

DATE: 09-12-22  
SCALE: 1"=20'  
PROJECT NUMBER: 2231001

RECORD OF SURVEY OF  
TAX PARCELS 15-038-0022 and -0037  
MATT AND KRISTAL TIPPING  
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 13  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

**Boundary Consultants**  
Professional Land Surveyors  
5554 West 2425 North, Hooper, Utah  
801-792-1569  
dave@boundaryconsultants.biz

DEH	DEH	DEH
DESIGNED	DRAWN	CHECKED
SHEET 1		
OF 1		

**NARRATIVE:**

Boundary Consultants was retained by Matt Tipping to survey the two Subject Parcels and set property corners. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B at height 4265.36 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 00°10'21" East 5338.74 feet, measured, between the Southwest and Northwest Corners of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Remnants of an ancient fence separate the Subject parcels from the adjoining parcel to the North. Said fence line was held as the common boundary between the two parcels described as well as that certain Warranty Deed recorded in the Subject Parcel deed as well as that certain Warranty Deed recorded as Entry #1006165.

Two #5 rebar with obliterated caps were found along the South Right-of-Way of 200 South Street which were set by Hansen & Associates, Inc. as part of Record of Survey #6233 filed on May 02, 2019, and were relied upon to align the centerline of said 200 South Street with the Centerline Monument found at the intersection of 200 South and 1200 West Streets.

A #5 rebar and cap stamped "150763" was found on the East Right-of-Way line of 1500 West Street, which was set by Wallace France as part of the Dinsdale Estates Subdivision, recorded August 26, 1996, as Entry #1425668, in Book 42, at Page 94 and was honored and used to align said street.

Access Easement "B", recorded on October 27, 2020 as Entry #3096217, encroaches into the extant home 3.2 feet as shown hereon.

**DESCRIPTIONS:**

**PARCEL 1:  
WARRANTY DEED, ENTRY #2785606:**

A part of the Northwest Quarter of Section 13, Township 6 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point SOUTH 37.67 chains (2486.22 feet), WEST 1.40 chains (92.40 feet) and North 00°15' East 20.20 chains (1333.20 feet) from the Northeast corner of Weber County Utah tax parcel number 15-038-0002 as constituted on February 1, 2016; thence WEST 106 feet more or less to an existing fence; thence North 00°15' East 142.00 feet more or less along said fence to the South line of Weber County Utah tax parcel number 15-038-0025 as constituted on February 1, 2016; thence South 89°30' East 106 feet more or less to the point of beginning (Excepting therefrom any portion of said property located within 1500 West Street and 200 South Street) subject to a Right-of-Way described as follows: A part of the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 1153.02 feet SOUTH and 86.58 feet WEST from the Northeast Corner of said Quarter Section said beginning point being in the center of a county road running thence South 00°15' West 142.00 feet; thence WEST 16 feet, thence North 00°15' East 142.00 feet; thence EAST 16 feet to the beginning.

Together with and subject to a 15 foot Right-of-Way, 7.5 feet on each side of the following described centerline, a part of the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 1.73 chains (114.81 feet) WEST and 1155 feet SOUTH of the Northeast Corner of said Quarter Section; and running thence North 89°30' West 340.00 feet.

**"AS SURVEYED" DESCRIPTION:**

A parcel of land lying and situate in the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising that particular parcel of land described in that certain Warranty Deed recorded as Entry #2785606 in the Weber County Records Office. Basis of Bearing for Subject Description is North 00°10'21" East 5338.74 feet, measured, between the Southwest and Northwest Corners of said Section 13. Subject Parcel being more particularly described as follows:

Commencing at the Reference Monument to the North Quarter Corner of said Section 13, which is a Weber County Survey brass cap monument, thence North 89°28'46" West 20.49 feet coincident with the north line of said section; Thence South 00°05'36" East 1168.18 feet; Thence North 88°17'51" West 22.52 feet to an ancient fence post with a nail and washer stamped "PLS 356548", the west right-of-way line of 1500 West Street and the True Point of Beginning; Thence South 00°10'53" West coincident with said west right-of-way 26.51 feet to the south right-of-way of 200 South Street and a #5 rebar and cap stamped "PLS 356548"; thence South 89°09'34" East coincident with said south right-of-way 22.63 feet to a found #5 rebar; Thence South 00°05'36" East 113.55 feet to a #5 rebar and cap stamped "PLS 356548"; Thence North 89°08'37" West 106.01 feet to a point on an ancient barbed wire fence line and a #5 rebar and cap stamped "PLS 356548"; Thence North 00°05'27" West 141.29 feet to a #5 rebar and cap stamped "PLS 356548"; Thence South 88°17'51" East 83.53 feet to the point of beginning.

