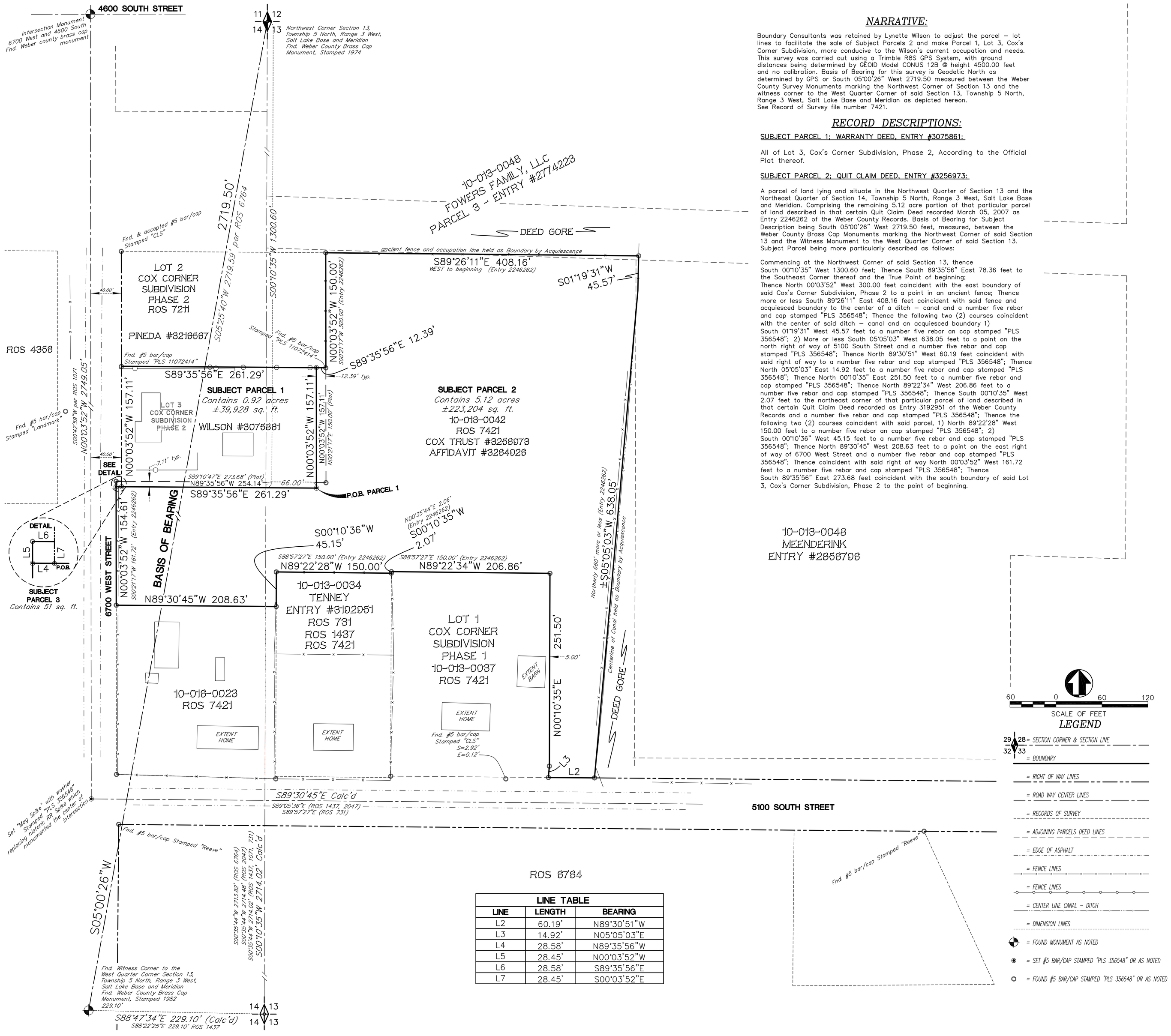


| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L2 | 60.19' | N89°30'51"W |
| L3 | 14.92' | N05°05'03"E |
| L4 | 28.58' | N89°35'56"W |
| L5 | 28.45' | N00°03'52"W |
| L6 | 28.58' | S89°35'56"E |
| L7 | 28.45' | S00°03'52"E |

## NARRATIVE:

Boundary Consultants was retained by Lynette Wilson to adjust the parcel – lot lines to facilitate the sale of Subject Parcels 2 and make Parcel 1, Lot 3, Cox's Corner Subdivision, more conducive to the Wilson's current occupation and needs. 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.
See Record of Survey file number 7421.

