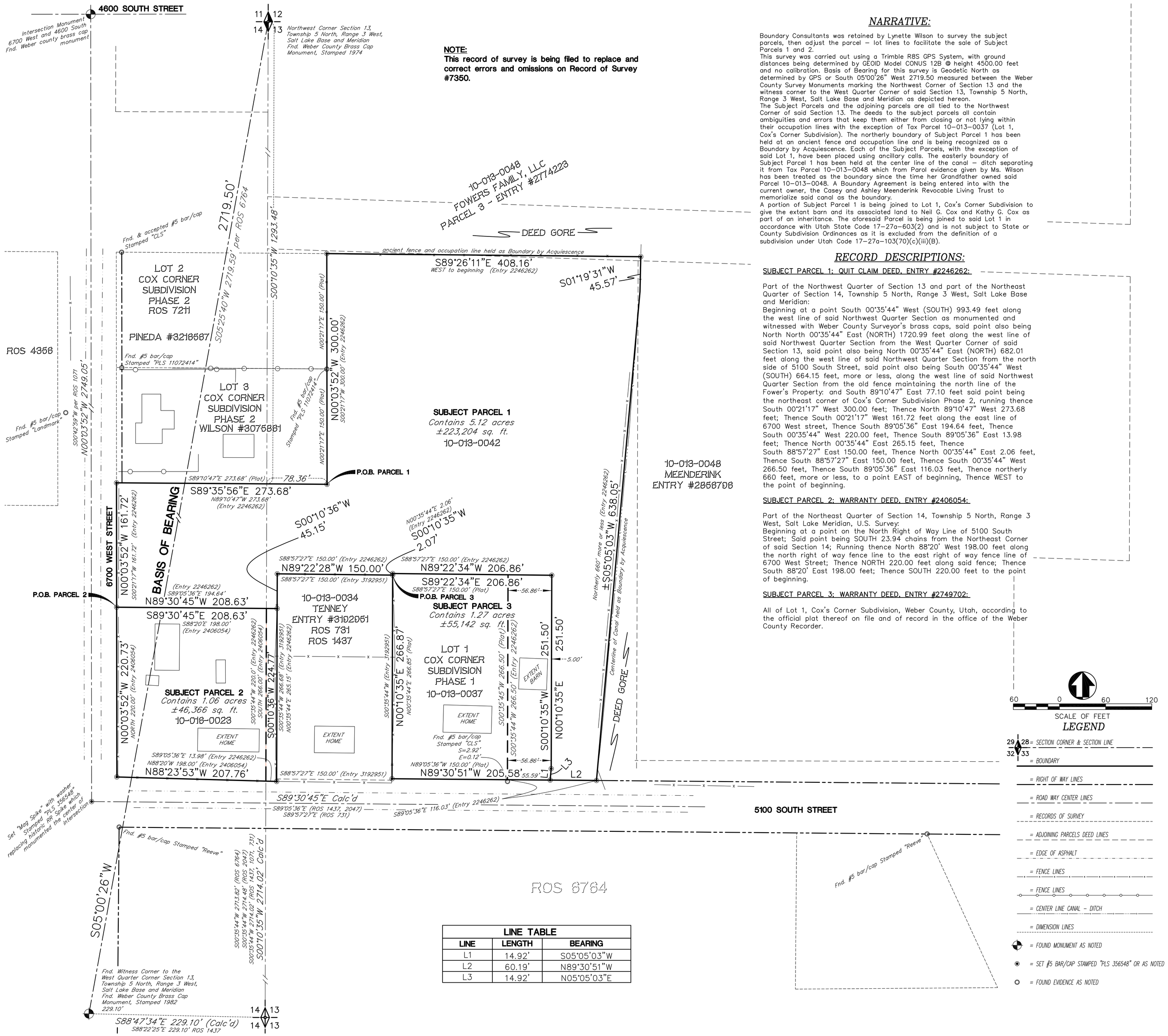

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.92'	S05°05'03"W
L2	60.19'	N89°30'51"W
L3	14.92'	N05°05'03"E

NARRATIVE:

