

DATE PLOT DATE: 12-14-22  
SCALE: 1"=100'  
PROJECT NUMBER: 2026001

RECORD OF SURVEY & UNAPPROVED SUBDIVISION OF  
WEBER COUNTY TAX PARCEL 10-035-0068  
A&M KNIGHT FAMILY TRUST  
LYING AND SITUATE IN THE SOUTH HALF OF SECTION 13,  
TOWNSHIP 6 NORTH, RANGE 3 WEST, 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

**CURRENT DESCRIPTION ENTRY #32610355 PARCEL 3:**

A parcel of land lying and situate in the Southeast and Southwest Quarters of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence South 89°45'15" East 1133.45 feet coincident with the south line of the Southeast Quarter of said Section 13; Thence North 00°34'07" East 54.88 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548"; and the True Point of Beginning; Thence North 88°57'57" West 314.69 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°38'04" West 1749.99 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°21'56" East 1612.24 feet to a point in an ancient fence line on a number five rebar and cap stamped "PLS 356548"; Thence the following three (3) courses coincident with an ancient fence and acquiesced boundary, 1) South 89°35'30" East 935.85 feet to a fence corner; 2) South 00°34'23" West 658.58 feet to a fence corner; 3) South 89°21'34" East 1134.09 feet to a fence corner; Thence South 00°14'45" West 693.96 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°45'15" West 3.42 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°34'07" West 257.23 feet to the point of beginning.

Contains 59.31 acres

**NARRATIVE:**

Boundary Consultants was retained by the A&M Knight Family Trust to subdivide their remainder parcel, Tax Parcel 10-035-0068 (Parcel #3 of Entry #3261355), into the depicted configuration to satisfy the final wishes of Myrtle T. Knight, as stated in her Last Will and Testament. Boundary Consultants consulted with the Weber County Planning Department about this division as it creates a new parcel of land without going through the approval process with the Land Use Authority which violates Utah State Statutes and Weber County Codes. As a result of the violation of the Land Use Codes Subject Parcel 2, the newly created parcel, will need to go through the Counties subdivision process prior to any type of development improvements being made upon it. Subject Parcel 1 is the remainder to the "legal" parent parcel and as such is entitled to all those rights appurtenant to its historic rights.

This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is North as determined by the Utah TURN VRS System. Ancient fence lines encompass portions of the Subject Parcels which have been acquiesced to as boundary lines and have been honored as such with this survey, in concert with Q2 LLC v Hughes 368 P.3d 86 (2016) and other recent Utah Supreme Court Cases. The location of the Southeast Corner of Section 13 was determined from Weber County Surveyor's Witness Monuments by distance - distance intersect. The North Quarter Corner of Section 13 is not in place, its location has been calculated from the Weber County Surveyor's "Monument Positions for Township 6 North, Range 3 West". The right of way of 900 South Street was determined by retracing those certain Right of Way Corridor Design plans prepared by Caldwell Richards Sorenson, dated February 25, 2015. See Record of Survey #7384 on file in the Weber County Surveyor's Office.

TAX PARCEL 10-035-0017  
WESTSIDE INVESTMENTS, LC  
ENTRY #000803

TAX PARCEL 10-035-0018  
WESTSIDE INVESTMENTS, LC  
ENTRY #000803

**NEW PARCEL 2 DESCRIPTION:**

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian, being an unapproved subdivision of Weber County Tax Parcel 10-035-0068, described in that certain Parcel Adjustment - Quit Claim Deed recorded as Entry 3261355 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 13, thence North 89°35'53" West 129.73 feet coincident with the south line of the Southwest Quarter of said Section 13; Thence North 00°24'07" East 60.84 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 89°38'04" West 801.33 feet coincident with the north right of way of 900 South Street to a number five rebar and cap Stamped "PLS 356548"; Thence North 00°21'56" East 1612.24 feet to a number five rebar and cap Stamped "PLS 356548" set in an ancient fence line; Thence South 89°35'30" East 801.33 feet along said ancient fence to a number five rebar and cap Stamped "PLS 356548"; Thence South 00°21'56" West 1611.65 feet to the point of beginning.

Contains 29.66 acres ±1,291,849 sq. ft.

