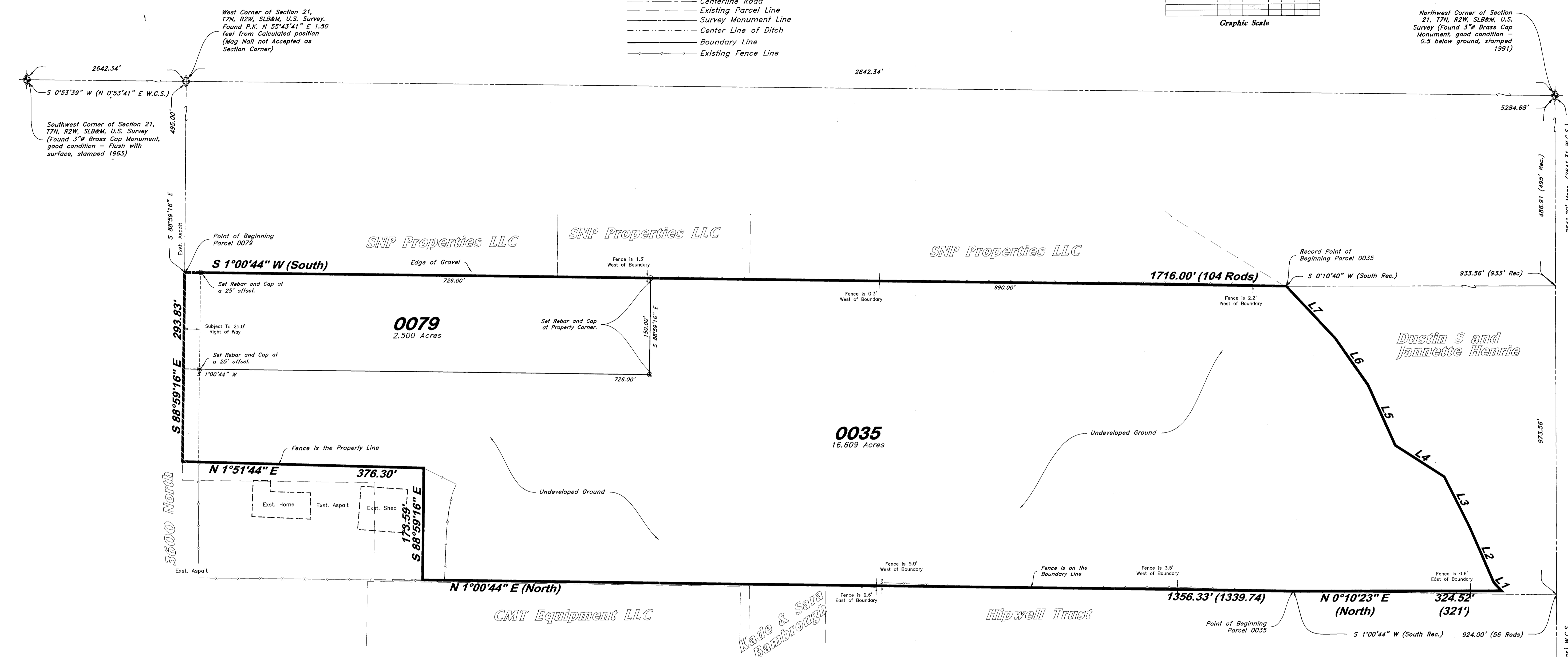
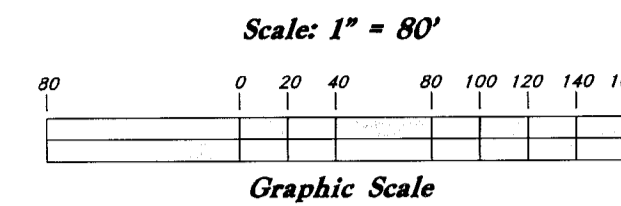
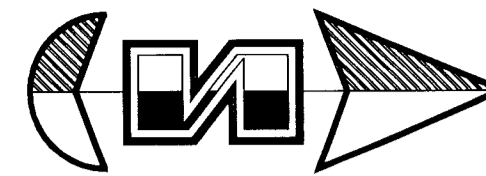


LEGEND

- ▲ Set Nail & Washer
- Set 5/8 x 24" Rebar & GBE Cap
- ◆ Section Corner
- ◆ Calculated Section Position
- ◆ Reference Monument
- (Rec) Record
- (WCS) Weber County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Center Line of Ditch
- Boundary Line
- Existing Fence Line



RECORD DESCRIPTION PARCEL 19-009-0035

Part of the Northwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, described as follows: commencing 495 feet East and South 933 feet from the Northwest Corner of said Quarter Section; running thence East 473 feet; thence North 321 feet, more or less, to the center of a county drain ditch, thence Southwesterly along the arc of a along the center of said ditch the following seven corners to the point of beginning; (1) South 46°32'07" West 24.36 feet; (2) South 66°26'53" West 91.95 feet; (3) South 63°18'15" West 89.75 feet; (4) South 32°37'45" West 90.41 feet; (5) South 65°47'35" West 103.01 feet; (6) South 55°06'18" West 87.89 feet; South 46°44'55" West 111.73 feet to the Point of Beginning.

