

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning on the North line of Pleasant View Drive, said point being South 0°33'41\" West 636.90 feet along the quarter section line and East 657.11 feet from the Northwest Corner of said Quarter Section, (the Center of Section 24.)

thence North 34°45'00\" East 216.56 feet to the South Line of a survey of the Eric L. and Beth R. Maughn Property, Said survey is on record in the office of the Weber County recorder under file NO. 003791, recorded on February 20, 2007 by Mountain West Surveying and Mapping, Inc.; thence South 64°25'21\" East 89.19 feet along the South line to an angle point on the South line of said Survey; thence South 34°45'00\" West 216.56 feet to the North line of Pleasant View Drive; thence Northwesterly 88.55 feet along an arc of a 5769.58 foot radius curve to the left, (Center bears South 29°04'34\" West and Long Chord bears North 61°21'49\" West 88.55 feet, with a Central Angle of 0°52'46\") along the North line of Pleasant View Drive to the point of beginning.

Contains 18,848 Square feet, 0.433 acres.

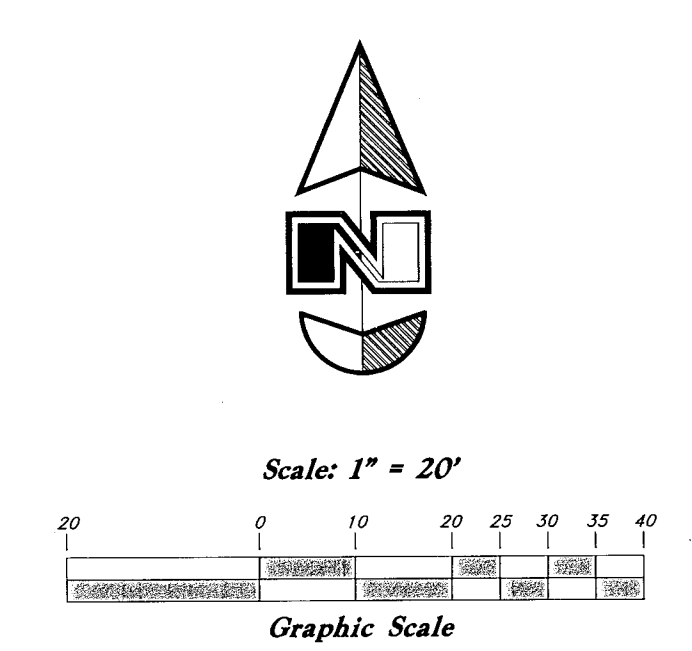
NARRATIVE

This Property Survey was requested by Art Bingham, to resolve confusion regarding the boundaries of the property shown here on. Brass Cap Monuments were found at the Center and the South Quarter corners of Section 24, Township 7 North, Range 2 West, SLB&M.

A line bearing North 0°33'41\" East between the Center of Section 24 and the South Quarter corner of Section 24 was used as the Basis of Bearings.

I was engaged to survey the property in 2013 (Survey Filing No. 005147) after the Ensign survey (Survey Filing No. 004227.) In 2022 the property has transitioned owners, and I have been engaged to survey the property again.

A court order was found at Entry No. 2901569 established the Boundary line along the Ensign survey boundary. No monuments were set at the time of Survey as all of the monuments set in the Ensign survey were found in place and accepted as the property boundary.



- Legend**
- ▲ Set Nail & Washer
 - ⊙ Set Rebar & Cap w/ Fencepost
 - Set Hub & Tack Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - - - Fence

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 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.

Date: _____

BY: Andy Hubbard

10-25-2022

<p>Maughan Revocable Trust Mtn West Survey (#3791)</p>	<p>LEGAL DESCRIPTION</p> <p>A part of the Southeast Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:</p> <p>Beginning on the North line of Pleasant View Drive, said point being South 0°33'41\" West 636.90 feet along the quarter section line and East 657.11 feet from the Northwest Corner of said Quarter Section, (the Center of Section 24.)</p> <p>thence North 34°45'00\" East 216.56 feet to the South Line of a survey of the Eric L. and Beth R. Maughn Property, Said survey is on record in the office of the Weber County recorder under file NO. 003791, recorded on February 20, 2007 by Mountain West Surveying and Mapping, Inc.; thence South 64°25'21\" East 89.19 feet along the South line to an angle point on the South line of said Survey; thence South 34°45'00\" West 216.56 feet to the North line of Pleasant View Drive; thence Northwesterly 88.55 feet along an arc of a 5769.58 foot radius curve to the left, (Center bears South 29°04'34\" West and Long Chord bears North 61°21'49\" West 88.55 feet, with a Central Angle of 0°52'46\") along the North line of Pleasant View Drive to the point of beginning.</p> <p>Contains 18,848 Square feet, 0.433 acres.</p>
<p>Patrick J Benstog</p>	<p>NARRATIVE</p> <p>This Property Survey was requested by Art Bingham, to resolve confusion regarding the boundaries of the property shown here on. Brass Cap Monuments were found at the Center and the South Quarter corners of Section 24, Township 7 North, Range 2 West, SLB&M.</p> <p>A line bearing North 0°33'41\" East between the Center of Section 24 and the South Quarter corner of Section 24 was used as the Basis of Bearings.</p> <p>I was engaged to survey the property in 2013 (Survey Filing No. 005147) after the Ensign survey (Survey Filing No. 004227.) In 2022 the property has transitioned owners, and I have been engaged to survey the property again.</p> <p>A court order was found at Entry No. 2901569 established the Boundary line along the Ensign survey boundary. No monuments were set at the time of Survey as all of the monuments set in the Ensign survey were found in place and accepted as the property boundary.</p>
<p>1 18857 sq.ft.</p>	<p>Scale: 1\" = 20'</p> <p>Graphic Scale</p> <p>Legend</p> <ul style="list-style-type: none"> ▲ Set Nail & Washer ⊙ Set Rebar & Cap w/ Fencepost ■ Set Hub & Tack Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line - - - Fence
<p>Pleasant View Drive (Paved Public Road)</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>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 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.</p> <p>Date: _____</p> <p>BY: <u>Andy Hubbard</u></p> <p>10-25-2022</p>
<p>GREAT BASIN ENGINEERING</p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	
<p>Property Survey Art Bingham 1438 West Pleasant View Drive Pleasant View, Weber County, Utah A part of Section 24, T7N, R2W, SLB&M, U.S. Survey</p>	
<p>Oct 25, 2022</p>	
<p>SHEET NO. 1</p>	
<p>12N763</p>	