

**PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH**

BACHMAN-AS SURVEYED BOUNDARY DESCRIPTION

A tract of land being the same as described by Warranty Deed recorded at Entry number 1361269 at Book 1769 page 2919 on August 30, 1995 said tract being located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°44'28" West between the monumented locations of the West Quarter corner (having Weber County Surveyor State Plane Coordinates of record of N=3617489.13 E=1543099.24 U.S.ft.) and the Southwest corner (having Weber County Surveyor State Plane Coordinates of record of N=3614890.14 E=1543065.63 U.S.ft.), described by surveyed as follows:

BEGINNING at the West Quarter corner being a BLM brass cap set in a 1973 approved survey (having Weber County NAD83 coordinates of record of N=3617489.13 E=1543099.24 U.S.ft.);

RUNNING thence South 00°44'28" West 1023.23 feet, along section line, to the northerly right of way line of State Highway 39 as identified in a survey document titled "Utah State Road Commission, Situation Drawing, Mouth of Ogden Canyon - Pineview Dam, Road Section 29-20-3A, Weber County, Date: January, 1956, Scale: 1"=100', Blaine J. Kay, Res. Engineer" (hereinafter Highway map), said line being perpendicularly distant 25 feet northeasterly from the centerline of said Highway 39 Engineer Station 363+68.07.

Thence along the arc of a curve to the left 148.98 feet, having a radius of 416.81 feet (441.68 feet by said Highway map) with a chord bearing and distance of South 78°17'49" East 148.19 feet, along said northerly right of way, to PT Station 365+25.5;

Thence South 88°32'11" East (S 88°34'30" E by said Highway map) 155.13 feet, along said northerly right of way, to a point on an existing concrete fence;

Thence the following Ten (10) courses along said existing concrete fence;

- 1) South 85°31'01" East 7.44 feet, to a fence post;
- 2) South 87°28'06" East 91.05 feet, to a fence post;
- 3) South 87°29'42" East 53.99 feet, to a fence post;
- 4) North 80°44'41" East 13.47 feet, to a fence post;
- 5) North 52°12'26" East 0.89 feet, to a point of intersection of said concrete fence and said northerly right of way line; and continuing,
- 6) North 52°12'26" East 13.14 feet, to a fence post;
- 7) North 16°19'06" East 13.20 feet, to a fence post;
- 8) North 08°48'45" East 10.89 feet, to a fence post;
- 9) North 09°14'57" East 12.15 feet, to a fence post;
- 10) North 08°34'09" East 18.49 feet, to a fence post;

Thence North 08°34'09" East 35.27 feet;

Thence South 88°05'04" East 193.16 feet;

Thence South 02°15'29" West 21.55 feet, to a corner of a parcel of land described by Warranty Deed recorded at Book 122 page 176 on October 17, 1934 (said tract being conveyed to the United States of America and having been resurveyed by Landmark Surveying, Inc., dated March 14, 2023 and filed with Weber County as Record of Survey number 7531, said survey being made a part hereof by said reference;

Thence the following Six (6) courses along the north boundary of said United States of America parcel;

- 1) South 72°30'31" East (South 73°16' East by said Warranty Deed) 92.00 feet (L11);
- 2) North 81°40'29" East (North 81°09' East by said Warranty Deed) 80.00 feet (L12);
- 3) North 64°15'29" East (North 63°30' East by said Warranty Deed) 114.00 feet (L13);
- 4) North 51°25'29" East (North 50°40' East by said Warranty Deed) 181.00 feet (L14);
- 5) North 62°40'29" East (North 61°55' East by said Warranty Deed) 106.00 feet (L15);
- 6) North 76°35'29" East (North 75°50' East by said Warranty Deed) 110.00 feet (L16), more or less, to sixteenth section line (being the east line of the Northwest Quarter of the Southwest Quarter of said section);

Thence Northerly along sixteenth section line (being the east line of the Northwest Quarter of the Southwest Quarter of said Section 16), to the Center west one sixteenth corner (being the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 16);

Thence Westerly along Quarter section line to said West Quarter corner being the point of beginning.

Thence Northerly along sixteenth section line (being the east line of the Northwest Quarter of the Southwest Quarter of said Section 16), to the Center west one sixteenth corner (being the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 16);

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USA - AS SURVEYED BOUNDARY DESCRIPTION

A tract of land being the same as described by Warranty Deed recorded at Book 122 page 176 on October 17, 1934 said tract being described by survey as follows, being located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°44'28" West between the monumented locations of the West Quarter corner (having Weber County Surveyor State Plane Coordinates of record of N=3617489.13 E=1543099.24 U.S.ft.) and the Southwest corner (having Weber County Surveyor State Plane Coordinates of record of N=3614890.14 E=1543065.63 U.S.ft.), described as follows:

COMMENCING at a point located 1092.49 feet South 00°44'28" West and 79.70 feet South 89°14'58" East FROM said West Quarter corner of Section 16;

RUNNING thence North 03°48'29" East (North 3°03' East by said Warranty Deed) 36.50 feet (L-7);

- Thence South 86°11'31" East (South 86°57' East by said Warranty Deed) 355.70 feet (L-8);
- Thence South 87°24'31" East (South 88°10' East by said Warranty Deed) 244.70 feet (L-9);
- Thence North 02°15'29" East (North 01°30' East by said Warranty Deed) 99.00 feet (L-10);
- Thence South 72°30'31" East (South 73°16' East by said Warranty Deed) 92.00 feet (L-11);
- Thence North 81°48'29" East (North 81°09' East by said Warranty Deed) 80.00 feet (L-12);
- Thence North 64°15'29" East (North 63°30' East by said Warranty Deed) 114.00 feet (L-13);
- Thence North 51°25'29" East (North 50°40' East by said Warranty Deed) 181.00 feet (L-14);
- Thence North 62°40'29" East (North 61°55' East by said Warranty Deed) 106.00 feet (L-15);
- Thence North 76°35'29" East (North 75°50' East by said Warranty Deed) 110.00 feet (L-16);
- Thence South 00°49'29" West (South 00°04' West by said Warranty Deed) 75.00 feet (L-17);
- Thence South 74°57'29" West (South 74°12' West by said Warranty Deed) 179.00 feet (L-18);
- Thence South 45°45'29" West (South 45°00' West by said Warranty Deed) 168.70 feet (L-19);
- Thence South 28°53'29" West (South 28°08' West by said Warranty Deed) 65.10 feet (L-20);
- Thence North 86°28'29" East (North 85°43' East by said Warranty Deed) 324.00 (L-21);
- Thence South 00°49'29" West (South 00°04' West by said Warranty Deed) 73.00 feet (L-22);
- Thence South 85°33'29" West (South 85°08' West by said Warranty Deed) 210.00 feet (L-23);
- Thence South 05°15'29" West (South 04°30' West by said Warranty Deed) 7.00 feet (L-2);
- Thence South 88°47'29" West (South 88°02' West by said Warranty Deed) 304.90 feet (L-3);
- Thence North 77°34'31" West (North 78°20' West by said Warranty Deed) 102.00 feet (L-4);
- Thence North 87°24'31" West (North 88°10' West by said Warranty Deed) 245.00 feet (L-5);
- Thence North 86°11'31" West (North 86°57' West by said Warranty Deed) 355.70 feet (L-6), to the point of beginning.

LINE TABLE DATA-122-176 (record)

LINE NO.	BEARING	DISTANCE
L1	S 85°08' W	210'
L2	S 04°30' W	7'
L3	S 88°02' W	304.9'
L4	N 78°20' W	102.0'
L5	N 88°10' W	245.0'
L6	N 86°57' W	355.7'
L7	N 03°03' E	36.5'
L8	S 86°57' E	355.7'
L9	S 88°10' E	244.7'
L10	N 01°30' E	99.0'
L11	S 73°16' E	92.0'
L12	N 81°03' E	80.0'
L13	N 63°30' E	114.0'
L14	N 50°40' E	181.0'
L15	N 61°55' E	106.0'
L16	N 75°50' E	110'
L17	S 00°04' W	73.0'
L18	S 74°12' W	179.0'
L19	S 45°00' W	168.7'
L20	S 28°08' W	65.1'
L21	N 85°43' E	324.0'
L22	S 00°04' W	73.0'

LINE TABLE DATA-122-176 As Surveyed

LINE NO.	BEARING	DISTANCE
L1	S 85°53'29" W	210.00'
L2	S 05°15'29" W	7.00'
L3	S 88°47'29" W	304.90'
L4	N 77°34'31" W	102.00'
L5	N 87°24'31" W	245.00'
L6	N 86°11'31" W	355.70'
L7	N 03°48'29" E	36.50'
L8	S 86°11'31" E	355.70'
L9	S 87°24'31" E	244.70'
L10	N 02°15'29" E	99.00'
L11	S 72°30'31" E	92.00'
L12	N 81°48'29" E	80.00'
L13	N 64°15'29" E	114.00'
L14	N 51°25'29" E	181.00'
L15	N 62°40'29" E	106.00'
L16	N 76°35'29" E	110.00'
L17	S 00°49'29" W	75.00'
L18	S 74°57'29" W	179.00'
L19	S 45°45'29" W	168.70'
L20	S 28°53'29" W	65.10'
L21	N 86°28'29" E	324.00'
L22	S 00°49'29" W	73.00'

LINE TABLE DATA-Stave Pipe (record)

LINE NO.	BEARING	DISTANCE
L23	N 76°28' W	473.9'
L24	N 81°56' W	245.8'
L25	S 89°28' W	10.1'
L26	N 68°55' W	139.2'
L27	N 83°19' W	93.2'
L28	N 85°52' W	132.9'
L29	S 78°49' W	132.5'
L30	S 86°57' E	355.7'
L31	S 66°13' W	182.0'
L32	S 85°07' W	49.8'
L33	S 66°55' W	9.3'

CURVE DATA - Stave Pipe (record)

- *Distances are measured on 50' chords.
- **Distances are measured on 100' chords.
- ***Distances are measured on 25' chords.