## RECORD DESCRIPTIONS:

SUBJECT PARCEL 1; WARRANTY DEED, ENTRY #3075861:

All of Lot 3, Cox's Corner Subdivision, Phase 2, According to the Official Plat thereof.

SUBJECT PARCEL 2; QUIT CLAIM DEED, ENTRY #3256973:

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 1300.60 feet; 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.

## ADJUSTED DESCRIPTIONS:

SUBJECT PARCEL 1, Formerly Lot 3, Cox's Corner Subdivision, Phase 2:

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 0.92 acres, a 0.88 acre portion of Lot 3, Cox's Corner Subdivision, Phase 2 and a 0.04 acre portion of that particular parcel of land described as "Adjusted Parcel 1" in that certain Parcel Adjustment recorded 27–September–2022, as Entry #3256973 of the Weber County Records being re–described in that certain Surveyor's Affidavit of Correction recorded 28–November–2022, as Entry #3264926 in the Office of the Weber County Recorder. 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 1300.60 feet coincident with the west line of the Northwest Quarter of said Section 13; Thence South 89°35'56" East 66.00 feet to the True Point of beginning;
Thence North 89°35'56" West 254.14 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°03'52" West 157.11 feet coincident with the east right of way of 6700 West Street and the prolongation thereof to the northwest corner of said Lot 3; Thence South 89°35'56" East 254.14 feet coincident with the north lot line of said Lot 3 to a number five rebar and cap stamped "PLS 356548"; Thence South 00°03'52" East 157.11 feet to the point of beginning.

Contains 0.92 acres

SUBJECT PARCEL 2, Formerly known as Tax Parcel 10–013–0042:

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 5.12 acres, a 0.04 acre portion of Lot 3, Cox's Corner Subdivision, Phase 2 and a 5.08 acre portion of that particular parcel of land described as "Adjusted Parcel 1" in that certain Parcel Adjustment recorded 27–September–2022, as Entry #3256973 of the Weber County Records being re–described in that certain Surveyor's Affidavit of Correction recorded 28–November–2022, as Entry #3264926 in the Office of the Weber County Recorder. 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 1300.60 feet coincident with the west line of the Northwest Quarter of said Section 13; Thence South 89°35'56" East 66.00 feet to the True Point of beginning;
Thence North 00°03'52" West 157.11 feet to a point on the north line of Lot 3, Cox's Corner Subdivision, Phase 2 and a number five rebar and cap stamped "PLS 356548"; Thence South 89°35'56" East 12.39 feet to the northeast corner of said Lot 3 and a number five rebar and cap stamped "PLS 11072414"; Thence coincident with the east line of Lot 2 of said Subdivision North 00°03'52" West 150.00 feet to the northeast corner thereof and a number five rebar and cap stamped "PLS 356548"; 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 154.61 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°35'56" East 261.29 feet to the point of beginning.

Contains 5.12 acres

SUBJECT PARCEL 3, Being deeded to Hooper City for Roadway Purposes:

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 51 square feet of that particular parcel of land described as "Adjusted Parcel 1" in that certain Parcel Adjustment recorded 27–September–2022, as Entry #3256973 of the Weber County Records being re–described in that certain Surveyor's Affidavit of Correction recorded 28–November–2022, as Entry #3264926 in the Office of the Weber County Recorder. 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 1300.60 feet coincident with the west line of the Northwest Quarter of said Section 13; Thence South 89°35'56" East 66.00 feet; Thence North 89°35'56" West 7.14 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°03'52" West 7.11 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of beginning;
Thence North 89°35'56" West 7.14 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°03'52" East 7.11 feet to the southwest corner of Lot 3, Cox's Corner Subdivision, Phase 2 and a number five rebar and cap stamped "PLS 356548"; Thence South 00°03'52" East 7.11 feet to the point of beginning.

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DEC 27 2022
FILE # 7439


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

DATE/PLOT DATE: 12-26-22
SCALE 1"=60'
PROJECT NUMBER 2235001

RECORD OF SURVEY, PARCEL ADJUSTMENT & AMENDED PLAT
OF LOT 3, COX'S CORNER SUBDIVISION, PHASE 2
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