

SURVEYORS NARRATIVE

This Survey was requested by Bryan Smith in preparation for development. Basis of bearing for this Survey is North 89°15'32" East measured between the West Quarter Corner and the Center of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

This Survey found Record of Surveys prepared by Greg Hansen (Survey No. 1104, and Survey No. 101) to be controlling due to the reliance of the property owners in accepting the Surveys. Due to this fact this Survey held as true adjoining property owned by Fredrick Bolingbroke, the South boundary of Diane Budge, the Northwest and Northeast boundary of Carmena Dickemore, and the Northeast and Northwest boundary of property owned by Judith Doud. This Survey used UDOT Right of Way plans to establish Highway 89 at a 50.00 foot right of way.

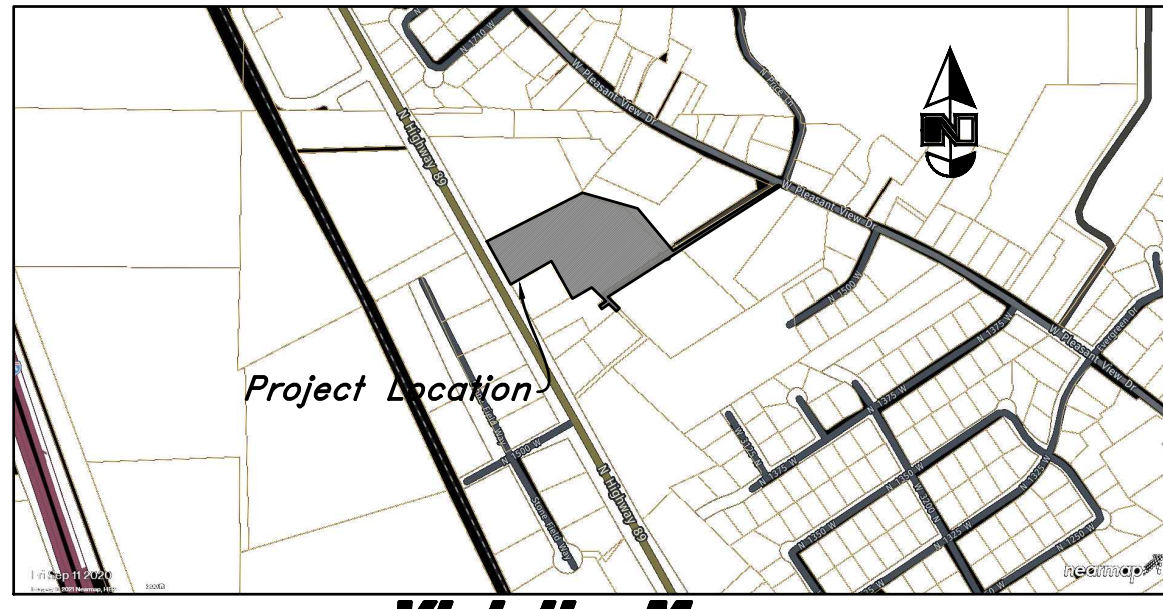
As stated, I believe said Surveys to be controlling, however it was found that the last bearing to Parcel A shown on the Record of Survey to be plated as North 46°42'16" West 282.98 feet. In holding said bearing a miss closure is found to be at a distance of 1.59 feet. When looking at the boundary description written for Parcel A of said Survey said line is described as North 26°23'00" West 282.98 feet and closes. This should be the controlling bearing between the land shown. In retracing the boundary of Budge Subdivision (Book 91, Page 018 of plats) it was found that Hansen had retraced the error on the plat rather than using the bearing that closed in the boundary description of the Survey "see detail A". With no occupational evidence to disprove that plated error had been relied upon by the landowners, the closed bearing in the legal description should be held.

It was also found that the record as shown on Record of Survey 1104 for Budge Lane grossly disagreed with the current occupation and the other landowner deeds in the area. Resolution was found in reviewing UDOT Right of Way plans (NS-561(1)_HF10) in said plan set occupation of Budge Lane was found shown to be at Station 298+63 and 298+22.99 respectively. Using the evidence from the Right of Way plans and the evidence of the current occupation, of Budge Lane was established. The Right of Way Pleasant View Drive was found to be 40.00 feet with an additional 35.00 feet in of drainage easement as shown on the said UDOT plans.