CURVE NO.	DIRECTION	RADIUS	DISTANCE
C1	right	521.7'	133.2**
C2	left	1146.3'	172.0**
C3	right	573.7'	216.2**
C4	left	637.3'	160.0*
C5	left	819.0'	178.3**
C6	right	637.3'	265.2**
C7	left	819.0'	228.3**
C8	left	573.8'	117.8*
C9	left	573.8'	126.0*
C10	right	287.9'	94.5***
C11	right	396.2'	194.8**
C12	left	573.7'	464.5**
C13	left	410.3'	74.1**

Project Name: 3571 Mike Bachman Canyon, UAS.dwg Date: April 14, 2023 11:40 AM Sheet: ### This plot and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid signature and date across the Professional Engineer's seal in accordance with R156-22-401 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for use in construction, nor to be recorded or filed for any purpose.

BLM brass cap remonumented original stone in 1973 survey. Calculated location by BLM record.

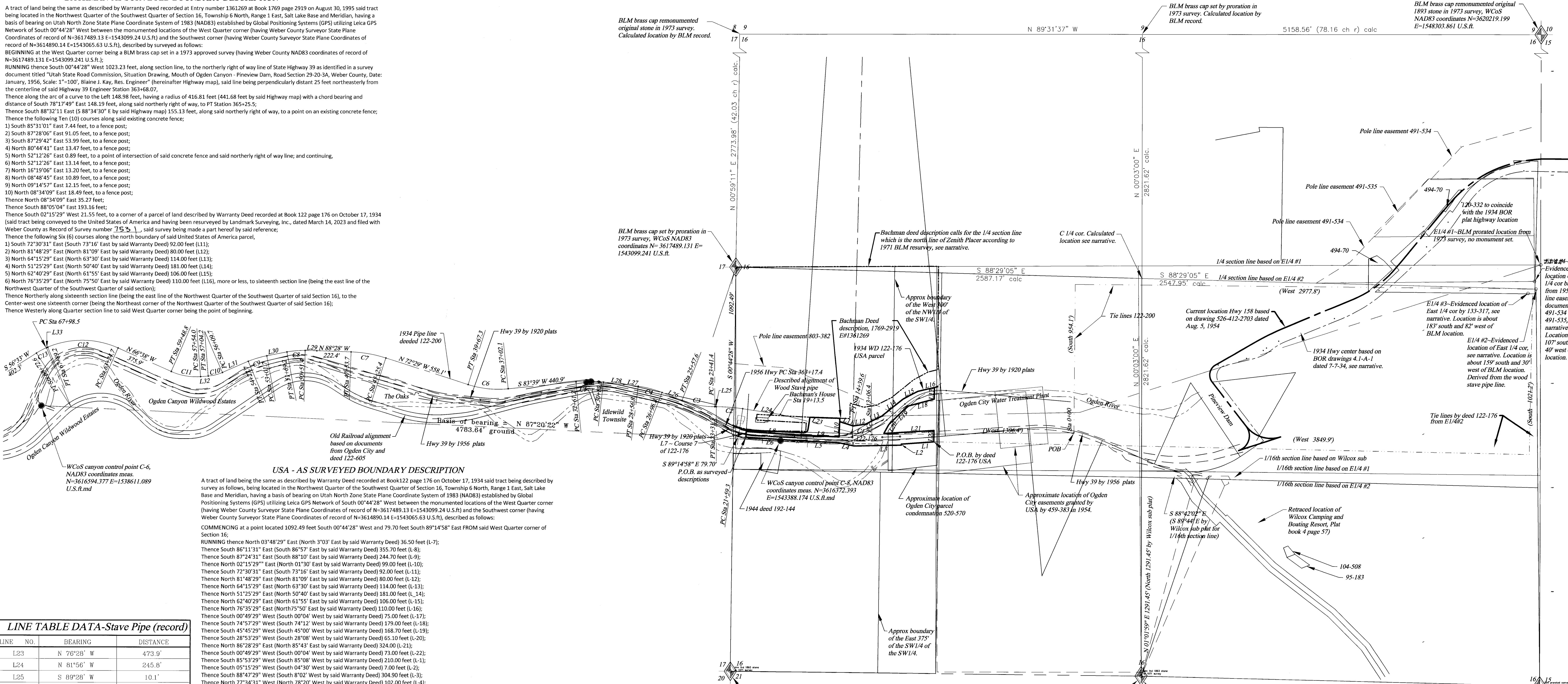
BLM brass cap set by proration in 1973 survey, WCoS NAD83 coordinates N=3617489.13 E=1543099.24 U.S.ft.

BLM brass cap remonumented original 1893 stone in 1973 survey, WCoS NAD83 coordinates N=3614890.14 E=1543065.625 U.S.R.

BLM brass cap W.C. set 0.02 ch West of original 1893 stone in BLM 1973 survey, WCoS NAD83 coordinates of BC N=3614863.30 E=1545719.70 U.S.R.

BLM brass cap set by proration in 1973 survey. Calculated location by BLM record.

BLM brass cap remonumented original 1893 stone in 1973 survey, WCoS NAD83 coordinates N=3620219.199 E=1548303.861 U.S.R.



RECEIVED
APR 14 2023
BY: 753

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4645 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

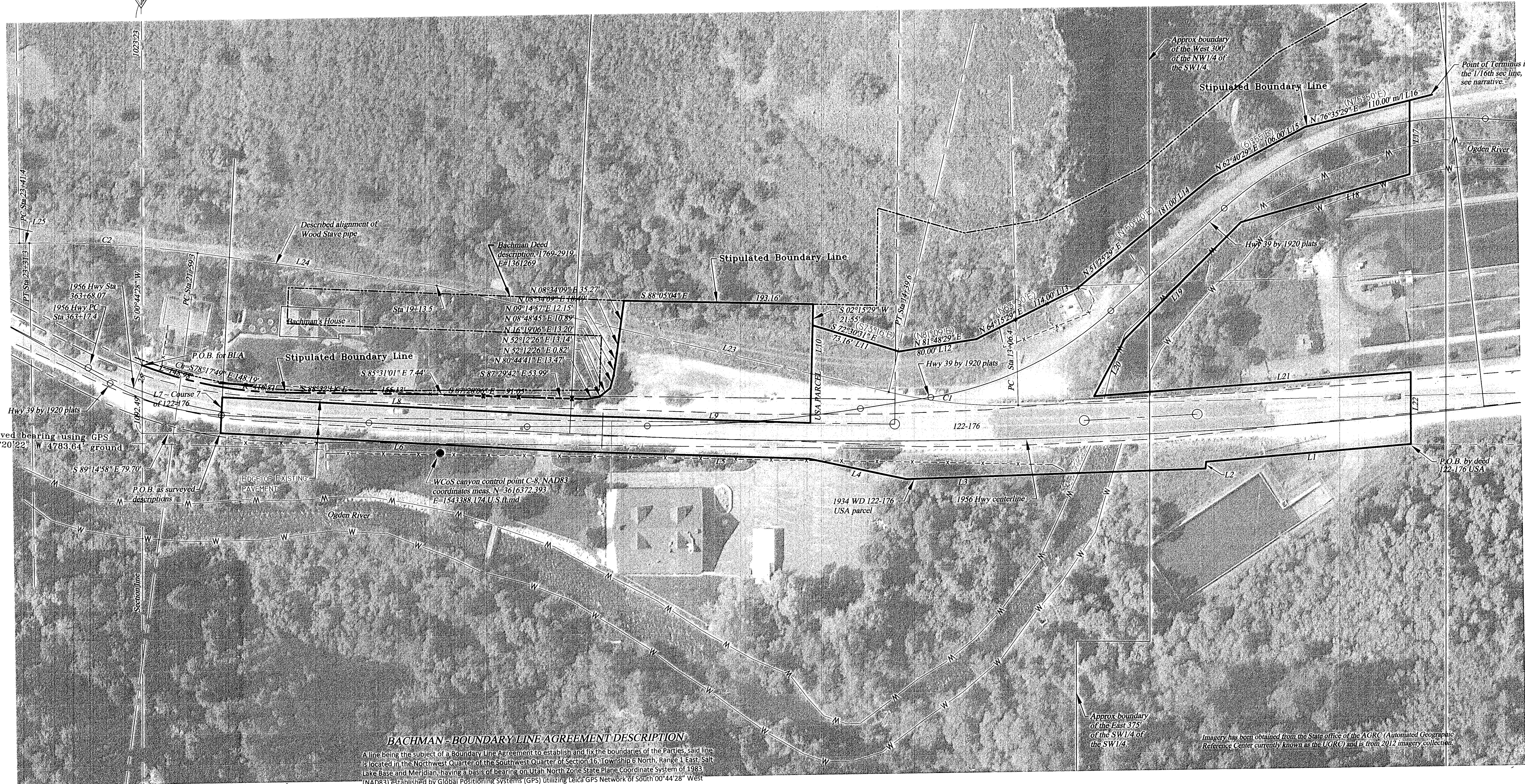
CLIENT: Mike Bachman
Address: 866 Ogden Canyon, Ogden Utah 84401

SW 1/4 of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian.		Boundary Determination
Revisions: Correction of Bachman as-surveyed description and adjustment of the USA parcel based on new BOR information. 7-27-2021	DRAWN BY: EDR	
	CHECKED BY: ...	
	DWG DATE:	
	PROJ: 3571	

SURVEYOR'S CERTIFICATE
To Mike Bachman and Northrop Grumman Systems Corporation, successor in interest to Thiokol Corporation, (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s). No certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

**PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH**

BLM brass cap set by proration in 1973 survey, WGS NAD83 coordinates N= 3617489.131 E= 1543099.241 U.S.R.