**PARCEL 2:  
WARRANTY DEED, ENTRY #2791489:**

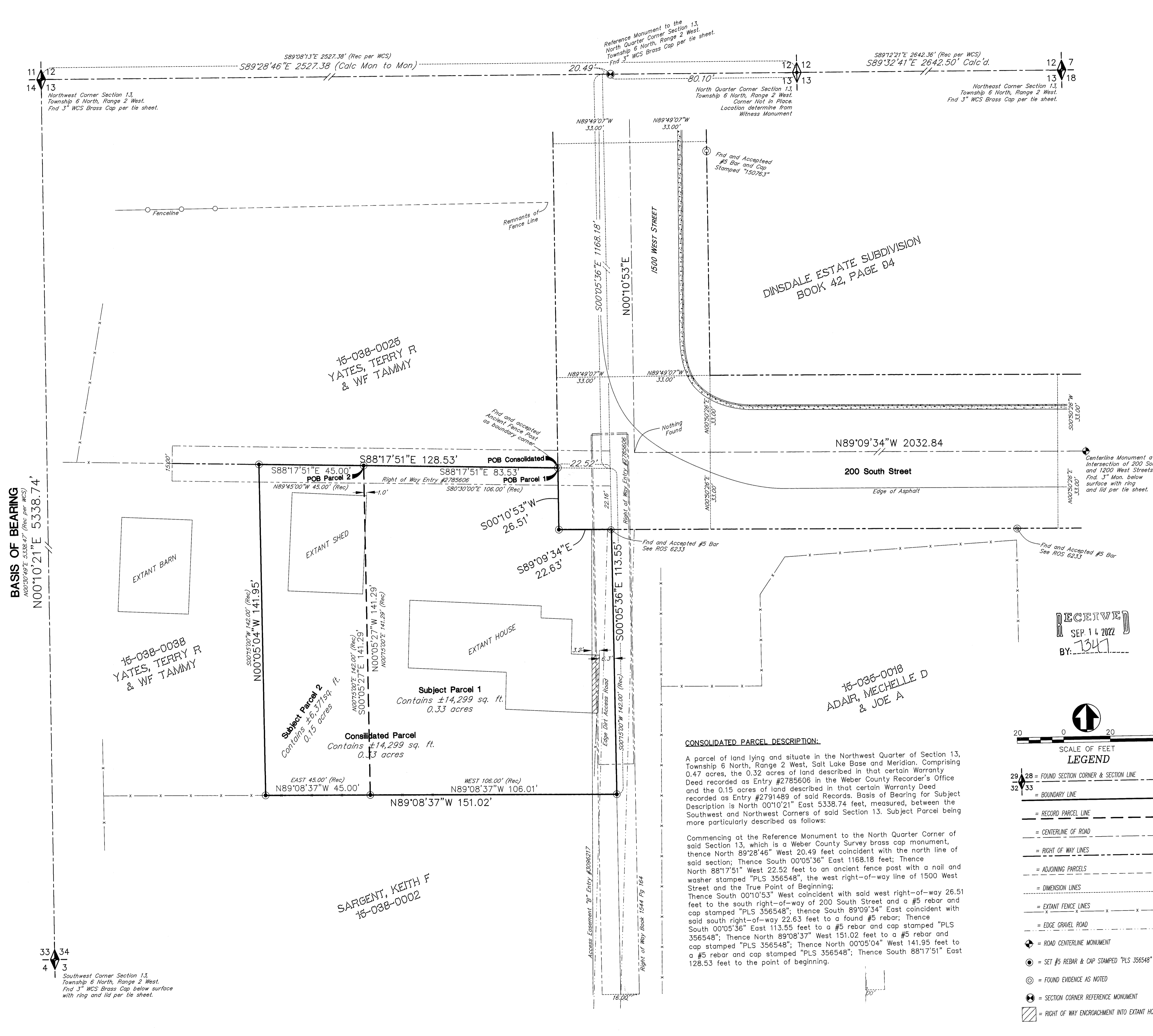
The East 45.00 feet of the following described property: Part of the Northwest Quarter of Section 13, Township 6 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 1.73 chains (114.81 feet) WEST and 1155 feet SOUTH and 106 feet WEST of the Northeast Corner of said Quarter Section and running thence North 89°45' West 554 feet, more or less, to the East line of the West half of the East half of said Northwest Quarter; thence South 00°15' West 142.00 feet; thence EAST 554 feet, more or less, thence North 00°15' East 142.00 feet, more or less, to the point of beginning.