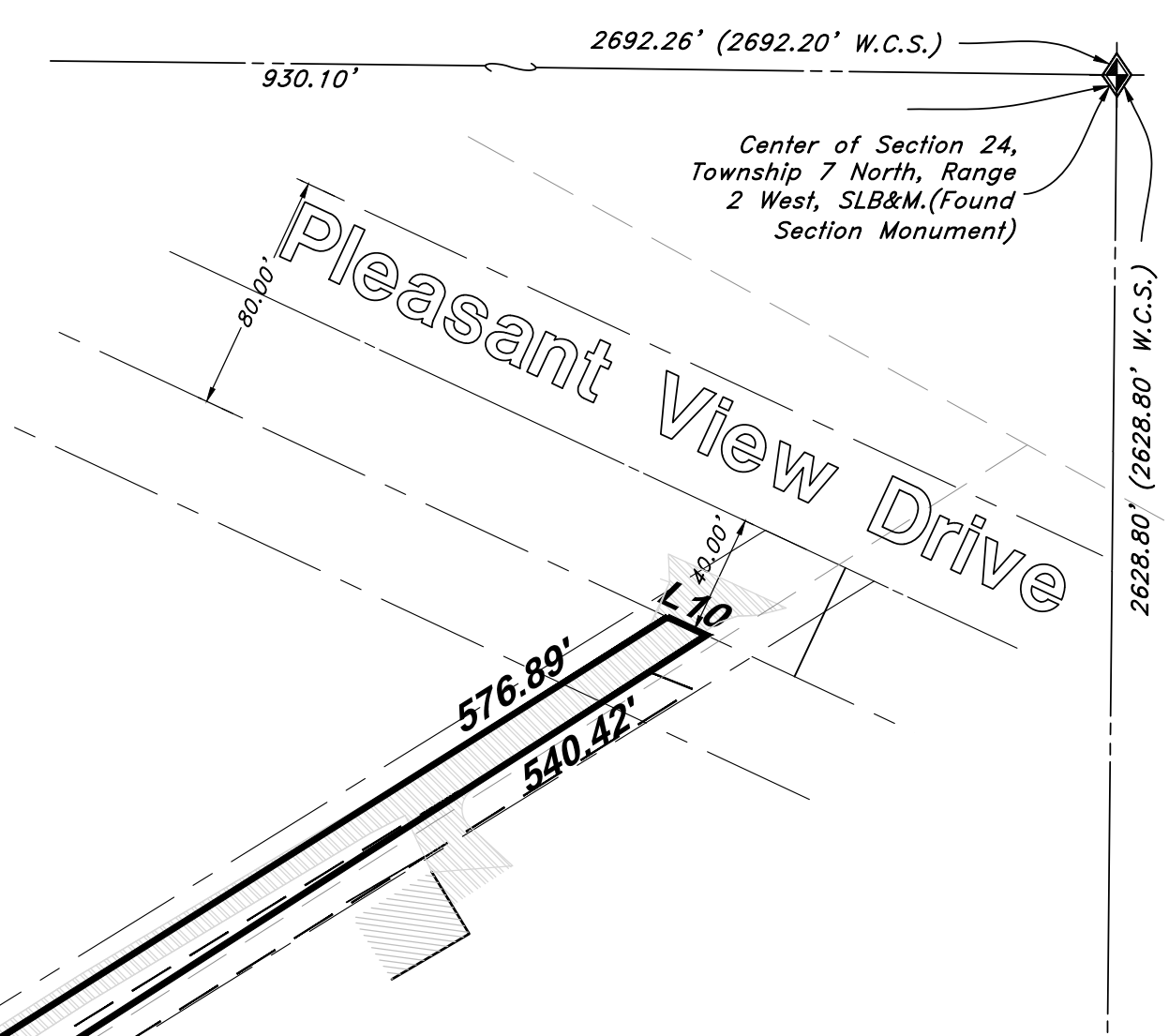
In reestablishment of Budge Lane as explained, this Survey is in disagreed with said Budge Subdivision. The disagreement comes by way of opinion. If the bearing of Budge Subdivision is extended to the Right of Way of Pleasant View Drive it is found to not agree with the occupation of Budge Lane. With no occupational evidence in said area an argument could be made in favor of the record position of the 1104 Record of Survey.

These issues were brought up to the clients and the current adjoining landowners. In interest of saving time and in not slowing down the development process all of the landowners have agreed to yield Budge Subdivision and Budge Lane as established in this Survey. Therefore, the boundary shown in these areas has been established by Boundary by agreement. With this Survey acting as an aid in the statute of frauds setting notice the agreement. With the intent of the agreement to resolve any and all title issues between said problem areas.

Field work for this Survey was completed 09/21/2021. Property corners were not set at this time and will be set with the pending subdivision.