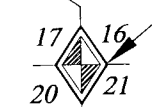
WGS canyon control point C-6, NAD83 coordinates meet. N=3616594.377 E=1538611.089 U.S.R.m

Observed bearing using GPS N 87°20'22" W 3783.64' ground

BACHMAN - BOUNDARY LINE AGREEMENT DESCRIPTION

A line being the subject of a Boundary Line Agreement to establish and fix the boundaries of the Parties, said line is located in the Northwest Quarter of the Southwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°44'28" West Coordinates of record of N=3617489.13 E=1543099.24 U.S.R. and the Southwest corner (having Weber County Surveyor State Plane Coordinates of record of N=3614890.14 E=1543065.63 U.S.R.), described as follows:
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FROM said West Quarter corner of Section 16,
RUNNING thence along the arc of a curve to the Left 148.93 feet, having a radius of 416.81 feet (441.68 feet by Highway map) with a chord bearing and distance of South 78°17'49" East 148.19 feet, along said northerly right of way, to PT Station 365+25.5;
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 3) South 87°29'42" East 53.99 feet, to a fence post;
 4) North 80°44'41" East 13.47 feet, to a fence post;
 5) North 52°12'26" East 0.89 feet, to a point of intersection of said concrete fence and said northerly right of way line; and continuing,
 6) North 52°12'26" East 13.14 feet, to a fence post;
 7) North 16°19'06" East 13.20 feet, to a fence post;
 8) North 08°48'45" East 10.89 feet, to a fence post;
 9) North 09°14'57" East 12.15 feet, to a fence post;
 10) North 08°34'09" East 18.49 feet, to a fence post;
 Thence North 08°34'09" East 35.27 feet;
 Thence South 88°05'04" East 193.16 feet;
 Thence South 02°15'29" West 21.55 feet, to a corner of a parcel of land described by Warranty Deed recorded at Book 122 page 176 on October 17, 1934 (said tract being conveyed to the United States of America and having been resurveyed by Landmark Surveying, Inc., dated March 14, 2023 and filed with Weber County as Record of Survey number **1531**), said survey being made a part hereof by said reference;
 Thence the following Six (6) courses along the north boundary of said United States of America parcel,
 1) South 72°30'31" East (South 73°16' East by said Warranty Deed) 92.00 feet (L11);
 2) North 81°48'29" East (North 81°09' East by said Warranty Deed) 80.00 feet (L12);
 3) North 64°15'29" East (North 63°30' East by said Warranty Deed) 114.00 feet (L13);
 4) North 51°25'29" East (North 50°40' East by said Warranty Deed) 181.00 feet (L14);
 5) North 62°40'29" East (North 61°55' East by said Warranty Deed) 106.00 feet (L15);
 6) North 76°35'29" East (North 75°50' East by said Warranty Deed) 110.00 feet (L16), more or less, to sixteen inch section line (the east line of the Northwest Quarter of the Southwest Quarter of said section), being the point of terminus.
 Subject to the rights of the public within Highway 39, the ownership of Ogden City, and the ownership of the United States of America, and other easements of record or law.

BLM brass cap remonumented original 1893 stone in 1973 survey, WGS NAD83 coordinates N= 3614890.142 E= 1543065.625 U.S.R.

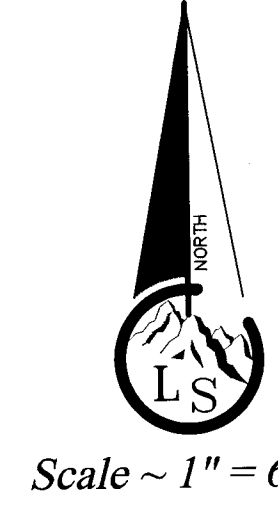


LINE TABLE DATA-122-176 (record)

LINE NO.	BEARING	DISTANCE
L1	S 85°08' W	210'
L2	S 04°30' W	7'
L3	S 88°02' W	304.9'
L4	N 78°20' W	102.0'
L5	N 88°10' W	245.0'
L6	N 86°57' W	355.7'
L7	N 03°03' E	36.5'
L8	S 86°57' E	355.7'
L9	S 88°10' E	244.7'
L10	N 01°30' E	99.0'
L11	S 73°16' E	92.0'
L12	N 81°03' E	80.0'
L13	N 63°30' E	114.0'
L14	N 50°40' E	181.0'
L15	N 61°55' E	106.0'
L16	N 75°50' E	110'
L17	S 00°04' W	75.0'
L18	S 74°12' W	179.0'
L19	S 45°00' W	168.7'
L20	S 28°08' W	65.1'
L21	N 85°43' E	324.0'
L22	S 00°04' W	73.0'

LINE TABLE DATA-122-176 As Surveyed

LINE NO.	BEARING	DISTANCE
L1	S 85°53'29" W	210.00'
L2	S 05°15'29" W	7.00'
L3	S 88°47'29" W	304.90'
L4	N 77°34'31" W	102.00'
L5	N 87°24'31" W	245.00'
L6	N 86°11'31" W	355.70'
L7	N 03°48'29" E	36.50'
L8	S 86°11'31" E	355.70'
L9	S 87°24'31" E	244.70'
L10	N 02°15'29" E	99.00'
L11	S 72°30'31" E	92.00'
L12	N 81°48'29" E	80.00'
L13	N 64°15'29" E	114.00'
L14	N 51°25'29" E	181.00'
L15	N 62°40'29" E	106.00'
L16	N 76°35'29" E	110.00'
L17	S 00°49'29" W	75.00'
L18	S 74°57'29" W	179.00'
L19	S 45°45'29" W	168.70'
L20	S 28°53'29" W	65.10'
L21	N 86°28'29" E	324.00'
L22	S 00°49'29" W	73.00'



Scale ~ 1" = 60'

- Legend**
- - - - - EXISTING FENCE
 - - - - - EASEMENTS
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND POINT AS NOTED
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - md MEASURED DATA
 - r RECORD DATA

RECEIVED
APR 14 2023
BY: [Signature]

 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - RA-3 West Haven, UT 84401 801-731-4075	2 of 4
CLIENT: Mike Bachman Address: 866 Ogden Canyon, Ogden Utah 84401	Boundary Line Agreement
SW 1/4 of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian.	DRAWN BY: EDR CHECKED BY: ... DATE: PROJ: 3571
Revisions: Correction of Bachman as-surveyed description and adjustment of the USA parcel based on new BOR information. 7-27-2021	

Project Name: 3571 Mike Bachman canyon, MYLAR.dwg Date: April 14, 2023 11:40 AM Sheet: 1111
 This plot and associated documents are PRELIMINARY and for informational purposes only. It is not intended for use in construction. If this document is unsigned, it is a Preliminary document and is not intended for use in construction.

PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH

NARRATIVE OF SURVEY

1. PURPOSE:

The purpose of this survey is to identify the location of the common boundaries between Mike Bachman, the United States of America and Northrop Grumman Systems Corporation and to provide a description for a Boundary Line Agreement between Bachman and Northrop Grumman Systems Corporation as part of a Stipulated Agreement resulting from legal action. The properties are currently identified in the county tax records as 20-017-0011 (Bachman) and 20-017-0010 (USA) and 20-017-0009 (Northrop Grumman Systems Corporation).

2. BEARING AND COORDINATE BASIS:

The basis of bearing for the project is derived by GPS RTK observations utilizing Leica Network corrections. Therefore, the basis is NAD83 Utah North Zone derived from GPS geodetic north. A bearing basis is noted on this plat as being N 87°20'22" W with a ground distance of 4783.64 feet between Weber County control monument C-8 and C-6. These control monuments are described hereafter.

3. All coordinates derived and noted on this survey have been collected on NAD83 Utah North Zone grid. A combined scale factor used for this project is 0.9997077073518 to place the project on a ground system was utilized.

4. This project began with document research from the USFS Ogden office, BLM public room on line records and county records as well as a physical field survey to collect data related to the properties.

5. An examination of the title record and other relevant documents is as documented hereinafter (book and page references to deeds will be noted as 21-475 representing deed recorded as Book 21 page 475).

6. Existing monumentation was identified and surveyed as shown and noted herein.

7. BLM plats and notes were used to identify the status of the brass monuments that were set in the 1971 approved survey and a detailed notation of the corners are given hereafter.

8. The coordinate locations of existing section monumentation have been derived from Weber County Survey (WCOS) record data for the section corners and for the canyon control points (designated, for example, C-8 and C-6).

9. These control points, C-8 and C-6, were established under my direction when I was employed by the Weber County Surveyor's Office holding the position of Chief Deputy Surveyor. In establishing the canyon control points we surveyed section corners monuments on each side of the canyon using GPS technology. The purpose of these control points were to establish accurate coordinate control for the private sector to be able to know where the location of the section monuments are without having to traverse the mountain sides to establish their own coordinates on them. The points were set in a manner that a transit could be set on one control monument and have two visible control monuments in opposite directions. Since they were originally set some of the control points have been damaged or destroyed, however, utilizing GPS an accurate basis between them can be established and the location of the related section corners can be accurately identified for purposes of this survey.

10. The points C-8 and C-6 were found and re-observed to confirm the locations relative to the Leica Network. Less than a tenth of a foot of difference was observed between the county record and our observed values. Point C-7 was not found.

11. An examination of the county monument tie sheets related to section corners, if available, were also examined and used in this work.

12. The SW corner of Section 16 is designated by the county as monument number G1220-17-43. The date of recovery is noted to be 11-19-2009. The sheet provides a rough Latitude and Longitude for the corner and NAD27 coordinates, however, I have more accurate NAD83 coordinates which were derived in the control survey previously noted. The NAD83 coordinates are noted hereon.

13. The S 1/4 corner of Section 16 has a tie sheet that states, "Drawings not yet available." It should be noted that the information contained on the tie sheets that contain this note were derived from survey data that predated 1995. The beginning point for the coordinates is not known nor is it known by what process the county derived these coordinates. Any use of the data on these sheets may result in false locations and it is not being utilized in this survey. I do, however, have accurate NAD83 coordinates for the BLM brass cap monument from the control survey previously noted. It should also be noted that the BLM monument is a Witness Corner set on the edge of a rock ledge and the actual corner position is 0.02 chains (1.32 feet) easterly of this witness corner.

14. The SE corner of Section 16 is designated by the county as monument number G1221-17-45. The recovery date is 11-22-1989 and the monument is noted as a BLM 1967 brass cap. NAD27 and NAD83 coordinates are shown on the tie sheet. The coordinates noted on this sheet were derived from traverse data using transit and EDM technology. The NAD83 coordinates are in meters, however, I have U.S. Survey Foot coordinates that were derived by GPS observations in the process of the canyon control survey done by the county as previously noted hereinafore. The coordinates shown hereon are the Weber County NAD83 GPS derived coordinates.

