

# RECORD OF SURVEY

SITUATE IN THE NORTHWEST 1/4 OF SECTION 30,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
EDEN, WEBER COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, DARREN R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4975981, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.



DARREN R. WILLIAMS  
PLS NO. 4975981  
DATE: AUGUST 4, 2021

## BOUNDARY DESCRIPTION

MG&E PROPERTIES LLC PARCEL 1 (TAX ID NO. 22-025-0001):

AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE EXISTING COUNTY ROAD, SAID POINT IS 1,194.00 FEET S.00°16'15"E. ALONG THE EAST LINE OF SAID SECTION 30 AND 114.30 FEET N.83°13'00"W. ALONG SAID SOUTH LINE OF THE EXISTING COUNTY ROAD FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE S.17°10'00"W. 416.84 FEET TO A POINT FORMERLY DESCRIBED AS THE NORTH LINE OF THE D. CRAIG STOKES PROPERTY; THENCE N.82°53'00"W. 257.60 FEET; THENCE N.15°59'10"E. 403.89 FEET TO SAID SOUTH LINE OF THE EXISTING COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD THE FOLLOWING TWO (2) COURSES: (1) N.86°10'00"E. 53.34 FEET AND (2) S.83°13'00"E. 215.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 107,056 SQUARE FEET OR 2.458 ACRES IN AREA, MORE OR LESS.

MG&E PROPERTIES LLC PARCEL 2 (TAX ID NO. 22-025-0021):

AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,194.00 FEET S.00°16'15"E. (SOUTH BY RECORD) ALONG THE EAST LINE OF SAID SECTION 30 AND 424.70 FEET S.83°13'00"E. (420.70 FEET S.83°30'00"E. BY RECORD) AND 420.00 FEET (420.02 FEET BY RECORD) S.17°10'00"W. AND 503.95 FEET (481.25 FEET BY RECORD) N.82°53'00"W. FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE S.17°10'00"W. 423.00 FEET; THENCE N.82°53'00"W. 481.25 FEET; THENCE N.17°10'00"E. 423.00 FEET; THENCE S.82°53'00"E. 481.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 200,443 SQUARE FEET OR 4.602 ACRES IN AREA, MORE OR LESS.

TOGETHER WITH ACCESS, TO AND FROM SAID PROPERTY, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT RECORDED MARCH 19, 2014 AS ENTRY NO. 2679100.

MARK MYERS PARCEL (TAX ID NO. 22-025-0062):

AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE EXISTING COUNTY ROAD, SAID POINT IS 1,194.00 FEET S.00°16'15"E. ALONG THE EAST LINE OF SAID SECTION 30 AND THREE (3) COURSES ALONG THE SOUTH LINE OF THE EXISTING COUNTY ROADS AS FOLLOWS: (1) 330.00 FEET N.83°13'00"W. AND (2) 64.21 FEET (209.87 FEET BY RECORD) S.86°10'00"W. AND (3) 141.02 FEET N.87°23'10"W. FROM THE NORTHEAST CORNER OF SAID SECTION 30; AND RUNNING THENCE S.15°25'00"W. 138.93 FEET (122.16 FEET BY RECORD); THENCE S.17°08'31"W. 252.29 FEET; THENCE N.82°53'00"W. 36.21 FEET; THENCE S.17°10'00"W. 423.00 FEET; THENCE S.82°53'00"E. 983.84 FEET (962.53 FEET BY RECORD); THENCE S.16°56'20"W. 336.90 FEET (336.83 FEET BY RECORD) TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT (NOTE: CENTER OF SAID CURVE BEARS S.15°25'21"W.); THENCE EASTERLY 11.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'20" (NOTE: CHORD TO SAID CURVE BEARS S.74°17'58"E. FOR A DISTANCE OF 11.00 FEET); THENCE S.17°10'00"W. 261.65 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE S.00°46'13"W. 244.81 FEET (S.00°16'15"E. 244.00 FEET BY RECORD) ALONG THE EAST LINE OF SAID SECTION 30; THENCE S.86°07'01"W. 2,689.83 FEET ALONG A LINE PARALLEL WITH AND 244.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE EAST-WEST QUARTER SECTION LINE; THENCE N.00°30'00"E. 244.72 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N.00°28'28"E. 195.57 FEET ALONG THE NORTH-SOUTH QUARTER SECTION LINE; THENCE N.86°07'01"E. 1,548.58 FEET ALONG A LINE PARALLEL WITH AND 195.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE EAST-WEST QUARTER SECTION LINE; THENCE N.11°00'00"E. 1,208.75 FEET; THENCE N.65°10'00"E. 328.17 FEET; THENCE N.15°25'00"E. 33.28 FEET TO SAID SOUTH LINE OF THE EXISTING COUNTY ROAD; THENCE S.87°23'10"E. 61.53 FEET ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1,958,500 SQUARE FEET OR 44.961 ACRES IN AREA, MORE OR LESS.

