

North 1/4 Corner of Section 3, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument in Good Condition 4" Below Grade).

Center of Section 3, T5N, R1W, SLB&M, U.S. Survey (Not Found Positioned using W.C.S. Bearing Data).

(S 89°41'11" W W.C.S.)

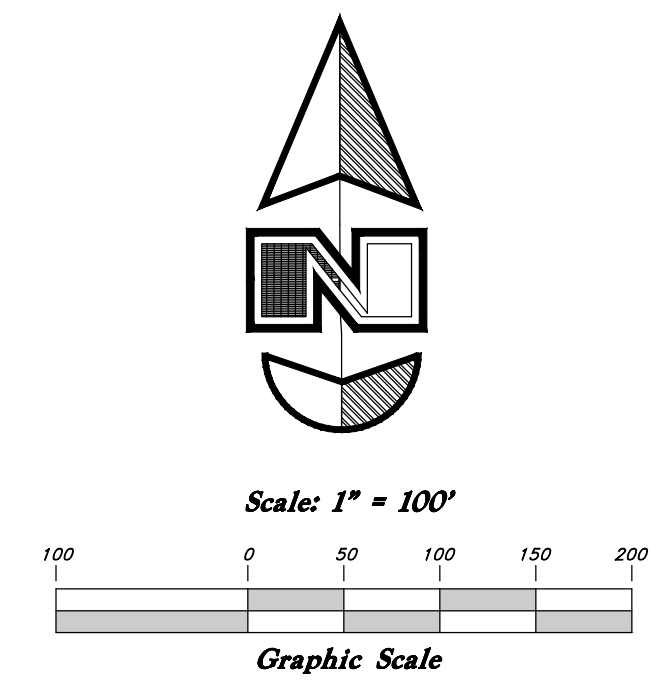
Witness Corner to the East 1/4 corner per W.C.S. Its Sheet (Found Brass Cap Monument above ground Stamped W.C. with arrow cap is loose and spins)

165.07' Meas. N 1°12'15" E Meas.

BEUS HILLS SUBDIVISION	
Lot 8	Stella M. Packard Trust
Lot 9	Afshin Ghoreishi
Lot 10	Michael Charles Walsh & Ellen Marie Vallejos
Lot 11	Brady B Buchanan & WF Sharon R (Judith M Williams - Claims PT)
Lot 12	Iain H Hueton & Victoria Barrett (Judith M Williams - Claims)
Lot 13	Mark R Pollard & WF Stephanie R (Judith M Williams - Claims)
Lot 14	W Richard Weeks & Laurie Weeks
Lot 63	Randy Galloway & WF Patricia
BONA VILLA PARK NO. 1	
Lot 1	Steven M Holland & WF Carolyn A
Lot 13	OMMIC
Lot 14	Gary Lane Carson & WF Lou Ann M
Lot 15	Enayat Ullah Nawabi & WF Shila
Lot 16	J David Christensen - 1/2 ETAL
Lot 17	Jason A Paradis & Jordan A Paradis
Lot 18	Gordon D Price & WF Helene E
Lot 19	David Lund & WF Sujata Kaushal
Lot 20	James Southwick