15. The W1/4 corner of Section 16 tie sheet is the same as that noted above for the S1/4 corner.

16. The NE corner of Section 16 is designated by the county as monument number G1216-19-45. The recovery date is noted as 11-22-1989 and the monument is noted as a BLM 1968 brass cap. The same information noted for the SE corner pertains to this corner.

17. The North 1/4, Northwest, and East 1/4 corners will be discussed hereafter.

18. BLM FIELD NOTE RESEARCH:

19. Volume 225, Book A-225 pages 70-75, 86-95, 100-115, was examined along with Volume 586 Pages 358-361, 370-375. The 1971 BLM survey, Volume 586, was a Dependent Resurvey and the results of that research regarding each corner of Section 16 is as follows. Quote:

20. The SE corner: at 40.90 chains Point for the cor. of secs. 15, 16, 21 and 22 at proportionate dist., there is no remaining evidence of the original cor. Set an iron post, 30 ins. long, 2 1/2 ins. diam., 12 ins. in the ground to bedrock, and in a mound of stone, 4 ft. base to top, with brass cap mkd. (a graphic of the marking noted). [This corner was recovered by Weber County Survey and observed with GPS.]

21. The E1/4 corner: 40.90 chains Point for the 1/4 sec. cor. of secs. 15 and 16 at proportionate dist., falls in reservoir and cannot be perpetuated.

22. The NE corner: 81.90 chains The cor. of secs. 9, 10, 15 and 16, monumented with a sandstone, 16x8x8 ins., firmly set and plainly mkd. 4 inches on S. and 3 on E. edges. At the cor. point Set an iron post, 30 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, and in a mound of stone, with brass cap mkd. (a graphic of the marking noted). [This corner was recovered by Weber County Survey and observed with GPS.]

23. The SW corner: 79.98 chains The cor. of secs. 16, 17, 20 and 21, monumented with a blue limestone, 16x9x6 ins., loosely set and plainly mkd. 3 inches on S. and 4 on E. edges. From which the original bearing trees: A pine, 20 ins. diam., bears N. 42°56' E., 33 ds. kts., markings grown over (Record - 45 lks. dist.) A pine, 22 ins. diam., bears S. 49° E., 22 lks. dist., markings grown over. (Record - S. 49°15' E., 18 lks.) A pine, 24 ins. dia., bears S. 45° W., 25 lks. dist., markings grown over. (Record S. 45° W., 17 lks.) At the cor. point Set an iron post, 30 ins. long, 2 1/2 ins. diam., 10 ins. in the ground to bedrock, and in a mound of stone, 3 1/2 ft. base to top, with brass cap mkd. (a graphic of the marking noted). Bury original stone cor. in mound of stone alongside iron post. [This corner was recovered by Weber County Survey and observed with GPS.]

24. The S 1/4 corner: 39.07 chains The 1/4 sec. cor. of secs. 16 and 21, monumented with a limestone boulder in place, 24x12x8 ins. above ground plainly mkd. 1/4 and a + at each cor. point. From which the original bearing trees: A pine, 24 ins. diam., bears S. 73° W., 60 lks. dist., mkd. 1/4 S 21 BT. (Record S. 73°40' W., 65 lks.) A pine, 20 ins. diam., bears N. 62° W., 25 lks. dist., mkd. 1/4 S16 BT. (Record N. 62°15' W., 52 lks.) From this Point, U.S.M.M. NO. 2 bears N. 24°28' E., 44.39 chs. dist., monumented with a pine post 4 ins. square, 6 ft. long, set in a mound of stone on rocky point of spur. Cor. No. 2 of Zenith Placer, Lot No. 39, set alongside the mineral monument is a pine post, 4 ins. square, 3 ft. long and scribed 39 P2. N. 89°46' W., beginning new measurement. 0.02 chains Point selected for the witness 3/4 sec. cor. of secs. 16 and 21 Set an iron post, 30 ins. long, 2 1/2 ins. diam., 6 ins. in the ground, alongside original cor. monument, and in a mound of stone, 3 ft. base to top, with brass cap mkd. (a graphic of the marking noted). [This corner was recovered by Weber County Survey and observed with GPS.]

25. The W 1/4 corner: 39-82 chains Point for the 1/4 sec. cor. of secs. 16 and 17 at proportionate dist., between the witness 1/4 cor. and the cor. of secs. 8, 9, 16 and 17; falls on point of ledge 50 ft. high, bears N. 30° W. and curves E. Set an iron post, 30 ins. long, 2 1/2 ins. diam., on solid stone, and in a mound of stone, 4 ft. base to top with brass cap mkd. (a graphic of the marking noted). [This corner was recovered by Weber County Survey and observed with GPS.]

26. The NW corner: 42.03 chains The cor. of secs. 8, 9, 16 and 17, monumented with a mound of stone, accepted as the original cor. point. From which the original bearing trees: A pine, 20 ins. dia., bears S. 74°30' W., 86 lks. dist., with markings grown over. (Record - S. 70°30' W., 85 lks. dist.) and only large pine in area. I remark this tree TEN R1E S17 BT. At the cor point Set an iron post, 30 ins., long, 2 1/2 ins. diam., 15 ins. in the ground, and in a mound of stone, 4 ft. base to top, with brass cap mkd. (a graphic of the marking noted). From which, A pine, 4 ins. diam., bears N. 78°15' W., 22 lks. dist., mkd. BT.

27. The N1/4 corner: 39.08 chains Point for the 1/4 sec. cor. of secs. 9 and 16 at proportionate dist.; there is no remaining evidence of the original cor. Set an iron post, 30 ins. long, 2 1/2 ins. diam., 6 ins. in the ground to bedrock, and in a mound of stone, 3 1/2 ft. base to top, with brass cap mkd. (a graphic of the marking noted). Close Quote.

28. C 1/4 CORNER: While this corner is not set by the Federal Government many times it is later established by the County Surveyor or private sector surveyors. Some of the descriptions of properties in this section require the location of the corner of the section. In this investigation I have found nothing to indicate that this C1/4 corner was set either by the county or a private surveyor.

29. A location for the C1/4 was derived through the process of completing this project. As the survey progressed the need to fix the location of the corner is found to be unnecessary because the north boundary of the Bachman's property is not being identified in this work. An approximate location for the C1/4 is being noted on this plat and the identification of the corner began by identifying the North Quarter corner utilizing information as noted.

30. The N1/4 was set by proration by the BLM 1971 survey, having not found the original stone. Additionally, the North Quarter corner has not been surveyed by myself nor the county at this time. The approximate position used for the North Quarter corner in this survey was derived by splitting the distance between the NE and NE corners which were found by the BLM 1971 survey to be the original stones which they monumented. The county surveyed the NW corner of the section as part of the canyon control survey to set the "C" series monuments but did not search for the North Quarter nor the NW corner of the Section.

31. The NE corner as surveyed by the county is shown hereon with the county coordinates.

32. The NW corner location has been based on a distance-distance intersection from the 1971 BLM record which produces the bearings and distances noted on this plat as "calc". This provided an approximate location for the NW corner of the section to utilize in establishing a calculated approximate location for the N1/4 corner by proration. Again, the location of the NW, N 1/4, and C 1/4 corners I do not believe are necessary to be established to derive the location of the USFS parcel and the Bachman boundaries that are the subject of this survey.

33. The West 1/4 corner is also a BLM prorated location. The BLM monument has been recovered by the county and the county coordinates are being used for it's position. It should be noted that using the monumented position for Section 16 may not be appropriate for other subdivisions or private properties in Section 17.

34. The East 1/4 corner was not set by the 1971 BLM survey but was prorated for a record location between the found SE and NE corners of the section. This prorated location does not reconcile the private descriptions or boundaries which are tied to the East 1/4 corner including the USA parcel that is the subject of this survey. How the differing locations of this corner were derived will be discussed later.

35. The C1/4 corner for this project has been determined by an intersection of lines running from the N1/4 corner calculated position to the S1/4 corner witnessed location and from the W1/4 corner monument to the E1/4 #2 position. Again, I do not believe that the location of the C 1/4 corner is necessary for the establishment of the boundaries in question but do provide information that can be used for an approximate breakdown of the Southwest Quarter of the Section.

36. TITLE CLAIM:

37. Examining the chain of title began with an entry for Book E page 153 which is titled "certificates" for a claim of title made by John Winslow. This document was found to be an original Utah Title Certificate of Occupancy under territorial title laws. This certificate established a claim for the SW 1/4 of Section 16 by John H. Winslow in 1885. Though this was prior to the GLO surveying Section 16 in 1892, being approved in 1893, the county surveyor, by the direction of Territorial law, conducted surveys of these certificate claims. When these were done in areas prior to the GLO surveys the county surveyor would do their best to establish positions that would reflect that title claim.

38. The process of survey by the county surveyor related to this title claim would have produced positions that the land owners would have relied on for the location of their territorial land claim. The records of some of these surveys are contained in a plat book that the Weber County Surveyor refers to as Jenkins Plat Book (It is not known if all of the work documented in this plat book originated with Washington Jenkins, his father David Jenkins also being a county surveyor, or other county surveyors but it is documentation of original title surveys in Weber County).

39. This book contains a page no. 140 A. This survey document shows that some work was done to identify the South line of the Winslow homestead. The plat indicates that monuments were set and points identified for the specific location where this survey is being done for the Bachman's and USA parcels. That said, overlaying this information with the project is problematic and as a result it is difficult to know the precise location of the survey. This is because the locations of these monuments were not identified or documented in the federal survey that came later.

40. Regardless of the difficulty in retracing the Jenkins survey plat it does indicate that work was being done in this Section 16 by the County Surveyor and the possibility of corners or monuments existing prior to the GLO 1893 survey. Yet it also appears that in the process of patenting, from the Federal Government, the title to the North Half of the Southwest Quarter of the Section became the vesting of the title which was done after the Federal government monuments were established and, therefore, would control the location of the title from the federal government in this circumstance.

