

NARRATIVE:

Boundary Consultants was retained by Marty Oborn to survey the subject parcel, and verify a previous Record of Survey performed by Gardner Engineering, certified by Clint Whitney, P.L.S., filed as Survey Number 6409 in the Office of the Weber County Surveyor. This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4281.313 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 89°01'21" East 606.62 feet measured between Ogden City well monuments #252 at the intersection of 17th Street and Gibson Avenue and monument #250 marking an angle point in said 17th Street, as depicted hereon. Deeds in this area are all tied to the Southwest Corner of Section 20, Township 6 North, Range 1 West, Salt Lake Base and Meridian with ancillary ties to either the southeast corner of the intersection of 17th Street and Gibson Avenue. The deeds do not match well in an east to west axis with overlaps and goes. Ancient fence and occupation lines have been measured evaluated and held as the boundary as depicted hereon. There is an ancient fence which lies 12' to 18' feet to the north of the south deeded boundary of the Subject Parcels. Parol evidence was obtained from Mr. Oborn, who has owned the subject parcels for over 50 years, in which he stated that the previous owners of his parcels had erected the fence in its current location because of the liability associated with the ditch which lies inside the south boundary of the subject parcels. The fence was erected as a fence of convenience and not to monument a boundary. The deeds for Oborn and the Utah Transit Authority deed have a slight gore of less than a foot between them. We have held the deeds as the true common boundary between the Oborn and UTA properties. Record of Survey 6409 held the aforesaid south fence as the boundary for reasons known only to them. It is our opinion that they did so in error.

DESCRIPTIONS:

QUIT CLAIM DEED: BOOK 1280, PAGE 190:

A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point 398.04 feet South 89°02' East from the Southeast Corner of the intersection of Gibson Avenue and 17th Street, said beginning point being North 00°58' East 881.26 feet and South 89°02' East 881.26 feet and South 89°02' East 982.30 feet from the Southwest Corner of said Quarter Section, running thence South 00°58' West 338.32 feet, thence South 87°51' East 50 feet, thence North 00°58' East 338.32 feet to the south line of 17th Street, thence North 89°02' West 50 feet to the point of beginning.

ALSO: a part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said Quarter Section, said beginning point being South 89°02' East 448.04 feet from the Southeast Corner of the intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence South 87°51' East 135.86 feet; thence North 02°30' East 342.80 feet to the south line of 17th Street, thence South 85°58' West 17.80 feet; thence North 89°02' West 127.27 feet to the point of beginning.

QUIT CLAIM DEED: ENTRY 656091:

Parcel 1:

A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said quarter section, said point being South 89°02' East 448.04 feet from the Southeast Corner of the intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence South 87°51' East 135.86 feet; thence North 02°30' East 342.80 feet to the south line of 17th Street; thence South 85°58' West 17.80 feet; thence North 89°02' West 127.27 feet to the point of beginning.

Parcel 2:

A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the south line of 17th Street North 00°58' East 881.26 feet and South 89°02' East 1032.30 feet from the Southwest Corner of said quarter section, said point being South 89°02' East 448.04 feet from the Southeast corner of the intersection of Gibson Avenue and 17th Street, running thence South 00°58' West 338.32 feet; thence North 87°51' West 50 feet; thence North 00°58' East 337.3 feet, more or less, to the South line of 17th Street; thence South 89°02' East 50 feet to the place of beginning.

Together with and subject to a right of way affecting both parcels over and across the following:

A part of the Southwest Quarter of Section 20, Township 6 North, Range 1 West, Salt Lake Meridian, United States Survey;

Beginning at a point on the East line of Gibson Avenue North 00°58' East 731.26 feet and South 89°02' East 584.26 feet from the Southwest corner of said quarter section, said beginning point South 00°58' West 150 feet from the Southeast corner of the intersection of Gibson Avenue and 17th Street; running thence South 89°02' East 540.04 feet to the point of a 20 foot radius curve, running thence to the left along the arc of said curve 31.41 feet, the chord of said curve bears North 45°58' East 28.28 feet, running thence North 00°58' East 130 feet to the South line of 17th Street; thence South 89°02' East 15.27 feet; thence North 85°58' East 17.80 feet; thence South 02°30' West 183.31 feet; thence North 89°02' West 588.14 feet to the East line of Gibson Avenue; thence North 00°58' East 31.70 feet to the point of beginning.

RECEIVED
JUL 13 2023
FILE # 7591

BASIS OF BEARING
S89°02'00"E 606.62' (R)
S89°01'21"E 606.62' (M)

17th Street

17th Street

GIBSON AVENUE

12-128-0002
UTAH TRANSIT AUTHORITY
ENTRY 022055

SUBJECT PARCEL 1
Contains 0.39 acres
or ±16,891 sq. ft.

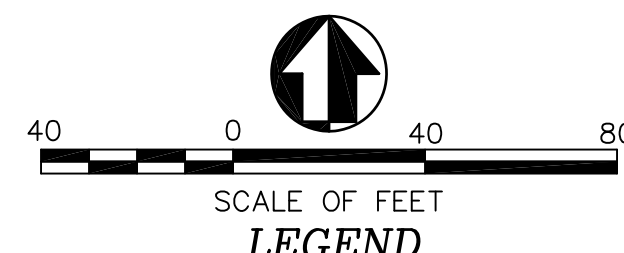
SUBJECT PARCEL 2
Contains 1.15 acres
or ±50,202 sq. ft.

ROS 6409

12-128-0009
17th STREET LLC
ENTRY 2004070

12-128-0001
SEVENTEENTH STREET STORAGE CENTER LLC
ENTRY 2640802
ROS 2874

12-128-0008
UTAH TRANSIT AUTHORITY
ENTRY 028574



- 29 2B - SECTION CORNER & SECTION LINE
- 32 33 - BOUNDARY
- INTERIOR BOUNDARY
- RIGHT OF WAY LINES
- ROAD CENTERLINES
- CHAINLINK FENCE LINES
- ADJOINING PARCELS DEED LINES
- RIGHT OF WAY LINES
- DIMENSION LINES

Right of Way per Entry 656091

fence determined to be a fence of convenience, determined by parol evidence given by Mr. Oborn who has owned the property for over 50 years.

fence depicted as boundary by ROS 6409

centerline ditch

N87°50'21"W 200.04'

DATE: 07-12-23
SCALE: 1"=20'
PROJECT NUMBER: 2314001

RECORD OF SURVEY OF WEBER COUNTY
TAX PARCELS 12-126-0003, -0004
OBORN TRANSFER AND STORAGE, COMPANY
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1