

**EXTANT DESCRIPTIONS:**

**SUBJECT PARCEL 1; WARRANTY DEED; ENTRY #3251921:**  
 A part of the Northwest Quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:  
 Beginning at the intersection of the east right of way line of 2700 West Street and the south line of said Northwest Quarter being located South 89°16'33" East 40.00 feet along the south line of said Northwest Quarter; Running thence along said east right of way line North 00°51'13" East 9.98 feet; Thence North 77°03'37" East 37.15 feet; Thence North 79°54'17" East 63.15 feet; Thence North 78°05'15" East 280.60 feet; Thence North 77°27'39" East 132.59 feet; Thence South 00°51'13" West 122.42 feet to the south line of said Northwest Quarter; Thence along said south line North 89°16'33" West 500.73 feet to the point of beginning.

Containing 32,653 sq. ft.  
**SUBJECT PARCEL 2; WARRANTY DEED; ENTRY #948882:**  
 Part of the Southeast Quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:  
 Beginning at a point on the north line of said Quarter Section South 89°44'10" East 199.01 feet from the Northwest Corner of said Quarter Section running thence SOUTH 216.83 feet to the south line of 2200 South Street; Thence North 71°22'45" east 669.92 feet along said south line to the north line of said Quarter Section; Thence North 89°44'10" West 634.85 feet along said section line to the point of beginning.  
 Subject to road right of way.

**NARRATIVE:**

Boundary Consultants was retained by Cody Larson to survey the subject parcels, and adjust the boundaries of their common boundary lines. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4300.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°10'18" East 2640.10 feet measured between the West Quarter Corner of said Section 26 and the 1990 Weber County brass cap witness monument to the Center Quarter Corner of said Section 26.

Subject Parcel 1 was created by that certain Warranty Deed given to Cody Larson and Paula Larson, by Weber School District, recorded 23-August-2022 as Entry 3251921 of the Weber County Records. That parcel being divided from Weber County Tax Parcel 15-075-0029 by Gardner Engineering and is depicted on an Exhibit which is attached to said Warranty Deed. Gardner Engineering was contacted to see if there was a Record of Survey or Subdivision Plat of the parcel that was sold and we were told that the project is still in process and that a survey has not been filed yet. Gardner did provide a preliminary plat for a future road dedication which depicts Subject Parcel 1 on it. There exists a conflict as to the location of the Center Quarter Corner of said Section 26. There are 2 locations for the corner, one a pre-1990 location from which the adjoining parcels to the subject were described from and a post-1990 location that has been used to describe the subject parcel. The root description of the Parent Parcel to the Subject Parcel was created from the pre-1990 monument location and as such we have honored that location to adjust the Subject Parcels and close the gore that was created by the use of the post-1990 location in the deed of Subject Parcel 1. The deed for Subject Parcel 2, a Warranty Deed given to Larry N. Larson by Roger and Judy Stokes, recorded September 27, 1985 as Entry 948882 of said County Records was created from the pre-1990 location of said Center Quarter Corner as well as all of the other adjacent parcels and subdivisions in this immediate area. Larry Larson's parcel parcel is described as running to the south right of way of 2200 South Street, as such it leaves 2200 South Street being a roadway by use and not by dedication. A Roadway by Use is defined by State Statute as "that portion which is necessary for the safe travel of the public". In harmony with the above statement we have held the north right of way of said 2200 South Street at the extant fences and occupation lines which define said north right of way.