41. In 1890 the Zenith Placer Mining Claim was surveyed and filed with the GLO. In discussing the status of this claim with the BLM it has been indicated that it was never patented and should have been canceled. Title to the area was patented as a result of a Homestead entry which described the property as aliquot part descriptions.

42. Shortly thereafter 21-474, a Homestead entry application no. 11111, which conveyed the N 1/2 of the SW 1/4 and the N 1/2 of the SE 1/4 of the section. This was followed up by 21-516 being an 1895 patent to John A Winslow for the same property. Where the southern boundary of that property is located will depend on the location of the East 1/4 corner, however, the property in the SW 1/4 of the section no longer utilizes that 1/16th section line as a boundary. Therefore, it will only be shown for reference and both possible solutions are identified, one, being the line based on the 1971 BLM record for E1/4 #1, and the other, based on the evidenced location of E1/4 #2. The E1/4 #2 being the point that the USA 122-176 parcel would identify when the location of the deed is properly placed. This location and how it was derived is discussed hereafter.

43. Document 26-168 is a Warranty Deed dated Aug. 17th, 1896, not shown, conveying property to the Pioneer Electric Company. The fee conveyance does not cover the property that is the subject of this survey, however, it does contain a right-of-way conveyance "for the said company's pipe line over the West Half of the Northeast 1/4 of SW 1/4 and over the NW 1/4 of SW 1/4 all in said section 16 as the said pipe line is now located. . .". The document does not give any description of the "now located" pipe.

44. An 1896 document 26-277 converts all of the property owned by the Pioneer Electric Company into a newly organized company of almost the same name. Including the property that was deeded in 26-189.

45. An 1897 document 29-534 conveys all of Pioneer Electric property to Union Light & Power Company, including that in Section 16 and the pipe line from the dam to the powerhouse at the bottom of the canyon. This document refers the reader to other documents "of record in Weber, Davis and Salt Lake Counties" for additional detail. Which other documents were cited and made part thereof. Those documents have not yet been located.

46. An 1899 document 34-125 conveys all of the property owned by Union Light & Power Company to the Utah Light and Power Company. Which included the pipe line.

47. A 1900 document 26-482 conveys to Pioneer Electric another tract being the W 1/2 of the NE 1/4 of the SW 1/4. "also including a strip of land for pipe line thirty (30) feet wide from station seventeen (17) of the Pioneer Electric Power Company's pipe line to station twenty seven (27) of said company's survey a distance of one thousand two (1000) feet. . .". Again, there is no specific metes contained in the description nor have I been able to locate the referenced survey.

48. A 1900 document 38-187 is a deed issued by the Federal court essentially foreclosing the property of the Utah Light and Power Company. Which included the pipe line.

49. A 1904 document 48-105 is the Patent from the State of Utah to Moroni E. Wilcox which conveys the SE 1/4 and the south 1/2 of the SW 1/4 executed in 1904 which grant was "subject to any easement or right of way of the public, to use all such highways as may have been established according to law". This does not directly affect the subject properties but indicates that the "highway" was only considered to be an easement by way of the State patent. This patent was a confirmation patent of land that Moroni Wilcox already had made claim to.

50. A 1905 document 48-248 in which John H. Winslow sells to Simon Bamberger the NW 1/4 of the SW 1/4 (in which the subject property, USA 122-176, resides) and it contains a notation that it is subject to "right of way appears of record in Book "D" of Deeds, page 283" in which Winslow had given to Bear River Irrigation & Ogden Water Works Company, June 11th 1895. I have not found this document to see what it contains as yet.

51. A 1905 Quit Claim Deed, 48-266, Simon Bamberger deeds to Ogden Canyon Resort Company the NW 1/4 of the SW 1/4 of Section 16.

52. A 1906 Warranty Deed, 51-19, Moroni E Wilcox deeds to Ogden Canyon Resort Company the SW 1/4 of the SW 1/4 of Section 16.

53. A Deed 63-437 that was originally "made" in 1904 is a consolidation deed which was not executed until 1906 in which Utah Light and Power Company and Utah Light and Railway Company consolidate into Utah Light and Railway Company wherein on page 444 reference is again made to the "wooden and steel pipe line built by the Pioneer Electric Power Company".

54. A subdivision is next recorded in 1910 as Plat book 4 page 57 for the "Wilcox Camping and Boating Resort". This plat is in the SE 1/4 of the section and does not affect the subject property except to give some idea of what the location of some section lines were thought to be at that time. The north boundary of the subdivision was intended to be the east-west 1/16th section line that being the north boundary of the property that Wilcox owned at the time.

55. While I was employed by the county surveyor's office a project was being worked out by the county to provide ownership answers to a cliff in Wheeler Canyon which Ogden city and the county were looking at for an ice Climbing Wall. To identify possible parking ability and use rights the county did a retracement of the Wilcox subdivision that resides in Wheeler Canyon.

56. The retraced location of the subdivision plat shows that the quarter section line and the C-C S1/16 corner is east of the location that has been established in this survey by breaking down the section from the BLM record data as discussed above. The Wilcox subdivision notes this 1/16th corner to be north from the S 1/4 corner. It also shows that the 1/16th section line identified on the subdivision plat (the south line of the N 1/2 of the SE 1/4) almost parallels the location of the 1/16th line as derived from the Evidenced location of the East 1/4 corner (E1/4 #2) and splitting the distance between the E1/4 #2 and the SE corner of the section.

57. Some of the following documents do not readily play a role in solving the boundary question but are listed as part of the title chain in this section. Those that do contain information related to the location of the USA 122-176 parcel will be discussed and/or noted.

58. A 1912 Quit Claim Deed, 71-36, is for a portion of railroad right of way 50 feet wide. The description places the parcel in Pinewiew reservoir and is not shown.

59. A 1913 Deed of Easement, 72-59, is for a pipe line which appears to service the Wilcox subdivision and is not shown.

60. A 1912 Warranty deed, 74-425, is for a lot in the Wilcox subdivision and is not shown.

61. A 1912 Quit Claim deed 76-184 for a portion of railroad right of way 50 feet wide and is not shown.

62. A 1912 Warranty Deed 68-346 for a lot in the Wilcox subdivision and is not shown.

63. A 1916 Tax Deed 80-199 took the Improvements (not the fee of the land) that were located on the SW 1/4 of the section and conveyed them to Weber County. Identification of the structures have not been done in this work.

64. A 1917 Tax Deed 82-188 took from the owners, Ogden Canyon Resort Company, and conveyed to G.L. Becker, the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 16.

65. A 1918 Quit Claim Deed 87-196, deeded the NW 1/4 of the SW 1/4, and the SW 1/4 of the SW 1/4 of Section 16 (and other property) to J. H. DeVine. At this point in time the title for the SW 1/4 is still vested in the owner by deed descriptions.

66. A 1922 Warranty Deed 95-183, and a 1925 Warranty Deed 104-508, conveys property adjacent to and on the east of lots 11 thru 14 of the Wilcox Camping and Boating Resort Subdivision. This document does not appear to have any role in solving the boundary question but are shown without benefit of survey.

67. A 1928 Quit Claim Deed / Agreement, 110-111, was executed by the former Ogden Canyon Resort Company and conveyed to J. H. DeVine the NW 1/4 of the SW 1/4, and the SW 1/4 of the SW 1/4 of Section 16 thus clearing any claim that the Company may have had on the property.

68. A 1934 Quit Claim Deed, 120-130, was issued in which Weber County deeded to James H. DeVine the NW 1/4 of the SW 1/4 of Section 16. At this point in time it appears that J. (James) H. DeVine has clear title to the USA property by aliquot part descriptions being an approximate 40 acre parcel.

69. A 1934 Quit Claim deed 120-332 conveyed a parcel in the NE 1/4 of the section to Ogden River Water Users Association. This description has some parts that are along the northern right of way line of Highway 158 as it existed after the dam was built in the 1930's. Therefore, the alignment was for the highway prior to it being moved in the 1950's when the Pinewiew dam was enlarged. Drawings of the 1934 alignment are found on a map titled: Department of the Interior Bureau of Reclamation Ogden River Project-Utah Rights of Way Pinewiew Reservoir, Sheet 1 of 2, numbered 4.1-A-1, dated 7-7-34 (1934 BOR plat).

70. The purpose of the deed is not known at this time but looking at 1946 aerial photography it can be seen that the tunnel was still in place and the house that is located near here is not shown. The purpose of the description may not be for the house.

71. In examining many of the Records of Survey (ROS) there are two that are for the parcel beginning with #302 (leading zero's omitted) the parcel is placed by attaching the deed to the 1971 prorated location of the East Quarter, E1/4 #1. A second ROS #3243 (both done by Bingham Engineering) shows that the property was to be enlarged by adding a Parcel 2 to the original parcel as surveyed by Bingham's ROS 302. The purpose of this survey is not to resolve the location of the parcel 120-332 or to disagree with the Bingham location but to attempt to identify the location of the East Quarter corner of the section as it was being used when the USA parcel was deeded. The location based on the 1934 BOR plat and the interpreted location of parcel 120-332 provide an alternate location. Furthermore, no representation is made in this survey as to the location of the boundaries of said 120-332.

72. Having evaluated the highway location from the 1934 BOR plat and the description of 120-332 a third (3rd) alternate location for the E 1/4 corner, E1/4 #3, is derived.

73. The USA and J. H. DeVine enter into a 1934 Land Purchase Contract 122-125 in which the description of the subject USA property is first derived in the title record. The description appears to have originated from the 1934 BOR plat survey document.

74. The 1934 BOR plat shows information related to the alignment of Highway 158 (as it is now known) and shows that the E1/4 #2 or E1/4 #3 more closely coincides with the highway evidence rather than the BLM prorated E1/4 #1. This is demonstrated by drafting the highway alignment and attaching it to the dam as shown hereon which location recognizes that the location of the top of the dam may have moved in the 1950's raising project. Though I don't believe it has moved very much because of the need to maintain the spillway crossing location and stability of the dam.

75. This is also based on another plat map from 1956 titled "United States Department of the Interior Bureau of Reclamation, Weber Basin Project -Utah, Pinewiew Reservoir, Fencing, Clearing, and ROW Map" drawing 526-41-41.47 sheet 1 of 19 (1956 BOR plat). This map shows that the sharp bend on the north side of the dam has the PC located at or near the north side of the spillway which is where I have placed the 1930's record alignment.