PROPOSED 5 ACRE PARCEL:

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE S.00°46'13"W. 244.81 FEET ALONG THE EAST LINE OF SAID SECTION 30; THENCE S.86°07'01"W. 625.00 FEET ALONG A LINE PARALLEL WITH AND 244.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE EAST-WEST QUARTER SECTION LINE; THENCE N.00°46'13"E. 347.81 FEET; THENCE N.86°07'01"E. 656.15 FEET ALONG A LINE PARALLEL WITH SAID EAST-WEST QUARTER SECTION LINE TO THE EASTERLY BOUNDARY OF SAID ENTIRE TRACT; THENCE S.17°10'00"W. 110.00 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,263 SQUARE FEET OR 5.011 ACRES IN AREA, MORE OR LESS.

## SURVEY NOTES

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY SURFACE OR SUBSURFACE UTILITY OR SERVICE FACILITY.
- THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
- LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
- THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.
- CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

## SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SURVEYED PARCELS DESCRIBED HEREON AS REQUESTED BY MR. MARK MYERS AND MR. TROY LARKIN OF MG&E PROPERTIES LLC. THE BASIS OF BEARING FOR THIS SURVEY IS S.00°16'15"E. BETWEEN THE FOUND MONUMENT REPRESENTING THE EAST QUARTER CORNER AND THE FOUND MONUMENT REPRESENTING NORTHEAST CORNER OF SECTION 30. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED ON FEBRUARY 27, 2020.

MG&E PROPERTIES LLC PARCEL 1 (TAX ID NO. 22-025-0001):

THE RECORD DESCRIPTION FOR THIS PARCEL WAS FOUND TO MATCH RECORD BEARINGS FOR THE ADJOINING PARCELS. A FENCE ALONG THE SOUTH LINE OF THE PARCEL DID NOT MATCH THE RECORD DESCRIPTION, BY HOLDING FENCE POSTS EAST AND WEST OF THE SURVEYED PROPERTY AND CREATING A BEST FIT LINE IT WAS DETERMINED THAT THE DIVERGENCE OF THE FENCE ALONG THE SURVEYED PARCEL COULD HAVE BEEN OUT OF CONVENIENCE RATHER THAN TO MONUMENT THE PROPERTY LINE. A COUNTY ROAD BORDERS THE SURVEYED PROPERTY ALONG THE NORTH LINE. MONUMENTS WERE LOCATED TO RETRACE A RECENTLY ESTABLISHED CENTERLINE CREATED BY THE WEBER COUNTY SURVEYOR'S OFFICE. A QUIT CLAIM DEED TO THE COUNTY RECORDED ON MAY 23RD, 1997 AS ENTRY NO. 1473377 WAS ALSO USED IN DETERMINATION OF THIS BOUNDARY LINE. THE NORTHERLY BOUNDARY LINE SHOWN HEREON IS INTENDED TO SHOW THE EXTENTS OF THE FEE TITLE FOR THIS PARCEL. A PRESCRIPTIVE RIGHT OF WAY MAY ALSO EXIST OVER THE NORTHERLY PORTION OF THIS PARCEL.

