

SURVEYOR'S CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 4975981 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

2/24/2023 No. 4975981 DARREN DARREN R. WILLIAMS RYAN **WILLIAMS**

BOUNDARY DESCRIPTION

A PART OF THE NORTH HALF OF SECTION 27 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

BEGINNING BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 27 AND AN EXISTING FENCE LINE LOCATED N.88°30'37"W. 2,670.44 FEET (N.88°24'01"W. 2,669.98 FEET BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 27, SAID POINT DESCRIBED OF RECORD AS BEING A POINT ON THE SECTION LINE N.88°43'00"W. 83.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE S.08°03'19"E. 961.04 FEET (956.10 FEET BY RECORD)ALONG SAID FENCE LINE TO THE NORTH RIGHT OF WAY LINE OF NORTH PLAIN CITY ROAD; THENCE N.86°56'00"W. 100.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N.06°57'40"E. 150.47 FEET; THENCE N.31°45'44"W. 76.51 FEET; THENCE N.21°22'58"W. 161.20 FEET; THENCE N.29°03'56"W. 89.83 FEET; THENCE N.07°36'21"W. 511.77 FEET (507.14 FEET BY RECORD) TO THE NORTH LINE OF SAID SECTION 27; THENCE S.88°30'37"E. 157.43 FEET (S.88°24'01"E. 157.52 FEET BY RECORD).

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 125,065 SQUARE FEET OR 2.871. ACRE, MORE OR LESS.

SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF LONNIE DODD JR. AND TALIA DODD FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES PRIOR TO THE CONSTRUCTION OF A NEW FENCE. THE BASIS OF BEARING FOR THIS SURVEY IS N.88°30'37"W. BETWEEN THE NORTHEAST CORNER AND NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

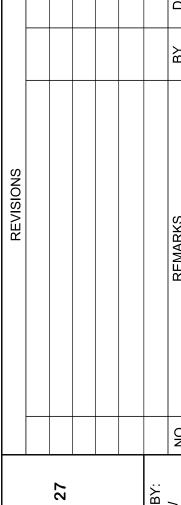
WE WERE ABLE TO FIND SUBSTANTIAL EVIDENCE FROM THE RECORD OF SURVEY PERFORMED BY HANSEN & ASSOCIATES, INC. FILED ON JULY 21, 2008 AS FILE NUMBER 4091. THE EVIDENCES FOUND INCLUDE SEVERAL REBAR AND CAPS AS WELL AS THE NORTHWEST CORNER OF SAID SECTION 27 (AS NOTED HERE ON). BASED ON THIS FOUND EVIDENCE IT APPEARS THAT THE HANSEN RECORD OF SURVEY (4091) HELD THE WITNESS CORNER AS THE NORTHEAST CORNER OF SAID SECTION 27. THE TRUE LOCATION FOR THE NORTHEAST CORNER OF SAID SECTION 27 WAS CALCULATED PER THE TIE SHEET FOR THE WITNESS CORNER (10 NORTH ALONG SECTION LINE). FIELD SEARCH FAILED TO LOCATE THE EAST OR SOUTHEAST CORNER OF SAID SECTION 27. IN PLACE OF A PHYSICAL MARKER THE BEARINGS FROM THE RECORD OF SURVEY PERFORMED BY GARDENER ENGINEERING FILED ON JANUARY 24, 2019 AS FILE NO. 6168 WERE USED (ROTATED TO MATCH LINE BETWEEN WITNESS MONUMENT AND NORTHWEST CORNER OF SECTION 27). THE RECORD DISTANCES IN THE ABOVE PROPERTY DESCRIPTION ARE TO REFLECT THE CORRECT NORTH SECTION LINE FOR SAID SECTION 27 ALL OTHER BOUNDARIES HELD HANSEN RECORD OF SURVEY FILE NO. 4091.

REFERENCES

- 1. RECORD OF SURVEY FILED IN 2008 AS FILE NO. 4091 IN THE WEBER COUNTY SURVEYORS OFFICE.
- USED TO DEFINE MAJORITY OF BOUNDARY LINE (SEE SURVEY NARRATIVE FOR MORE DETAILS).
- 2. RECORD OF SURVEY FILED IN 2019 AS FILE NO. 6168 IN THE WEBER COUNTY SURVEYORS
- USED TO CALCULATE THE NORTHEAST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (SEE SURVEY NARRATIVE FOR MORE
- 3. THE REMUDA COURT PHASE 3 SUBDIVISION PLAT RECORDED ON JANUARY 24, 2019 AS ENTRY NO. 2962586 IN BOOK 84 AT PAGE 86 IN THE WEBER COUNTY RECORDERS OFFICE. THIS PLAT WAS USED TO HELP DEFINE THE LOCATION OF THE NORTHERLY ADJOINING
- 4. WARRANTY DEED RECORDED SEPTEMBER 2, 2021 AS ENTRY NO. 3180987.
- THIS DOCUMENT IS THE VESTING DEED FOR THE SUBJECT PROPERTY. 5. WARRANTY DEED RECORDED JULY 13, 2021 AS ENTRY NO. 3167536.
- THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE WEST. 6. WARRANTY DEED RECORDED JUNE 15, 2015 AS ENTRY NO. 2740488.
- THIS DOCUMENT IS THE VESTING DEED FOR THE ADJOINING LAND OWNER TO THE NORTH AND EAST.
- 7. WARRANTY DEED RECORDED JUNE 7, 2021 AS ENTRY NO. 3159148 • THIS DOCUMENT IS THE VESTING DEED FOR THE NORTHEASTERLY ADJOINING LAND OWNER.

LEGEND

-	SECTION CORNER
-	CALCULATED SECTION CORNER
•	SET REBAR & CAP STAMPED "WCG"
\bigcirc	FOUND REBAR & CAP AS NOTED
	PROPERTY OF REFERENCE
	SECTION LINE
	RIGHT OF WAY
	CENTER LINE
	DEED LINES
××	BARBWIRE FENCE
	WOOD POST FENCE
	EASEMENT
	EDGE OF GRAVEL
///////////////////////////////////////	BUILDING
	EDGE OF ASPHALT



SURVEY OUARTER OF RE

OF

CORD



OF CH RECORD PLAIN 3108

22110 PROJECT NO.

SHEET NO. V 1.0