Vicinity Map
(Not to Scale)



RECORD DESCRIPTION

Part of the Southwest Quarter of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 11.40 chains South and South 57°30' West 11.12 chains and North 48°25' West 352.96 feet from the Northeast Corner of the Southwest Quarter of Section 24, thence North 48°15' West 136.83 feet; thence North 57°45' East 14.25 chains; thence North 68°30' West 15 feet; thence South 58°11' West 8.468 chains; thence North 40°10' West 3.66 chains; thence North 71° West 3.11 chains; thence South 62°30' West to the Easterly Line of State Highway; thence South 29°35' East along State Highway 224.61 feet; thence North 59°14' East 217.80 feet; thence South 29°35' East along State Highway 224.61 feet; thence North 59°41' East 217.80 feet; thence South 29°35' East 200 feet; thence North 59°41' East 104.05 feet; thence South 46°23'00" East 91.57 feet; thence South 54°15'11" West 36.87 feet; thence South 35°44'49" East 18.43 feet; thence North 54°15'11" East 40.33 feet; thence South 46°23'00" East 54.76 feet; thence North 47°15'25" East 19.98 feet to the point of beginning.

AS-SURVEYED DESCRIPTION

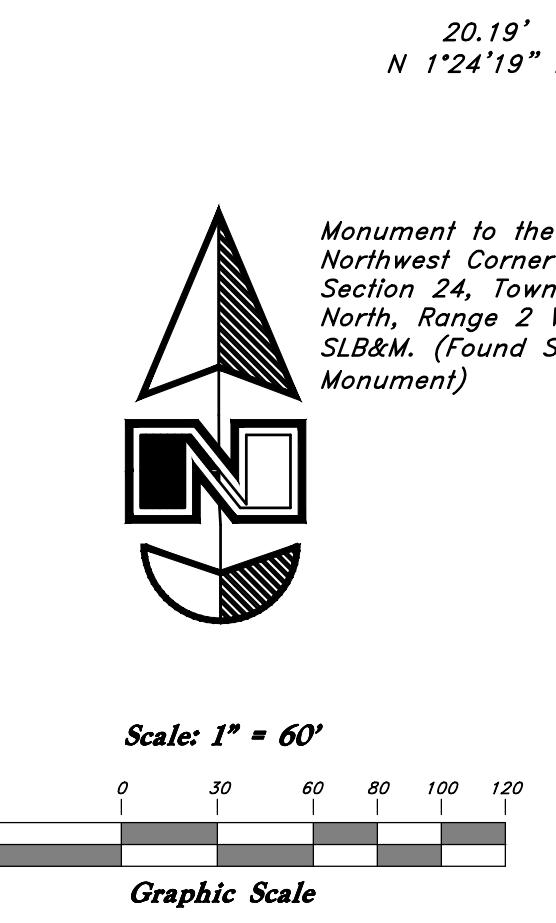
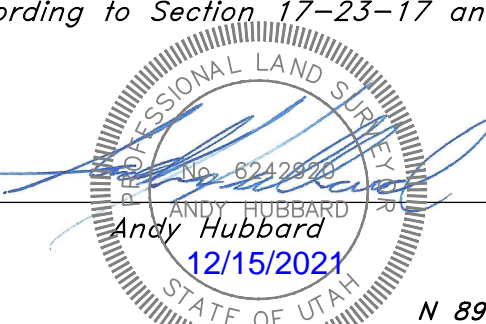
A Parcel of land being a part of the Southwest Quarter of Section 24 Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said parcel of land being part of Parcel One conveyed in the certain Quit-Claim Deed found in the Weber County records as entry No. 2328792 said parcel of land describes as follows:

Beginning at the Point of Beginning to Parcel A described by Greg Hansen in the certain Record of survey Filed with Weber County as Filing No. 1104, said point also being 1762.16 feet South 89°15'32" East along the Section line (basis of bearing) and 875.54 feet South 0°44'28" West from the Northwest Corner of said Quarter Section, and running thence South 57°20'36" West 22.58 feet to said Record of Survey; thence along said Record of Survey the following seven(7) courses; (1) North 45°59'53" West 79.08 feet, (2) South 60°04'29" West 104.05 feet, (3) North 29°11'42" West 200.00 feet, (4) South 60°04'29" West 218.39 feet to the Northeastly Right of Way line of U.S. Highway 89, (5) North 29°10'56" West 229.38 feet along said Right of Way, (6) North 63°02'34" East 499.71 feet, and (7) South 74°12'09" East 206.69 feet; thence leaving said Hansen Survey South 61°58'24" East 90.10 feet to said Hansen Survey; thence South 39°46'55" East 239.85 feet along said Hansen Survey and it extension to said Hansen survey and Budge Farms Subdivision (Book 91, Page 018 of plats); thence along said Survey and Subdivision South 57°20'36" West 371.26 feet to the Point of Beginning.

Contains 5.803 Acres.

