



NARRATIVE:

Boundary Consultants was retained by Janet Cazier to survey the subject parcels and re-configure the parcels to match occupation prior to their sale. This survey was carried out using a Trimble R8s GPS System, with ground distances being determined by GEO Model CONUS 12B @ height 5000.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or as depicted hereon. The extant deed for Subject Parcel 1, (Entry 2784274), contains typographical errors which are depicted hereon. This survey fixes those errors and adjusts the parcels to the configuration depicted hereon to better serve the purposes of the prospective buyers. The two subject parcels maintain their pre-adjustment size of 3 and 1 acres respectively with there being no violations of current Weber County Zoning Ordinances.

CURRENT DESCRIPTIONS:

WARRANTY DEED: ENTRY #2784274:

Part of the Southwest Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point which is North 00°55' West 2473.42 feet, WEST 203.24 feet, South 34°07' West 217.50 feet, South 02°40' West 309.78 feet, South 19°50'30" West 289.24 feet, South 49°04' West 45.00 feet and North 52°27'13" West 630.00 feet from the South Quarter Corner of said Section 28 (said point being on the south line of Lima property and at the most easterly corner of Simpson property); Running thence South 45°12'40" West 70.00 feet and South 35°25'25" West 9.40 feet along an existing road, thence South 57°27'13" East 150.00 feet; Thence South 35°25'25" West 290.60 feet; Thence South 52°27'13" East 466.89 feet to the west line of an existing dedicated road; Thence North 19°02' East 82.19 feet along said west line; Thence northeasterly along the arc of a 405.77 foot radius curve to the right a distance of 91.22 feet to the west line of Lot 1, Hoffman Subdivision, Thence North 52°27'13" West 223.19 feet, Thence North 37°32'47" East 189.14 feet, Thence North 52°27'13" West 349.25 feet to the point of beginning.

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ADJUSTED DESCRIPTIONS:

EXTANT TAX PARCEL 22-022-0055:

A parcel of land lying and situate in the Southwest Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Comprising 3.00 acres, a 0.25 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784273 in the Office of the Weber County Recorder and a 2.75 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784274 in said Recorder's Office. Basis of Bearing for subject parcel being North 00°05'34" East 5321.97 feet measured between the Weber County brass cap monuments marking the South and North Quarter Corners of said Section 28. Subject Parcel being more particularly described as follows:

Commencing at the South Quarter Corner of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian thence North 00°05'34" East 1576.78 feet coincident with the east line of the Southwest Quarter of said Section 28; Thence North 89°54'26" West 647.11 feet to the southeast corner of Lot 1, Hoffman Subdivision and a number five rebar and cap stamped PLS 356548 and the True Point of Beginning; Thence the following two (2) courses coincident with the westerly right of way of Nordic Valley Drive (4300 East Street), 1) southerly 90.51 feet along the arc of a 405.77 foot radius curve to the left (center bears South 57°10'39" East) through a central angle of 12°46'47" to a point of tangency; 2) South 20°02'34" West 95.98 feet to a number five rebar and cap stamped PLS 356548; Thence North 51°26'39" West 420.70 feet to a number five rebar and cap stamped PLS 356548; Thence North 36°25'59" East 217.95 feet to a number five rebar and cap stamped PLS 356548; Thence North 51°26'39" West 200.00 feet to a number five rebar and cap stamped PLS 356548; Thence North 36°25'59" East 82.05 feet to a number five rebar and cap stamped PLS 356548; Thence North 46°13'14" East 70.00 feet to a number five rebar and cap stamped PLS 356548; Thence South 51°26'39" East 349.77 feet to the northwest corner of said Lot 1, Hoffman Subdivision and a number five rebar and cap stamped PLS 356548; Thence the following two (2) courses coincident with the perimeter of said Lot 1, 1) South 38°33'21" West 189.85 feet (North 37°32'47" East 189.14 feet per plat) to a number five rebar and cap stamped PLS 356548; 2) South 51°26'39" East 223.26 feet (North 52°27'13" West 223.19 feet per plat) to the point of beginning.