76. As mentioned above, the other document that couples with the 1934 BOR plat is deed 120-332, the Ogden River Water Users Association being grantee. Looking at 1934 BOR plat it shows that 120-332 is positioned so that the curve found in 120-332 matches the same curve on the 1934 BOR plat. Placing 120-332 in that location produces the alternate position for E1/4 #3. The difference between these two locations from E1/4 #2 to E1/4 #3 is approximately 24 feet south and 52 feet west. The BLM E1/4 #1 is much farther away from these two locations. How the location of E1/4 #2 was obtained will be discussed hereinafter.

77. KEY DOCUMENT:

78. A 1934 Warranty Deed 122-176 completes the land purchase contract in which J. H. DeVine grants to The United States of America the property identified on the 1934 BOR plat and identified as County Tax Parcel 20-017-0010. The deed contains a notation "Also all right, title, and interest of the parties of the first part in and to any roads, highways, rights-of-way and ditches, not on the foregoing premises, but used in connection with or serving said premises." This statement appears to be releasing any claim that DeVine may have related to other roads, etc., that may exist on his property that are not within the described area but which are necessary to travel in connection with using the property being conveyed. Those other roads, etc., have not been positively identified in this work.

79. However, since DeVine owned the NW 1/4 of the SW 1/4 we could extend this title conveyance to include the portion of Highway 39 from the west boundary of 122-176 running westerly to the section line. The remainder of the highway appears to have been included easterly to the east boundary of DeVine's property.

80. The width of which is not identified in the deed, so, because this is a 1934 conveyance and the laws of Utah at this time defined the width of a highway as being the traveled width plus a reasonable shoulder for maintaining the road, the 36.5 foot width as defined by 122-176 may be deemed appropriate to be utilized as the effective width of the highway at the time of conveyance. The location of the road would be as it was in 1934.

81. To identify the 1934 alignment I have relied on the 1934 BOR plat which shows that the highway was in the center of 122-176 along with another document which describes the wood stave pipe, see 122-200.

82. A 1934 Purchase Agreement, 122-182, is next listed in the abstract for the section but describes property in the SE 1/4 of the Section and conveys land north of Wilcox Subdivision and south of the Ogden River. Then Oct. 31, 1934 a Warranty Deed was executed for the same property titling that same ground in the U.S.A.

83. KEY DOCUMENT:

84. A November 1934 Quit Claim Deed, 122-200, was issued that gave the U.S.A. an undivided half interest in a Wood Stave pipe line. This document contains a description of the alignment of the pipe. This description also contains a tie to the E 1/4 of the section. Or at least a location that was being used at the time this document was prepared. USA 122-176 is also tied to the E 1/4 of the section at this same time period, possibly by the same survey being conducted for the dam.

85. This description 122-200 has been drafted along with the description for USA 122-176. Both being tied to the E 1/4 of the section and originate within the same year that being, October and November of 1934 it is logical to conclude that they were both utilizing the same E1/4 corner location for the description. Because they are both from the same time period and tie to the same corner I have combined the two descriptions in a group and using the visible scar of the pipe line, the locations of the descriptions have been translated and rotated until the pipe line description approximated the visible scar. The scar is shown in 2012 aerial photography obtained from the State of Utah office of the AGRC which is used for this evaluation.

86. The reason for using the pipe line location is because there appears to be no physical evidence of the USA 122-176 deed location left, if any ever existed, other than the highway which has been altered and widened over time.

87. The curve and tangent information for both descriptions have been shown on this plat along with the tie lines to the E 1/4 corner (E1/4 #2).

88. It should be noted that the description of the Wood Stave pipe contained in the document describes over 6 miles of line and does not match the pipe scar throughout this length from the dam westerly to the mouth of the canyon. I'm sure that this is due to the survey technology in use at the time of this project. That said, the description does match this upper portion of the pipe scar well enough to verify that the USA 122-176 description is to be placed where the 1934 BOR plat 4.1-A-1 indicates it to be.

89. A 1934 Special Warranty Deed, 122-206, conveys real estate located in the east half of the section and utilizes aliquot part descriptions so they will not contain information that would help relate to the question of the E 1/4 corner position.

90. A 1936 Quit Claim Deed, 122-406, deeds a strip of land used as a railroad to the USA. This strip begins on the 1/16th section line on the west line of the NE 1/4 of the SW 1/4 and runs Easterly. This description gives no additional information with respect to the question of location of the subject parcel or the East Quarter of the section. The description is not shown.

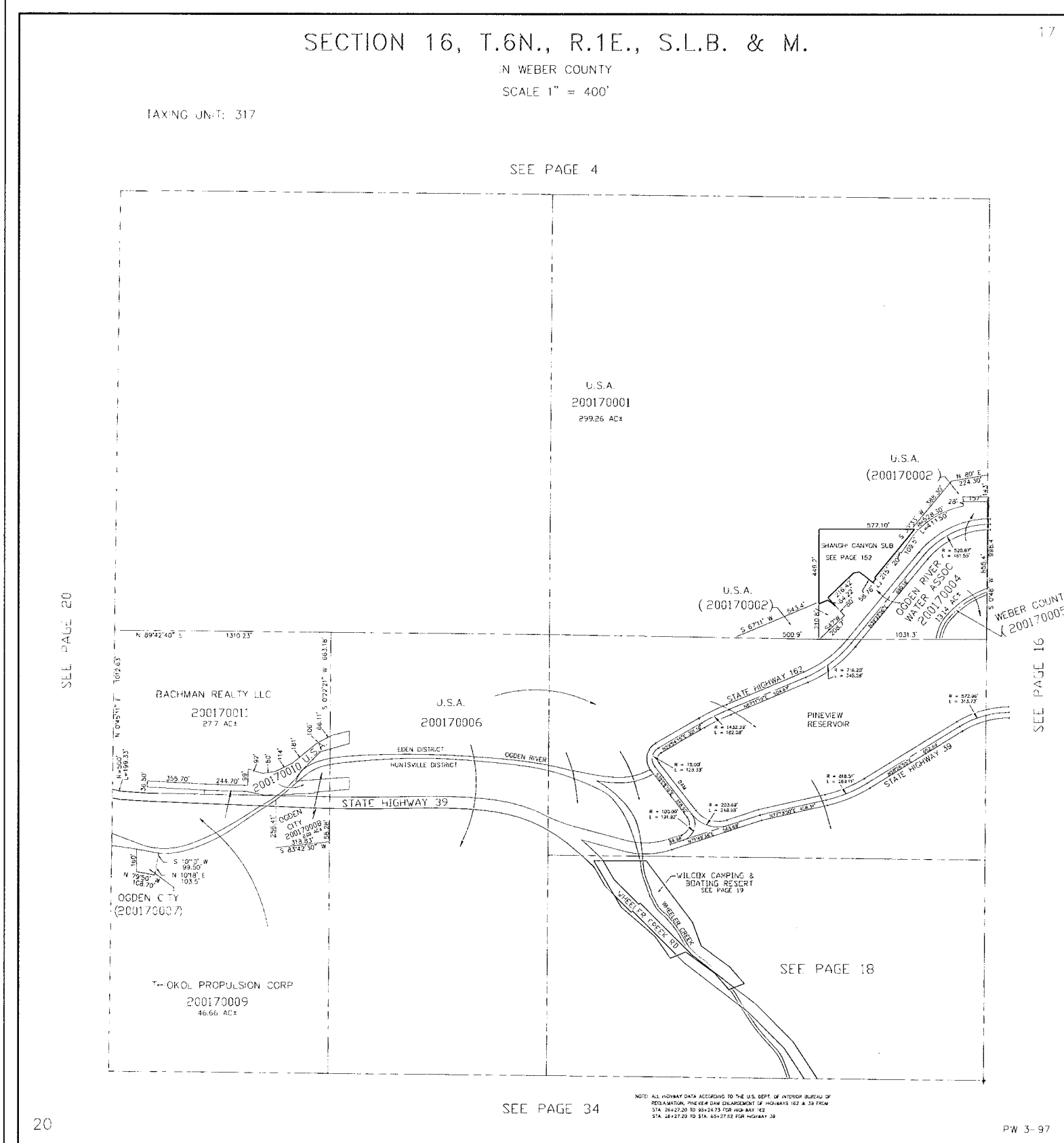
91. A 1936 Warranty Deed, 122-588, affects the North half of the Section but excludes two parcels. One begins at the E 1/4 of the section and describes a parcel that is shown on the 1934 BOR plat 4.1-A-1. A discussion on how this description affects the location of the E 1/4 corner is discussed above in connection with document 120-332. The location of this excluded parcel is shown hereon with respect to the 1934 highway location which was derived from the 1934 BOR plat. Again, the identified E1/4 #3 position more closely conforms to that of the E1/4 #2 position than E1/4 #1 position.