Boundary Consultants was retained by Lynette Wilson to survey the subject parcels, then adjust the parcel – lot lines to facilitate the sale of Subject Parcels 1 and 2.
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4500.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 05°00'26" West 2719.50 measured between the Weber County Survey Monuments marking the Northwest Corner of Section 13 and the witness corner to the West Quarter Corner of said Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian as depicted hereon.
The Subject Parcels and the adjoining parcels are all tied to the Northwest Corner of said Section 13. The deeds to the subject parcels all contain ambiguities and errors that keep them either from closing or not lying within their occupation lines with the exception of Tax Parcel 10-013-0037 (Lot 1, Cox's Corner Subdivision). The northerly boundary of Subject Parcel 1 has been held at an ancient fence and occupation line and is being recognized as a Boundary by Acquiescence. Each of the Subject Parcels, with the exception of said Lot 1, have been placed using ancillary calls. The easterly boundary of Subject Parcel 1 has been held at the center line of the canal – ditch separating it from Tax Parcel 10-013-0048 which from Parol evidence given by Ms. Wilson has been treated as the boundary since the time her Grandfather owned said Parcel 10-013-0048. A Boundary Agreement is being entered into with the current owner, the Casey and Ashley Meenderink Revocable Living Trust to memorialize said canal as the boundary.
A portion of Subject Parcel 1 is being joined to Lot 1, Cox's Corner Subdivision to give the extant barn and its associated land to Neil G. Cox and Kathy G. Cox as part of an inheritance. The aforesaid Parcel is being joined to said Lot 1 in accordance with Utah State Code 17-27a-603(2) and is not subject to State or County Subdivision Ordinances as it is excluded from the definition of a subdivision under Utah Code 17-27a-103(70)(c)(iii)(B).

RECORD DESCRIPTIONS:

SUBJECT PARCEL 1: QUIT CLAIM DEED, ENTRY #2246262:

Part of the Northwest Quarter of Section 13 and part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian:
Beginning at a point South 00°35'44" West (SOUTH) 993.49 feet along the west line of said Northwest Quarter Section as monumented and witnessed with Weber County Surveyor's brass caps, said point also being North North 00°35'44" East (NORTH) 1720.99 feet along the west line of said Northwest Quarter Section from the West Quarter Corner of said Section 13, said point also being North 00°35'44" East (NORTH) 682.01 feet along the west line of said Northwest Quarter Section from the north side of 5100 South Street, said point also being South 00°35'44" West (SOUTH) 664.15 feet, more or less, along the west line of said Northwest Quarter Section from the old fence maintaining the north line of the Fower's Property: and South 89°10'47" East 77.10 feet said point being the northeast corner of Cox's Corner Subdivision Phase 2, running thence South 00°21'17" West 300.00 feet; Thence North 89°10'47" West 273.68 feet; Thence South 00°21'17" West 161.72 feet along the east line of 6700 West street, Thence South 89°05'36" East 194.64 feet, Thence South 00°35'44" West 220.00 feet, Thence South 89°05'36" East 13.98 feet; Thence North 00°35'44" East 265.15 feet, Thence South 88°57'27" East 150.00 feet, Thence North 00°35'44" East 2.06 feet, Thence South 88°57'27" East 150.00 feet, Thence South 00°35'44" West 266.50 feet, Thence South 89°05'36" East 116.03 feet, Thence northerly 660 feet, more or less, to a point EAST of beginning, Thence WEST to the point of beginning.

SUBJECT PARCEL 2: WARRANTY DEED, ENTRY #2406054:

Part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey:
Beginning at a point on the North Right of Way Line of 5100 South Street; Said point being SOUTH 23.94 chains from the Northeast Corner of said Section 14; Running thence North 88°20' West 198.00 feet along the north right of way fence line to the east right of way fence line of 6700 West Street; Thence NORTH 220.00 feet along said fence; Thence South 88°20' East 198.00 feet; Thence SOUTH 220.00 feet to the point of beginning.

SUBJECT PARCEL 3: WARRANTY DEED, ENTRY #2749702:

All of Lot 1, Cox's Corner Subdivision, Weber County, Utah, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

ADJUSTED DESCRIPTIONS:

SUBJECT PARCEL 1, Currently known as Tax Parcel 10-13-0042:

A parcel of land lying and situate in the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the remaining 5.12 acre portion of that particular parcel of land described in that certain Quit Claim Deed recorded March 05, 2007 as Entry 2246262 of the Weber County Records. Basis of Bearing for Subject Description being South 05°00'26" West 2719.50 feet, measured, between the Weber County Brass Cap Monuments marking the Northwest Corner of said Section 13 and the Witness Monument to the West Quarter Corner of said Section 13. Subject Parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 13, thence
South 00°10'35" West 1293.48 feet to a point on the south boundary of Lot 3, Cox's Corner Subdivision, Phase 2; Thence South 89°35'56" East 78.36 feet to the Southeast Corner thereof and the True Point of beginning;
Thence North 00°03'52" West 300.00 feet coincident with the east boundary of said Cox's Corner Subdivision, Phase 2 to a point in an ancient fence; Thence more or less South 89°26'11" East 408.16 feet coincident with said fence and acquiesced boundary to the center of a ditch – canal and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the center of said ditch – canal and an acquiesced boundary 1) South 01°19'31" West 45.57 feet to a number five rebar an cap stamped "PLS 356548"; 2) More or less South 05°05'03" West 638.05 feet to a point on the north right of way of 5100 South Street and a number five rebar and cap stamped "PLS 356548"; Thence North 89°30'51" West 60.19 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 05°05'03" East 14.92 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°10'35" East 251.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°22'34" West 206.86 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°10'35" West 2.07 feet to the northeast corner of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 3192951 of the Weber County Records and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said parcel, 1) North 89°22'28" West 150.00 feet to a number five rebar an cap stamped "PLS 356548"; 2) South 00°10'36" West 45.15 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°30'45" West 208.63 feet to a point on the east right of way of 6700 West Street and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said right of way North 00°03'52" West 161.72 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°35'56" East 273.68 feet coincident with the south boundary of said Lot 3, Cox's Corner Subdivision, Phase 2 to the point of beginning.