Together with and subject to a Right-of-Way 15 feet in width, 7.5 feet on each side of the following described centerline: A part of the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian; Beginning at a point 1.73 chains (114.81 feet) WEST and 1155 feet SOUTH of the Northeast Corner of said Quarter Section; and running thence North 89°30' West 340.00 feet.

**"AS SURVEYED" DESCRIPTION:**

A parcel of land lying and situate in the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising that particular parcel of land described in that certain Warranty Deed recorded as Entry #2791489 in the Weber County Recorder's Office. Basis of Bearing for Subject Description is North 00°10'21" East 5338.74 feet, measured, between the Southwest and Northwest Corners of said Section 13. Subject Parcel being more particularly described as follows:

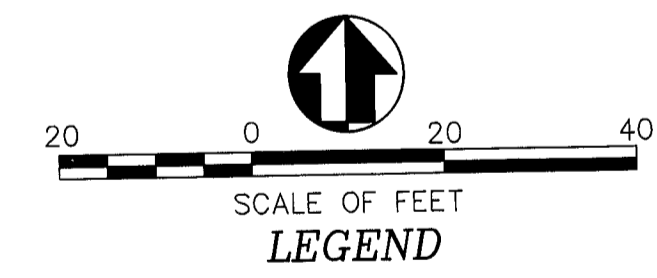
Commencing at the Reference Monument to the North Quarter Corner of said Section 13, which is a Weber County Survey brass cap monument, thence North 89°28'46" West 20.49 feet coincident with the North line of said section; Thence South 00°05'36" East 1168.18 feet; Thence North 88°17'51" West 106.05 feet to a #5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 00°05'27" East 141.29 feet to an ancient barbed wire fence and a #5 rebar and cap stamped "PLS 356548"; Thence North 89°08'37" West 45.00 feet coincident with said fence to a #5 rebar and cap stamped "PLS 356548"; Thence North 00°05'04" West 141.95 feet to a #5 rebar and cap stamped "PLS 356548"; Thence South 88°17'51" East 45.00 feet to the point of beginning.



**CONSOLIDATED PARCEL DESCRIPTION:**

A parcel of land lying and situate in the Northwest Quarter of Section 13, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 0.47 acres, the 0.32 acres of land described in that certain Warranty Deed recorded as Entry #2785606 in the Weber County Recorder's Office and the 0.15 acres of land described in that certain Warranty Deed recorded as Entry #2791489 of said Records. Basis of Bearing for Subject Description is North 00°10'21" East 5338.74 feet, measured, between the Southwest and Northwest Corners of said Section 13. Subject Parcel being more particularly described as follows:

Commencing at the Reference Monument to the North Quarter Corner of said Section 13, which is a Weber County Survey brass cap monument, thence North 89°28'46" West 20.49 feet coincident with the north line of said section; Thence South 00°05'36" East 1168.18 feet; Thence North 88°17'51" West 22.52 feet to an ancient fence post with a nail and washer stamped "PLS 356548", the west right-of-way line of 1500 West Street and the True Point of Beginning; Thence South 00°10'53" West coincident with said west right-of-way 26.51 feet to the south right-of-way of 200 South Street and a #5 rebar and cap stamped "PLS 356548"; thence South 89°09'34" East coincident with said south right-of-way 22.63 feet to a found #5 rebar; Thence South 00°05'36" East 113.55 feet to a #5 rebar and cap stamped "PLS 356548"; Thence North 89°08'37" West 106.01 feet to a point on an ancient barbed wire fence line and a #5 rebar and cap stamped "PLS 356548"; Thence North 00°05'04" West 141.95 feet to a #5 rebar and cap stamped "PLS 356548"; Thence South 88°17'51" East 128.53 feet to the point of beginning.



BASIS OF BEARING  
N00°10'21"E 5338.74'

Southwest Corner Section 13,  
Township 6 North, Range 2 West.  
Fnd 3" WCS Brass Cap below surface  
with ring and lid per tie sheet.

Reference Monument to the  
North Quarter Corner Section 13,  
Township 6 North, Range 2 West.  
Fnd 3" WCS Brass Cap per tie sheet.

North Quarter Corner Section 13,  
Township 6 North, Range 2 West.  
Corner Not in Place.  
Location determine from  
Witness Monument

Northeast Corner Section 13,  
Township 6 North, Range 2 West.  
Fnd 3" WCS Brass Cap per tie sheet.

Access Easement "B" Entry #3096217  
Right of Way Book 1544 Pg 164

RECEIVED  
SEP 14 2022  
BY: 1347