92

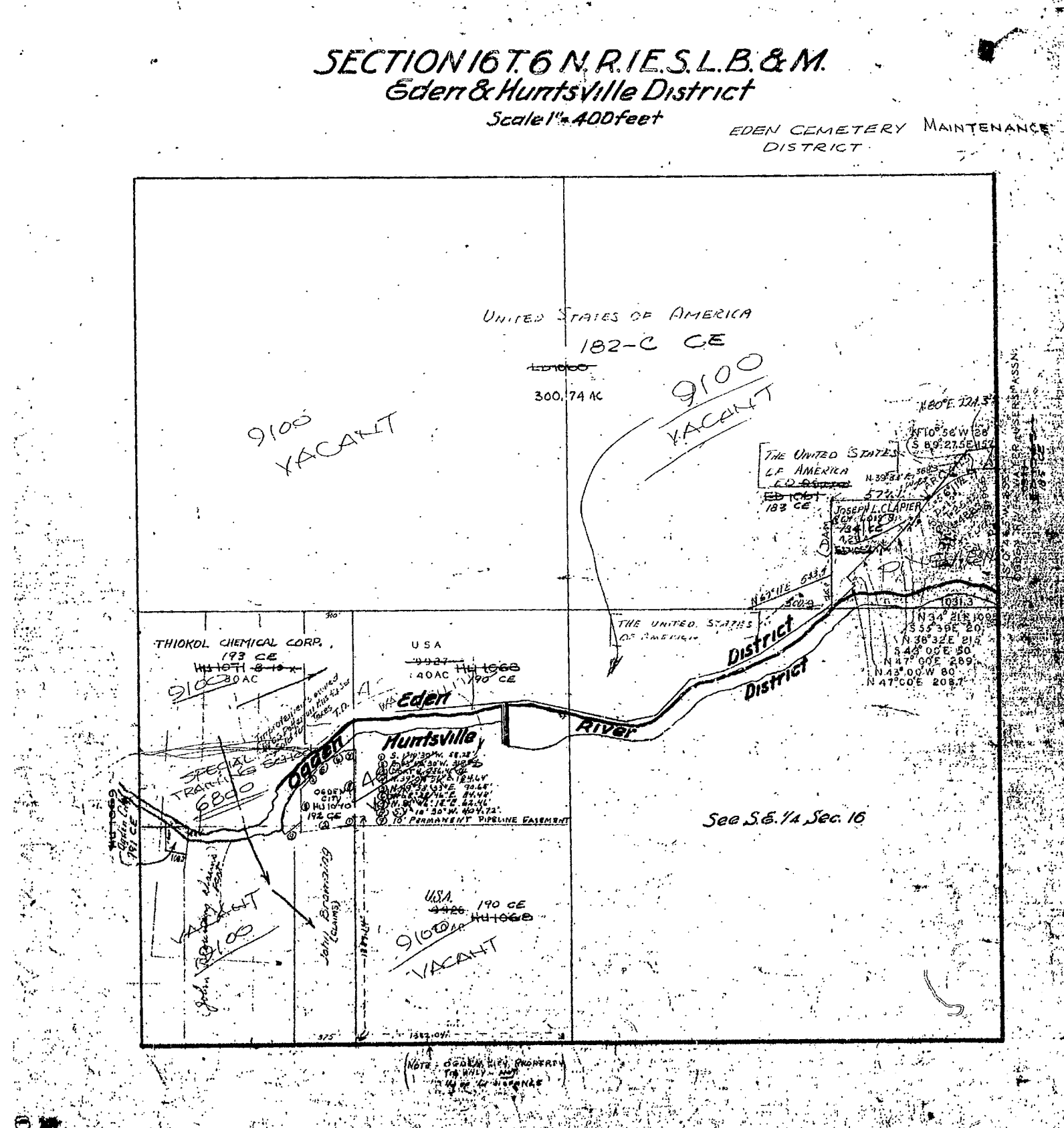
**PART OF THE SW 1/4 OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH**

NARRATIVE OF SURVEY (continued)

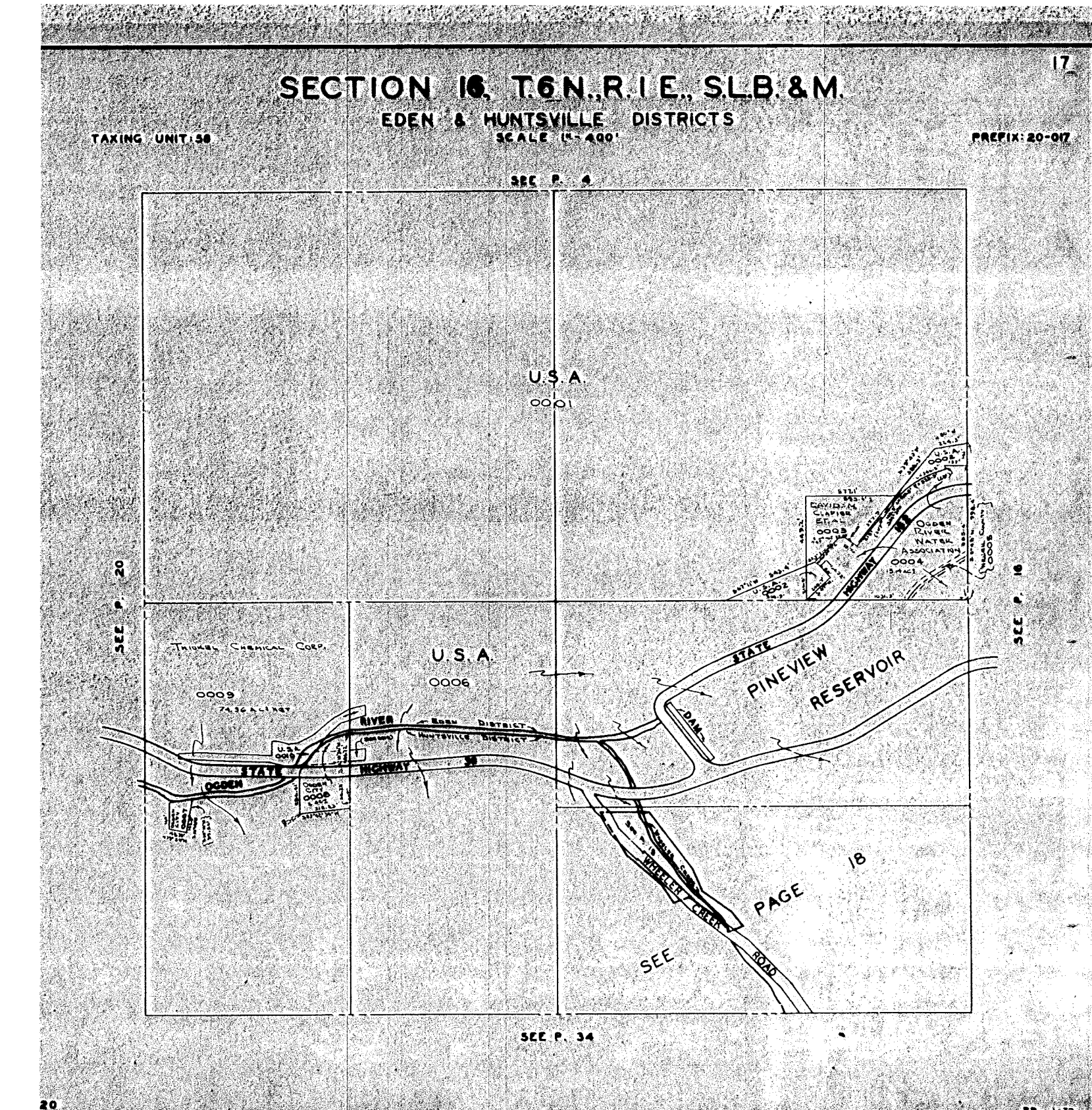
130. A 1958 Agreement, 612-449, with Pete Tacconi and Louise Tacconi, grantor's, is next recorded in which the same properties as described in 592-382 are enumerated with the addition of a Parcel 4 for property in Ogden City. The agreement indicates that the grantee, Frank Egginton, has to meet certain obligations to receive the property. This is interesting since the property was already conveyed to Egginton in 592-382. Regardless, this does not provide any further incite to the questions at hand.
131. A 1960 Quit Claim Deed, 652-73, purports to recover the same property as described in 592-382 and 612-499. The same notes apply here as written for said documents.
132. A 1960 Warranty Deed, 652-178, executed by Frank Egginton and Norma F. Egginton, grantor's, convey to Thiokol Chemical Corporation, grantee, essentially the West Half of the Southwest Quarter less several parcels. The Excepting clauses list the Ogden City property, the USA 122-176 parcel, and two parcels being "the East 300 feet of the Northeast (I believe this is intended to read Northwest not Northeast) Quarter of the Southwest Quarter of Section 16, and the East 375 feet of the Southeast Quarter of said Southwest Quarter of Section 16, Township 6 North, Range 1 East, Salt Lake Meridian, U.S. Survey," creating the same boundary as that described in 196-321. Also, the metes and bounds description leaves out 192-144 by traversing around it. While this transaction does not help as to the location of the USA 122-176 parcel it does except it indicating that the Egginton's apparently recognized that they did not have a claim on that property.
133. A 1960 Quit Claim Deed, 652-180, conveys two of the exceptions contained in 652-178, that being the East 300 feet and East 375 feet of the Northwest and Southwest Quarters, respectively, of the Southwest Quarter but did not less the Ogden City property nor the USA 122-176 parcel. At this point Thiokol Chemical Corporation now owns all of the West Half of the Southwest Quarter less 3 parcels, 122-176, 192-144, and 520-570. Since this document is a Quit Claim it is my opinion that there is not a claim created on the said three parcels.
134. A 1964 Pole Line Easement document, 803-382, grants and easement for transmission lines which is noted on the plat.
135. A 1964 Warranty Deed, 811-182, conveys land in the Southeast Quarter of the section but has no ties to the East Quarter of the section, therefore, it does not pertain to the questions at hand.
136. Then in 1965 the USA issued a Patent, 817-358, for the N 1/2 of Section 16 and the S 1/2 of the S 1/2 of Section 16, T6N, R1E, to the State of Utah. This Section 16, having been previously reserved by Act of Congress as being a School Trust Section and reserved from the public domain in 1855 by Territorial Grant according to BLM records. At this date there is not yet a patent for the N 1/2 of the S 1/2 of Section 16 on record with the County Recorder.
137. A copy of the 1966 Weber County Ownership Plat (tax map) for Section 16 does not show that the USA 122-176 parcel was being properly tracked, meaning the parcel is not mapped, which may explain why some of the deeds prior to this time did not recognize the existence of the title of the USA and properly except it from their conveyances.
138. A 1970 Pole Line Easement, 954-678, was recorded for what appears to be a duplicate easement granted in 491-535. Both are tied to the East Quarter corner and the same notes apply to this document as to 491-535.
139. A 1971 Warranty Deed, 975-464, is located in the Southeast Quarter and deeds property in the Wilcox Camping and Boating Resort subdivision. Again, this document does not have any pertinent information to help in the questions at hand.
140. A 1973 Warranty Deed, 1038-723, is also located next to the Wilcox Camping and Boating Resort and this document has no information that will help answer the questions at hand.
141. A 1975 Quit Claim Deed, 1112-378, and a 1976 Warranty Deed, 1112-380, and a Warranty Deed, 1313-99, are similar to 1038-723.
142. A 1980 Warranty Deed, 1342-880, is listed in the abstract for this section, however, I believe that the range number is incorrect and should be for Range 1 WEST, not Range 1 East.
143. There are several mining claim notices listed in the abstract. I do not have copies of those claim documents nor plats at this point.
144. A copy of the 1992 Weber County Ownership Plat (tax map) shows the USA 122-176 parcel. This is the first year of plat records that are available from the county between 1966 and this date, 1992. The location of the USA description is plotted incorrectly on this map and, in my opinion, is the beginning of the problems associated with the title of the Thiokol Chemical Corp property.
145. A 1995 Warranty Deed, 1769-2919 Entry number 1361269, executed between Thiokol Corporation, grantor, and Michael S. Bachman and Debbie R. Bachman, grantee's, describing the property with a description that, in my opinion, originated from the Weber County Recorder's office remainder parcel tax process which is based on how they plated USA 122-176 on their map, incorrectly. As can be seen from the plating of the description the interpretation of the location of the USA 122-176 parcel is critical for a correct description of the property.
146. The north boundary of Bachman's property is intended to be the 1/4 section line. This survey does not address the location of that boundary but it could be assumed that the 1973 BLM resurvey of this section may be the controlling survey for establishing that line absent other evidence.
147. A 1997 Easement, 1853-2480 Entry number 1462040, was recorded on the Thiokol property for a temporary detour road incident to the reconstruction of the bridge over the Ogden River. This has no effect or information relating to the issue at hand.
148. A 1997 Court Order of Immediate Occupancy, 1864-2611, Entry number 1474777, and is a companion document to the easement grant 1853-2480 noted above.
149. A copy of the 1997 Weber County Ownership Plat (tax map) shows the property conditions after Thiokol deeds the property north of the road to Bachman's according to the way the description was written.
150. A 2013 Quit Claim Deed, Entry number 2644998, was issued where the Bachman's property was conveyed to Bachman Realty, L.L.C. utilizing the same description that they received from Thiokol.
151. The location of USA 122-176 as noted in paragraph 102 above has been adjusted on this final plat to coincide with the location of the center line if the highway as evidenced by 1920 Highway drawings obtained from UDOT. They are shown as Fed. Road Dist No. 12, Fed. Aid Proj. No. 30.
152. The location of the 1920 highway alignment is also shown and noted hereon and closely coincides with portions of the 1956 highway alignment.