EXTANT TAX PARCEL 22-022-0102:

A parcel of land lying and situate in the Southwest Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Comprising 1.00 acre, a 0.75 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784273 in the Office of the Weber County Recorder and a 0.25 acre portion of that particular parcel of land described in that certain Warranty Deed recorded March 23, 2016 as Entry 2784274 in said Recorder's Office. Basis of Bearing for subject parcel being North 00°05'34" East 5321.97 feet measured between the Weber County brass cap monuments marking the South and North Quarter Corners of said Section 28. Subject Parcel being more particularly described as follows:

Commencing at the South Quarter Corner of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian thence North 00°05'34" East 1576.78 feet coincident with the east line of the Southwest Quarter of said Section 28; Thence North 89°54'26" West 647.11 feet to the southeast corner of Lot 1, Hoffman Subdivision record as Entry 1230127, in Book 35 at Page 86 of the Weber County Records and a number five rebar and cap stamped PLS 356548; Thence the following two (2) courses coincident with the westerly right of way of Nordic Valley Drive (4300 East Street), 1) southerly 90.51 feet along the arc of a 405.77 foot radius curve to the left (center bears South 57°10'39" East) through a central angle of 12°46'47" to a point of tangency; 2) South 20°02'34" West 95.98 feet to a number five rebar and cap stamped PLS 356548; Thence North 51°26'39" West 420.70 feet to a number five rebar and cap and the True Point of Beginning; Thence North 51°26'39" West 200.00 feet to a number five rebar and cap stamped PLS 356548; Thence North 36°25'59" East 217.95 feet to a number five rebar and cap stamped PLS 356548; Thence South 51°26'39" East 200.00 feet to a number five rebar and cap stamped PLS 356548; Thence South 36°25'59" West 217.95 feet to the point of beginning.

DATE: 08-09-22
SCALE: 1"=40'
PROJECT NUMBER: 2232001

RECORD OF SURVEY OF WEBER COUNTY
TAX PARCELS 22-022-0055, -0102
THE JANET CAZIER LIVING TRUST
LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 28,
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
DRAWN: DEH
CHECKED: DEH

SHEET 1
OF 1

22-022-0081
REAL PROVIDENCE INTERNATIONAL, LLC.
ENTRY #2801348

22-022-0080
KERSTIENS
ENTRY 2107208

22-153-0002
NEWMAN
LOT 2, SUNSET HILLS SUBDIVISION
BOOK 40, PAGE 28
ROS 2256

22-022-0151
BROWNING
LOT 1, HOFFMAN SUBDIVISION
BOOK 35, PAGE 88
ROS 0412

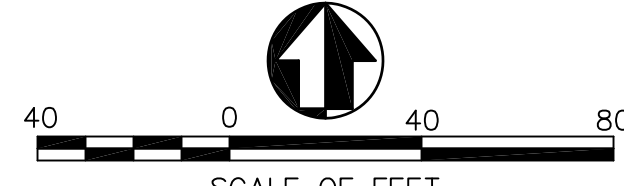
22-109-0001
ALLRED
LOT 1, DANIELS SUBDIVISION
BOOK 35, PAGE 04

22-022-0112
STONEMAN
ENTRY 3107336

29 28
29 28

West Quarter Corner Section 28,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap mon.
as per tie sheet.

N00°07'19"E 2676.23'



SCALE OF FEET

LEGEND

- 29 28 = SECTION CORNER & SECTION LINE
- 32 33 = BOUNDARY
- = RIGHT OF WAY LINES
- = RECORDS OF SURVEY
- = ADJOINING PARCELS DEED LINES
- = DIMENSION LINES
- = ASPHALT PAVING

Southwest Corner Section 28,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap mon.
as per tie sheet.

29 28
32 33

N89°29'30"W 2637.02'
N89°15'44"W 2636.73' WCS
N89°27'E 2636.75' DANIELS SUBDIVISION

South Quarter Corner Section 28,
Township 7 North, Range 1 East,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap mon.
as per tie sheet.

28 28
33 33

RECEIVED
AUG 12 2022
FILE # 7326