LEGEND

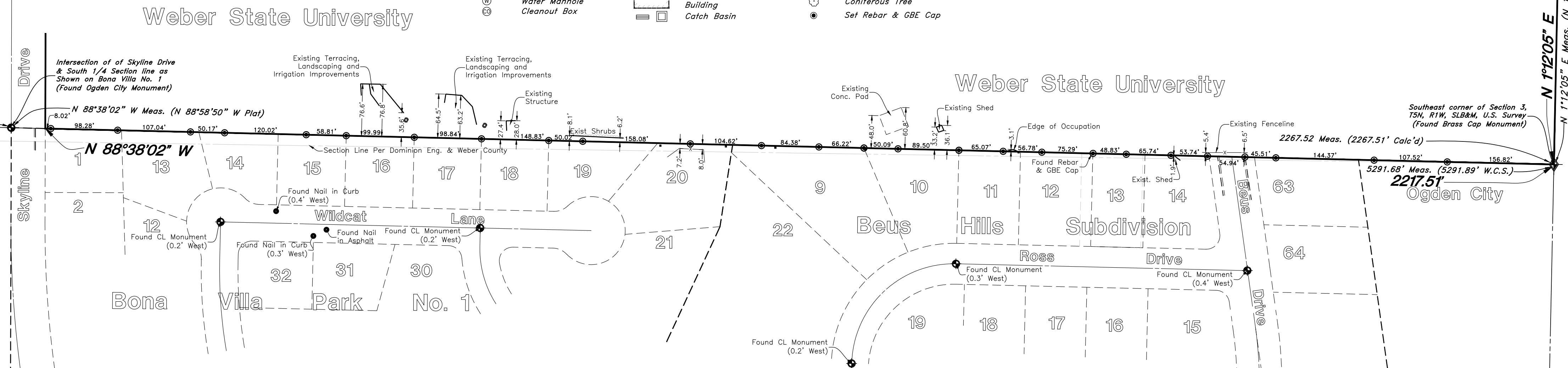
—E—	Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
—UGT—	Buried Telephone line	EA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
—OHT—	Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
—OHP—	Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
—UGP—	Buried Power line	SP	Service Pole	SMH	Sewer Manhole
—S—	Sanitary Sewer line	LP	Light Pole	WV	Water Valve
—W—	Culinary Water line	PP	Power Pole	CB	Catch Basin
—G—	Gas line	TP	Telephone Pole	DV	Diversion Box
—SD—	Storm Drain line	FH	Fire Hydrant	TC	Top of Curb
—SW—	Secondary Waterline	DIT	Flowline of Ditch	SW	Sidewalk
—LD—	Land Drain line	TOE	Toe of Slope	GAS	Gas line Marker
—IW—	Irrigation Waterline	TOP	Top of Slope	GUY	Guy Wire
—X—X—	Fence	CO	Cleanout	BLDG	Building Corner
●	Power Pole	FC	Fence	NG	Natural Ground
●	Post	DMH	Drain Manhole	FL	Flowline
●	Water Meter	FE	Flowline	WV	Water Valve
●	Gas Meter	SE	Spot Elevation	LP	Light Pole
●	Telephone Box	CONTOUR	Contour	PP	Power Pole w/guy
●	Sewer Manhole	ASPH	Asphalt	DT	Deciduous Tree
●	Drain Manhole	CONC	Concrete	CT	Coniferous Tree
●	Water Manhole	BLDG	Building	SR	Set Rebar & GBE Cap
●	Cleanout Box	CB	Catch Basin		



Southwest Corner of Section 3, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument good condition)

South 1/4 corner of Section 3, T5N, R1W, SLB&M, U.S. Survey (Not Found, Large Power Pole w/ concrete base found in close proximity of calc'd position, Location derived from information shown on Bona Villa Park No. 1, plat)

(N 89°08'10" W W.C.S.) Basis of Bearings



NARRATIVE

This survey was requested by Mr. Rich Sirken of Weber State University for the purpose of determining the location of the South line of the subject parcel as it related to the North line of the Adjoining subdivisions and the existing occupation and the North line of the subject parcel.

A prior ALTA/ACSM Land Title Survey done By Dominion Engineering Associates L.C. in July 2006 (Weber County Surveyor #3745) describes an encroachment on the North line of Bona Villa Park No. 1 and Beus Hills Subdivision due to the Section line location. After reviewing these plats, the Ogden City Engineering plats (2717-A), and the College Heights Subdivision (which calls for a Found Stone Monument), we believe that determination to be in error. While occupational encroachments have been identified, the location of the South Section line versus the South 1/4 Section line seems to have caused the issue. Using the plats, the South 1/4 corner has been determined to be obliterated, not lost, and a location for the South 1/4 corner of Section 3, has been determined, its location creates a P.I. along the Southerly line of the Section and removes any deed encroachments along Bona Villa Park No. 1 or Beus Hill Subdivision called for on the Dominion Survey.