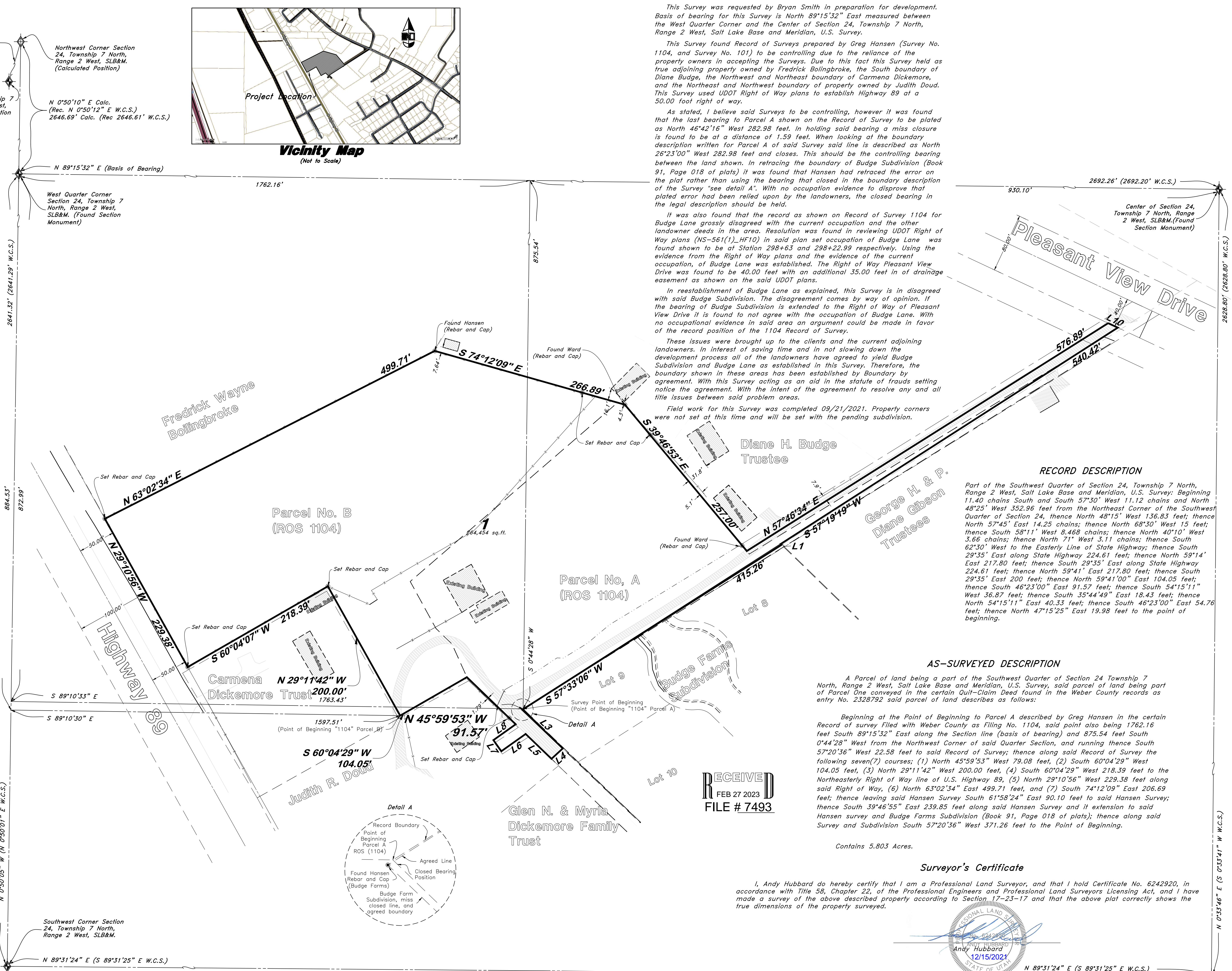
Surveyor's Certificate

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 Professional Land 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.



- Legend**
- Monument to be set
 - Found Centerline Monument
 - Section Calculated
 - Section
 - Fence
 - Buildable Area
 - Pathway
 - Existing Boundary
 - A will be set Nail in Curb
 - Extension of Property
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Line	Bearing	Length
L1	S 45°45'05" E	1.71
L3	S 46°18'24" E	75.64
L4	S 47°15'25" W	20.78
L5	N 48°01'55" W	48.42
L6	S 54°38'18" W	40.33
L7	N 35°21'42" W	18.43
L8	N 54°38'18" E	36.87
L10	S 64°55'04" E	14.34



GREAT BASIN ENGINEERING

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Record of Survey

Smith/Dickemore Property

3832 N Hwy 89
 Pleasant View City, Weber County, Utah
 A part of Section 24, T7N, R2W, SLB&M, U.S. Survey

Nov, 2021

SHEET NO. **C1**

21N406