**ADJUSTED DESCRIPTIONS:**

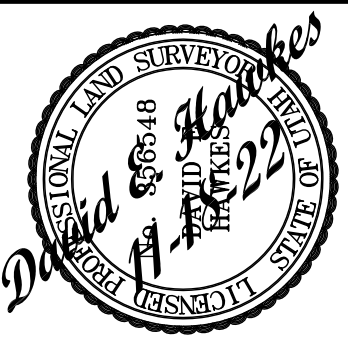
**ADJUSTED SUBJECT PARCEL 1:**  
 A parcel of land lying and situate in the South Half of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 0.77 acres by adjusting the boundaries of Weber County Tax Parcels 15-075-0043, described in that certain Warranty Deed recorded as Entry #3251921 of the Weber County Records, and Parcel 15-074-0023 described in that certain Warranty Deed recorded as Entry #948882 of said records. Basis of Bearing for subject description being North 89°10'18" East 2640.10 feet measured between the West Quarter Corner of said Section 26 and the 1990 Weber County brass cap witness monument to the Center Quarter Corner of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 26, thence North 89°10'18" East 40.00 feet to the east right of way of 2700 West Street; Thence the following four (4) courses coincident with the south boundary of the remainder to that certain parcel of land owned in fee by The Weber County School District, described in that certain Special Warranty Deed as Parcel 15-075-0028, recorded as Entry #2545679 in the Weber County Records, 1) North 00°29'41" East 10.30 feet; 2) North 76°42'05" East 37.15 feet; 3) North 79°32'45" East 63.15 feet; 4) North 77°43'43" East 184.70 to the True Point of Beginning; Thence continuing coincident with said remainder parcel the following two (2) courses, 1) North 77°43'43" East 95.90 feet; 2) North 77°06'07" East 132.56 feet; Thence departing said remainder parcel South 00°29'36" West 126.78 feet to a point on the pre 1990 Center Quarter Section line of said Section 26; Thence coincident with said Quarter Section line South 89°10'18" East 130.70 feet to a point on the northerly right of way, by use, of 2200 South Street and a number five rebar and cap stamped "PLS 356548"; Thence South 71°56'37" West 266.22 feet coincident with said right of way by use to a number five rebar and cap stamped "PLS 356548"; Thence North 31°39'31" West 189.39 feet to the point of beginning.

Subject to those extant easements of record or by use.  
**ADJUSTED SUBJECT PARCEL 2:**  
 A parcel of land lying and situate in the South Half of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 0.88 acres by adjusting the boundaries of Weber County Tax Parcels 15-075-0043, described in that certain Warranty Deed recorded as Entry #3251921 of the Weber County Records, and Parcel 15-074-0023 described in the certain Warranty Deed recorded as Entry #948882 of said records. Basis of Bearing for subject description being North 89°10'18" East 2640.10 feet measured between the West Quarter Corner of said Section 26 and the 1990 Weber County brass cap witness monument to the Center Quarter Corner of said Section 26. Subject parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 26, thence North 89°10'18" East 40.00 feet to the east right of way of 2700 West Street and the True Point of Beginning; Thence the following four (4) courses coincident with the south boundary of the remainder to that certain parcel of land owned in fee by The Weber County School District, described in the certain Special Warranty Deed as Parcel 15-075-0028, recorded as Entry #2545679 in the Weber County Records, 1) North 00°29'41" East 10.30 feet; 2) North 76°42'05" East 37.15 feet; 3) North 79°32'45" East 63.15 feet; 4) North 77°43'43" East 184.70 feet; Thence South 31°39'31" East 189.39 feet to the north right of way, by use, of 2200 South Street and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said right of way South 71°56'37" West 232.26 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°33'47" East 161.35 feet along a fence line to a point on the pre 1990 Center Quarter Section line of said Section 26 to a number five rebar and cap stamped "PLS 356548"; Thence North 89°10'18" West 159.01 feet coincident with said Quarter Section line to the point of beginning.

Subject to those extant easements of record or by use.



RECORD OF SURVEY AND PARCEL ADJUSTMENT  
 WEBER COUNTY TAX PARCELS 15-075-0043, -074-0023  
 CODY and PAULA LARSON & LARRY LARSON  
 LYING AND SITUATE IN THE WEST HALF OF SECTION 26,  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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DATE: 11-18-22  
 SCALE: 1"=30'  
 PROJECT NUMBER: 2238001

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**Boundary Consultants**  
 Professional Land Surveyors  
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 dave@boundaryconsultants.biz

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DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH

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