SUBJECT PARCEL 2, Currently known as Tax Parcel 10-16-0023:

A parcel of land lying and situate in the Northwest Quarter of Section 13 and the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.06 acres, the 0.99 acres described in that certain Warranty Deed recorded April 21, 2009 as Entry 2406054 of the Weber County Records and a 0.07 acre portion of that particular parcel of land described in that certain Quit Claim Deed recorded March 05, 2007 as Entry 2246262 of the Weber County Records. Basis of Bearing for Subject Description being South 05°00'26" West 2719.50 feet, measured, between the Weber County Brass Cap Monuments marking the Northwest Corner of said Section 13 and the Witness Monument to the West Quarter Corner of said Section 13. Subject Parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 13, thence
South 00°10'35" West 1293.48 feet to a point on the south boundary of Lot 3, Cox's Corner Subdivision, Phase 2; Thence South 89°35'56" East 78.36 feet to the Southeast Corner thereof ; Thence North 89°35'56" West 273.68 feet coincident with the south boundary of said Lot 3 to a point on the east right of way of 6700 West Street; Thence South 00°03'52" East 161.72 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence South 89°30'45" East 208.63 feet to a point on the west boundary of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 3192951 of the Weber County Records and a number five rebar and cap stamped "PLS 356548"; Thence South 00°10'36" West 224.77 feet coincident with said west boundary to a point on the north right of way of 5100 South Street and a number five rebar and cap stamped "PLS 356548"; Thence North 88°23'53" West 207.76 feet coincident with said north right of way to a point on the east right of way of 6700 West Street and a number five rebar and cap stamped "PLS 356548"; Thence North 00°03'52" West 220.73 feet coincident with said east right of way to the point of beginning.

SUBJECT PARCEL 3, Currently known as Tax Parcel 10-13-0037:

A parcel of land lying and situate in the Northwest Quarter of Section 13 Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.27 acres, the 0.92 acres of land contained in Lot 1, Cox's Corner Subdivision, Phase 1 and a 0.35 acre portion of that particular parcel of land described in that certain Warranty Deed recorded April 21, 2009 as Entry 2406054 of the Weber County Records and a 0.07 acre portion of that particular parcel of land described in that certain Quit Claim Deed recorded March 05, 2007 as Entry 2246262 of the Weber County Records. Basis of Bearing for Subject Description being South 05°00'26" West 2719.50 feet, measured, between the Weber County Brass Cap Monuments marking the Northwest Corner of said Section 13 and the Witness Monument to the West Quarter Corner of said Section 13. Subject Parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 13, thence
South 00°10'35" West 1293.48 feet to a point on the south boundary of Lot 3, Cox's Corner Subdivision, Phase 2; Thence South 89°35'56" East 78.36 feet to the Southeast Corner thereof; Thence North 89°35'56" West 273.68 feet coincident with the south boundary of said Lot 3 to a point on the east right of way of 6700 West Street; Thence South 00°03'52" East 161.72 feet coincident with said right of way; Thence South 89°30'45" East 208.63 feet; Thence North 00°10'36" East 45.15 feet; Thence South 89°22'28" East 150.00 feet; Thence North 00°10'35" East 2.07 feet to the northwest corner of Lot 1 Cox's Corner Subdivision, Phase 1, a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence South 89°22'34" East 206.86 feet coincident with the north boundary of said Lot 1 and the prolongation thereof to a number five rebar and cap stamped "PLS 356548; Thence South 00°10'35" West 251.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 05°05'03" West 14.92 feet to a point on the north right of way of 5100 South Street and a number five rebar and cap stamped "PLS 356548"; Thence North 89°30'51" West 205.58 feet coincident with said north right of way to the southwest corner of said Lot 1 and a number five rebar and cap stamped "PLS 356548"; Thence North 00°10'35" East 266.87 feet coincident with the west boundary of said Lot 1 to the point of beginning.

RECEIVED
NOV 28 2022
FILE # 7421

RECORD OF SURVEY AND PARCEL ADJUSTMENT
TAX PARCELS 10-013-0042, -0037, and 10-016-0023
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

DATE: PLOT DATE: 11-24-22
SCALE: 1"=60'
PROJECT NUMBER: 2235001

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

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 1