A prior survey done by MountainWest Professional Land Surveyors in July 1993 (Weber County Surveyor #0924) to monument the Beus Hills Area in harmony with the existing monuments and dedicated streets was used aide in the location of the Beus Hills and Bona Villa Park No. 1 plats. As observed on the Ground and called out in the Narrative of this survey the terrain has large vertical changes; making conventional survey techniques of the time difficult. Also the Narrative states the Monuments were set in a best fit location and do not necessarily represent the locations shown on the plats. The location and relationships between the found monuments is consistent with the Narrative and positions shown on this Survey.

Two prior Surveys done by Great Basin Engineering parts of Lot 12, 13, & 14, and Lot 63, of Beus Hills Subdivision were checked and the location of corners set during those surveys and still in place were checked and honored.

Weber County Brass Cap Monuments were found at the Southeast corner, the Southwest corner, the North 1/4 corner and the East 1/4 corner of Section 3, T5N, R1W, SLB&M, U.S. Survey. A Witness Corner to the East 1/4 corner corner was also found.

An Ogden City Monument was found at the Intersection of Skyline Drive the South line of said Section 3, as shown on the Bona Villa Park No. 1, College Heights Subdivision, and the Ogden City Engineering Plats (2717-A). The location of the South 1/4 corner has under gone construction activities of a power sub station and a large metal power pole with a large concrete base. The location of the South 1/4 corner of the Section was determined using these plats and the Ogden City Monument.

Properly corners were monumented as depicted on this drawing.

BOUNDARY DESCRIPTION

Beginning at the Southeast corner of said Section 3; running thence West along Section line 4507.2 feet to a point 12 chains East from the Southwest corner of said Section; thence North 6°45' West 760 feet, more or less, to the South line of the L.D.S. Church property extended North 88°32' West; thence South 88°32' East 260 feet, more or less, to the Southeast corner of said church property; thence North 1° East 188.75 feet; thence North 88°32' West 285 feet, more or less, to the West line of road; thence following road Northerly and Westerly to the East line of Harrison Boulevard; thence North 0°58' East along the East line of said Boulevard 50 feet, more or less, to the Southwest corner of Merlin Heights Addition, Ogden City, Weber County, Utah; thence Easterly following the Southerly boundaries of Merlin Heights Addition, Lark Circle Subdivision and Mount Ogden Addition to the Southeast corner of said Mount Ogden Addition; thence continuing East to the East line of the South Ogden Highline canal; thence Northerly along the East line of canal to a point 469.2 feet South from the North line of said Southeast Quarter Section; thence South 88°55' East 819 feet; thence North 1°05' East 469.2 feet to the North line of said Southeast Quarter Section; thence South 89°15'40" East 1470.5 feet, more or less, to the Northeast corner of said Southeast Quarter; thence South 0°13' West 2606.7 feet, more or less, to beginning. Except roads as conveyed to the County by deed and except South Ogden Highline canal. Except the 0.07 acre of land conveyed to the Roman Catholic bishop of salt lake (966-96).

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and 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.

17, Nov 2010
 ANDY HUBBARD
 STATE OF UTAH

RECEIVED
 MAY 04 2023
 FILE # 7541

GREAT BASIN ENGINEERING

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 MAIN (801) 315-4515, SLLC (801) 521-0222, FAX (801) 392-7754
 WWW.GRETBASINENGINEERING.COM

Record of Survey

WSU Strongs Peak

Approximately 4000 S. Skyline Drive
 Ogden City, Weber County, Utah

A part of the Southeast 1/4 of Section 3, T5N, R1W, SLB&M.