TAX PARCEL 10-035-0004  
HOWARD  
ENTRY #2883988

TAX PARCEL 10-035-0084  
HIGHLAND INVESTMENTS, LLC  
ENTRY #3240864  
ROS 7180

TAX PARCEL 10-035-0030  
QUAYLE  
ENTRY #2024432

TAX PARCEL 10-035-0007  
WADELAND LAND, LLC  
ENTRY #2782049

TAX PARCEL 10-035-0008  
WADELAND LAND, LLC  
ENTRY #2782048

TAX PARCEL 10-035-0080  
KNIGHT  
ENTRY #3282374  
PARCEL 4 ROS 7384

**NEW PARCEL 2**  
Contains 29.65 acres  
±1,291,696 sq. ft.

**NEW PARCEL 1**  
Contains 29.66 acres  
±1,291,849 sq. ft.

**NEW PARCEL 1 DESCRIPTION:**

A parcel of land lying and situate in the Southeast Quarter of Section 13, Township 6 North, Range 3 West, Salt Lake Base and Meridian, being the remainder parcel to an unapproved subdivision of Weber County Tax Parcel 10-035-0068, described in that certain Parcel Adjustment - Quit Claim Deed recorded as Entry 3261355 of the Weber County Records. Basis of Bearing for subject parcel being South 89°35'53" East 2654.53 feet measured between the Weber County brass cap monuments marking the Southwest Corner and South Quarter Corner of said Section 13; Subject parcel being more particularly described as follows:

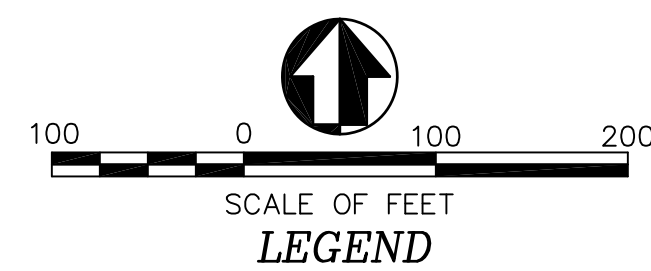
Commencing at the South Quarter Corner of said Section 13, thence North 89°35'53" West 129.73 feet coincident with the south line of the Southwest Quarter of said Section 13; Thence North 00°24'07" East 60.84 feet to a point on the north right of way of 900 South Street (SR-153), a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 00°21'56" East 1611.65 feet to a number five rebar and cap stamped "PLS 356548" set in an ancient fence line; Thence South 89°35'30" East 134.52 feet to an ancient fence corner; Thence South 00°34'23" West 658.58 feet to an ancient fence corner; Thence South 89°21'34" East 1134.09 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°14'45" West 693.96 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°45'15" West 3.42 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°34'07" West 257.23 feet to a point on the north right of way of said 900 South Street; Thence North 88°57'57" West 314.69 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°38'04" West 948.66 feet to the point of beginning.

Contains 29.66 acres ±1,291,849 sq. ft.

TAX PARCEL 10-035-0088  
A&M KNIGHT FAMILY TRUST  
ENTRY #3281355  
PARCEL 3 ROS 7384

N89°38'04"W 948.66'

N88°57'57"W 314.69'



- 29 28 = SECTION CORNER & SECTION LINE
- 32 33 = BOUNDARY LINE
- = RIGHT OF WAY LINES
- = ROOT PARCEL BOUNDARY
- = ADJOINING PARCEL LINES
- = DIMENSION LINES
- = SET #5 REBAR AND CAP STAMPED "PLS 356548"
- = FOUND #5 REBAR AND CAP STAMPED "PLS 356548"

14 13  
23 24  
Southwest Corner Section 13,  
Township 6 North, Range 3 West,  
Salt Lake Base and Meridian.  
Fnd. Weber County brass cap  
monument as per tie sht's.

N89°38'04"W 801.33'  
N89°35'53"W 2654.53'  
BASIS OF BEARING

900 SOUTH STREET  
FORMERLY SR-153

129.73' 13  
24 24  
South Quarter Corner Section 13,  
Township 6 North, Range 3 West,  
Salt Lake Base and Meridian.  
Fnd. Weber County brass cap  
monument as per tie sht's.

S89°45'15"E 2637.76' (Calc'd)

RECEIVED  
DEC 13 2022  
FILE # 7430

13 18  
24 19  
Southeast Corner Section 13,  
Township 6 North, Range 3 West,  
Salt Lake Base and Meridian.  
Location determined by distance  
distance intersect from  
Weber County Witness Monuments  
See Record of Survey #7384