary line agreement found at Entry No. 1401906 with the intent of (along the fence) was held in Patriot Point over the record bearings and distances. This survey held the same. A jog in the fence was measured at Line Segment 1. This measurement was created by holding the intent of said boundary line agreement to be along the fence. Bearing and distance along said segment was generated by holding the bearing of Patriot Point Phase 1 to the measured fence, Hansen Rebar, the record of the Ranches Subdivision, and the record position of said Boundary Line agreement.

Along the boundaries of The Ranches Subdivision and Ranch View Townhomes record bearings and distances were held. Line Segment 2 was measured by holding the record bearing of South Ranch View Townhomes to the intersection of Sentinel Storage Subdivision with said position agreeing with the record of Entry No. 1394383.

In determining the boundary contiguous with Bach Self Storage North Ogden Utah LLC, the doctrine of Senior rights was held. Where the record descriptions of subject property found at Entry No. 1394383 and Entry No. 2665681 had claim to said ground. With the description found at Entry No. 2665614 held as controlling. Said deed called to and along Hidden Willow Estates First Amendment and was used to position the deed over the call to Center Line monuments in Washington.

The deed found at Entry No. 1394383 also had claim to land contained within Hidden Willow Estates First Amendment and Hidden Willow Estates West. The two subdivisions were held as controlling by

the doctrine of Senior Rights. I also believe this position to be controlling as reflecting the intent of the landowner in giving up some of the land reflected in the record of Entry No. 1394383. This position was held over the record of the position of Entry No. 2665681. The Hidden Willow Subdivisions were established by the Found Center Line Monuments and the found rebar and caps at lot corners. Along said Hidden Willow subdivisions, a measurement of 1540.61 feet was held over the record of 1540.76. This measurement best holds the found monuments of said Hidden Willow Subdivisions and the found monuments of Wildflower Estates Phase 4.

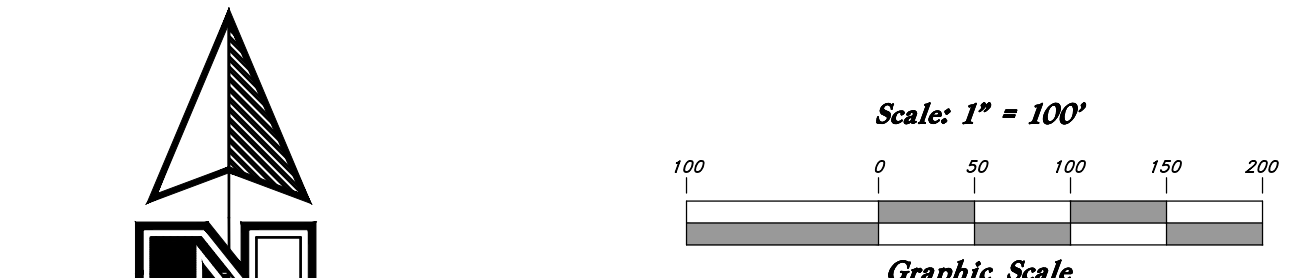
In the retracement of the boundary contiguous with Wildflower Estates Phase No. 4, it was found that the posting of the record descriptions Entry No. 2665681 and 1394383 of the property placed platted a gore of 6 feet and 25 feet East of the property line, respectively. The recorded deeds and surveys of the property currently owned by MLJ Investments LLC record falls to the west of the platted subdivision. With the ambiguity between the adjoining deed as explained and knowing that the intent of the landowners and the development is to not have gores between ownership of land measured distances to said Wildflower Subdivision were held.

The record line intended to be contiguous with the property owned by MLJ Investments LLC had many descriptions describing the line some of which are as follows: Entry No. 3057190, Entry No. 3057190, Entry No. 2665681, Entry No. 1394383, and Record of survey 113. The Record of Entry No. 2665681 was held as it best fit the occupation evidence between the two landowners and the found Hansen Rebar and Cap.

Boundaries between Harrisville and North Ogden were established from the record annex plats on record of Weber County. Entry Numbers and references to surveys and Subdivisions are also found in the official records of Weber County.

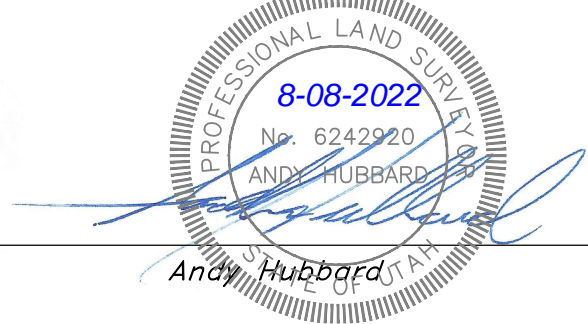
Property corners were not set at this time and will be set in the pending subdivisions.

Line	Bearing	Length
L1	N 1°09'36" E	3.23
L2	N 12°32'24" E	57.96
L3	S 1°29'49" E	10.35



SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate no. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



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Record of Survey
Montgomery Farms
 Weber County, Utah
 A part of Section the South Half of Section 32, T7N, R1W, SLB&M, U.S. Survey

July, 2021
 SHEET NO.
ROS
 18N744 - ROS