MG&E PROPERTIES LLC PARCEL 2 (TAX ID NO. 22-025-0021):

THE RECORD DESCRIPTION FOR THIS PARCEL WAS FOUND TO HAVE A DIFFERENT TIE THAN THE ADJOINING PARCELS IN THIS AREA. INSTEAD OF COMING DOWN THE SECTION LINE AND THEN WEST ALONG THE RIGHT OF WAY LINE IT DESCRIBED GOING EAST ALONG THE RIGHT OF WAY LINE. THE RECORD DESCRIPTION HAD IDENTICAL BEARINGS TO THE ADJOINING PARCELS BUT BECAUSE THE TIE CAME FROM A DIFFERENT DIRECTION IT CREATED A GAP IN THE WRITTEN RECORD. THE IDENTICAL CALLS WERE HELD AS THE BEST EVIDENCE FOR DETERMINING THE BOUNDARY LINES FOR THIS PARCEL. THE FENCES AROUND THIS PARCEL WERE NOT HELD FOR THE BOUNDARY DUE TO THE NATURE IN WHICH THEY EXIST AND HOW THEY HAVE BEEN RELIED UPON. THE FENCE ALONG THE NORTH LINE OF THE PARCEL APPEARS TO EXIST OUT OF CONVENIENCE BASED ON HOW IT MEANDERS FROM PARCEL TO PARCEL. THE FENCES ON THE WEST AND SOUTH WERE NOT HELD BECAUSE DIFFERENT SURVEYS HAVE MONUMENTED THE PROPERTY LINES BETWEEN THE PARCELS IN DIFFERENT LOCATION ELIMINATING A CASE FOR BOUNDARY BY ACQUISITION. IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE RECORDED WITH THE ADJOINING LANDOWNERS ON THE WEST, SOUTH, AND EAST SIDES OF THE PROPERTY.

MARK MYERS PARCEL (TAX ID NO. 22-025-0062):

THE VESTING DOCUMENT FOR THIS PARCEL IS A WARRANTY DEED RECORDED ON APRIL 18TH, 2017 AS ENTRY NO. 2852763 WHICH CONTAINED SEVERAL ERRORS. THESE ERRORS CAUSED THE DESCRIPTION TO NOT CLOSE AND CONTAINED CONFUSING LANGUAGE WHICH PREVENTED THE TRUE INTENT OF THIS DOCUMENT TO BE CONVEYED. FIELD EVIDENCE, RESEARCH OF WRITTEN RECORDS, AND TESTIMONY FROM ADJOINING LANDOWNERS WAS USED IN THE RETRACEMENT OF THIS BOUNDARY.

(SEE NOTE-1) THE BOUNDARY LINE ADJOINING THE FOLLOWING PARCELS WAS DETERMINED BY ROTATING THE DESCRIPTION DESCRIBED AS "PARCEL 2" IN THE VESTING DOCUMENT TO THE EAST LINE OF SECTION 30; MG&E PROPERTIES LLC, KEY FAMILY TRUST, AND SANDERS. THE RECORD DESCRIPTION WAS THE BEST AVAILABLE EVIDENCE FOR THESE LINES. IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE RECORDED TO RESOLVE ANY UNCERTAINTY BETWEEN THESE PARCELS.

THE EAST LINES OF THIS PARCEL WERE DETERMINED BY MOVING THE RECORD DESCRIPTION TO THE EAST QUARTER CORNER AS DESCRIBED IN THE VESTING DOCUMENT.

(SEE NOTE-2) THESE LINES WERE DETERMINED BY HOLDING THE DISTANCE NORTH AND SOUTH FROM THE EAST-WEST QUARTER SECTION LINE AS DESCRIBED IN THE VESTING DOCUMENT. PREVIOUS SURVEYS ON THIS PROPERTY FAILED TO LOCATE THE CENTER OR SIXTEENTH CORNERS OF SECTION 30 AS SHOWN HEREON. IT APPEARS THAT THESE PREVIOUS SURVEYS HELD A LINE FROM THE EAST QUARTER CORNER TO THE WEST QUARTER CORNER. A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 30 WAS COMPLETED BY THE BUREAU OF LAND MANAGEMENT IN 1983 AND CONFIRMS THAT THE CENTER OF SECTION 30 WAS NOT SET AT THE INTERSECTION OF THE QUARTER SECTION LINES.