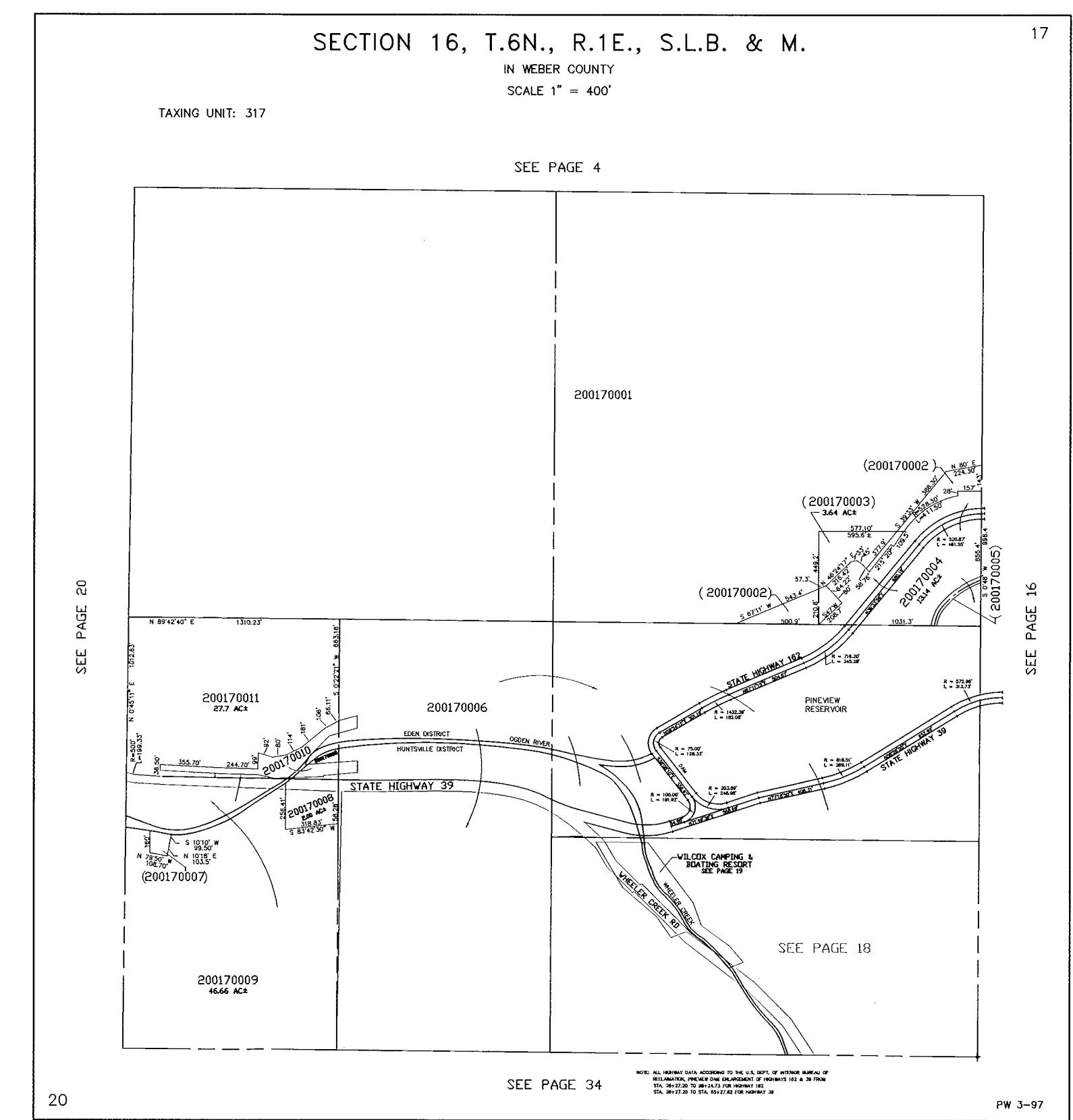
November 2022 Ownership Plat (Tax Map)



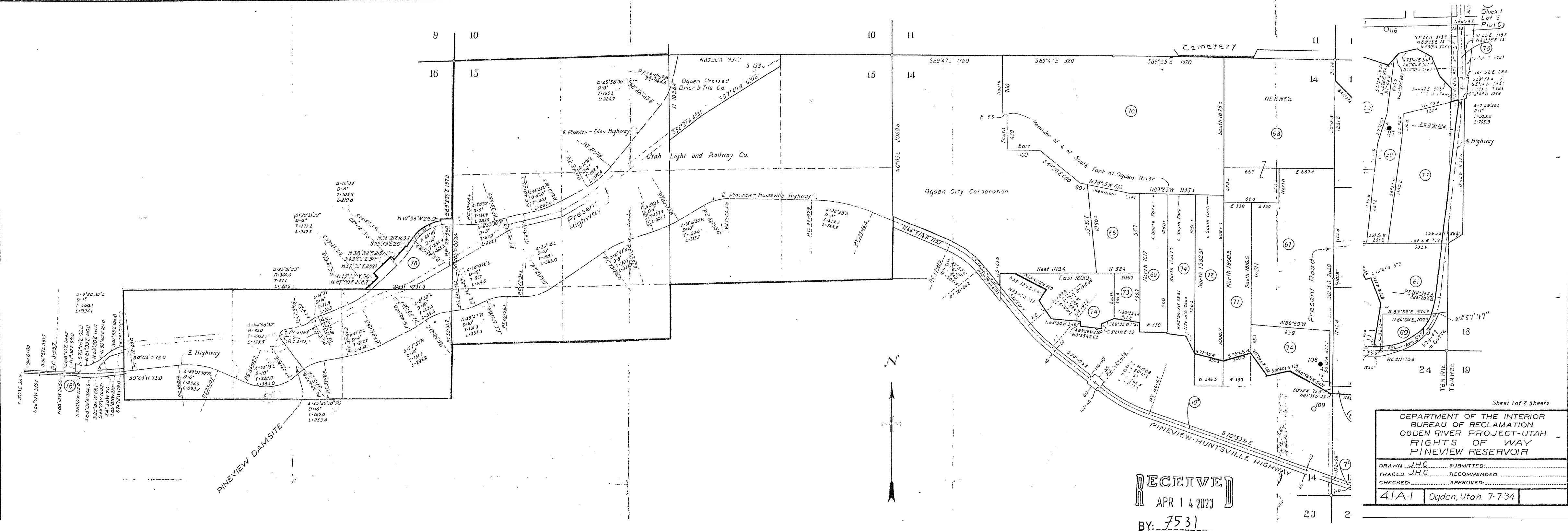
1966 Ownership Plat (Tax Map)



1992 Ownership Plat (Tax Map)



1997 Ownership Plat (Tax Map)



DEPARTMENT OF THE INTERIOR
 BUREAU OF RECLAMATION
 OGDEN RIVER PROJECT-UTAH
 RIGHTS OF WAY
 PINEVIEW RESERVOIR
 DRAWN: JHC SUBMITTED: _____
 TRACED: JHC CHECKED: _____
 41A-1 Ogden, Utah 7-734

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Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
CLIENT: Mike Bachman Address: 866 Ogden Canyon, Ogden Utah 84401	4 of 4
SW 1/4 of Section 16, Township 6 North, Range 1 East, Salt Lake Base and Meridian.	ROS Narrative (Continued)
Revisions: Correction of Bachman as-surveyed description and adjustment of the USA parcel based on new BOR information. 7-27-2021	DRAWN BY: EDR CHECKED BY: ... DATE: PROJ: 3571

Project Name: 3571 Mike Bachman, 866 Ogden Canyon, Ogden, Utah, 84401, 0203 11:40 AM, Sheet: 4 of 4
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