(SEE NOTE-3) THESE BOUNDARY LINES WERE DETERMINED BY HOLDING THE NORTH AND EAST LINES OF THE LIBERTY GRANDE SUBDIVISION AND PROJECTING THEM TO THE INTERSECTION OF THE OTHER DETERMINED BOUNDARY LINES. THIS DETERMINATION WAS SUPPORTED BY THE EVIDENCE OF A FENCE FOUND ALONG THE WEST LINE OF THE PROPERTY.

(SEE NOTE-4) BASED ON THE TESTIMONY OF THE ADJOINING LANDOWNERS, THE INTENDED LOCATION OF THIS BOUNDARY LINE WAS TO BE 60.00 FEET PERPENDICULARLY DISTANT WESTERLY AND PARALLEL WITH THE BOUNDARY LINE COMMON TO THE KEY FAMILY TRUST. IT IS RECOMMENDED THAT BOUNDARY LINE AGREEMENTS BE RECORDED TO RESOLVE ANY UNCERTAINTY BETWEEN THESE PARCELS.

AT THE REQUEST OF THE LANDOWNER A DESCRIPTION WAS ALSO PREPARED FOR A 5 ACRE PARCEL AT THE SOUTHEAST CORNER OF THE PROPERTY FOR THE PURPOSE OF CONVEYANCE.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION ARE REPRESENTED HEREON. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION, AND DOCUMENTS THAT COULD AFFECT THIS SURVEY; ANY NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- WARRANTY DEED IN FAVOR OF MG&E PROPERTIES, LLC: ENTRY NO. 2895589.
- WARRANTY DEED IN FAVOR OF MG&E PROPERTIES, LLC: ENTRY NO. 3042127.
- WARRANTY DEED IN FAVOR OF MARK MYERS: ENTRY NO. 2852763.
- QUIT CLAIM DEED IN FAVOR OF WEBER COUNTY: ENTRY NO. 1473377.
- EASEMENT IN FAVOR OF MG&E PROPERTIES, LLC FOR THE PURPOSE OF INGRESS AND EGRESS: ENTRY NO. 2679100.
- LIBERTY GRANDE SUBDIVISION: ENTRY NO. 1860434 IN BOOK 56 AT PAGE 10.
- RECORD OF SURVEY PREPARED BY LANDMARK SURVEYING: SURVEY NO. 3522.
- RECORD OF SURVEY PREPARED BY LANDMARK SURVEYING: SURVEY NO. 4594.
- RECORD OF SURVEY PREPARED BY LANDMARK SURVEYING: SURVEY NO. 1486.
- DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN COMPLETED IN 1983.
- RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE WEBER COUNTY RECORDER.

## LEGEND

	PROPERTY BOUNDARY LINE
	ADJOINER/DEED LINE
	SECTION LINE
	EXISTING WIRE FENCE LINE
	EXISTING BUILDING
	FOUND SECTION CORNER
	FOUND MONUMENT AS NOTED
	EXISTING PROPERTY CORNER AS NOTED

DRAWN	TRW
SURVEYED	FM
CHECKED	DRW
DATE	04-AUG-2021
NO.	
REVISIONS	
NO.	
BY	DATE

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**MARK MYERS**  
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SPRING, TEXAS 77379

**RECORD OF SURVEY**  
PROJECT ADDRESS: 3000 E 3350 N,  
EDEN, UTAH 84310  
SITUATE IN THE NORTHWEST 1/4 OF  
SECTION 30, 17N, 1E, SLB&M

COMP. FILE  
19122\_ROS

PROJECT NO.  
19122

SHEET NO.  
1 OF 2