RECORD DESCRIPTION PARCEL 19-009-0079

Part of the Northwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, described as follows: to-wit: commencing 495 feet East of the Southwest Corner of said Quarter Section; running thence East 323 feet; thence North 300 feet; thence East 150 feet; thence North 1416 feet, more or less, to a point 56 rods South of the North line of said Quarter Section; thence West 473 feet; thence South 104 rod, more or less, to the place of beginning. Subject, however to a Right of Way over the South 25 feet of the above described land. Less and Excepting: part of the Northwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Beginning at a point on the Quarter Section line, being 788.83 feet South 88°59'16" East along said Quarter Section line from the West Quarter Corner of said Section 21, said Quarter Corner being 2642.34 feet South 0°53'39" West along the Section line from the Northwest Corner of said Section 21, and running thence North 0°53'39" East 376.30 feet to and along an existing fence line; thence South 88°59'16" East 173.58 feet; thence South 1°00'44" West 300.00 feet to the Quarter Section line; thence North 88°59'16" West 29.16 feet along said Quarter Section line to the Point of Beginning.

PROPOSED DESCRIPTION PARCEL 19-009-0079

Part of the Northwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the Quarter Section line, being 495 feet South 88°59'16" East (East) along said Quarter Section line from the Calculated West Quarter Corner of said Section 21, said Quarter Corner being 2642.34 feet South 0°53'39" West along the Section line from the Northwest Corner of said Section 21, and running thence North 1°00'44" East 726.00 feet; thence South 88°59'16" East 150.00 feet; thence South 1°00'44" West 726.00 feet; thence North 88°59'16" West 150.00 feet to the Point of Beginning.

Containing 2.500 Acres.
Subject to: A Right of Way over the South 25 feet of the above described land.

PROPOSED DESCRIPTION PARCEL 19-009-0035

Part of the Northwest Quarter of Section 21, Township 7 North, Range 2 West, Salt Lake Base and Meridian, described as follows:

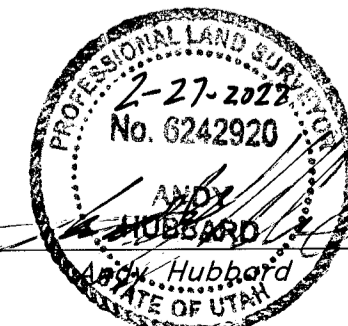
Beginning at a point 973.56 feet South 89°49'37" East and South 1°00'44" West (South) from the Northeast Corner of Section 20, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and running thence North 0°10'23" East (North) 324.52 feet (321 feet) more or less, to the center of a county drain ditch; thence along the center of said ditch the following seven (7) courses: (1) South 46°42'30" West (South) 46°32'07" West 17.29 feet (24.36 feet); (2) South 66°37'16" West (66°26'53" West) 91.95 feet; (3) South 63°28'38" West (South 63°18'15" West) 89.75 feet; (4) South 32°48'08" West (South 32°37'45" West) 90.41 feet; (5) South 65°57'58" West (South 65°47'35" West) 103.01 feet; (6) South 55°16'41" West (South 63°18'15" West) 87.89 feet; and (7) South 46°55'14" West (South 46°44'51" West) 111.73 feet; thence South 1°00'44" West 990.00 feet; thence South 88°59'16" East 150.00 feet; thence South 1°00'44" West 726.00 feet; thence South 88°59'16" East 143.83 feet; thence North 1°51'44" East 376.30 feet; thence South 88°59'16" East 173.59 feet; thence North 1°00'44" East 1356.33 feet to the Point of Beginning. Contains 16.609 Acres
Subject to: A Right of Way over the South 25 feet of the above described land.

SURVEYORS NARRATIVE

This survey was requested by TJ Hipwell to adjust the parcel boundaries shown here on. A line bearing South 89°49'37" East measured between the Northwest Corner and North Quarter Corner of Section 21, Township 7 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey was used as the basis of bearing.
This survey held and retraced land conveyed in the certain Trustee's Deed found at Entry No. 2799031 of the official records of Weber County. Contained within said deed are two legal descriptions creating Parcels 19-009-0035 and 19-009-0079. It was found that each description tied to a different monument and had a different rotation between each other. The rotation of Parcel 0079 was re-established from work that has previously been performed on this Parcel by Great Basin Engineering (the less and excepting part of the record description.) Along the eastern boundary the record called "more or less, to a point 56 Rods South of the North line of said Quarter Section" with this call the Northeast Corner of said parcel was established. The rotation of Parcel 0035 was established by rotating along the North Quarter line. Evidence supporting this is the current location of the fences reflecting the rotation between the two parcels. The North boundary of the parcel was established by holding the record aside for the rotation as explained. This survey did not measure the centerline of the County Drain Ditch and such measurements should hold over the record bearings and distances. The West line was established by holding the record with the rotation as explained. Property corners were set as shown here on.

SURVEYOR'S CERTIFICATE

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



Line	Bearing	Length	Record Bearing	Record Distance
L1	S 46°42'30" W	17.29'	S 46°32'07" W	24.36'
L2	S 66°37'16" W	91.95'	S 66°26'53" W	91.95'
L3	S 63°28'38" W	89.75'	S 63°18'15" W	89.75'
L4	S 32°48'08" W	90.41'	S 32°37'45" W	90.41'
L5	S 65°57'58" W	103.01'	S 65°47'35" W	103.01'
L6	S 55°16'41" W	87.89'	S 55°06'18" W	87.89'
L7	S 46°55'14" W	111.73'	S 46°44'51" W	111.73'

RECORDED
JUL 27 2023
BY: Jna

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

HIPWELL
 Lot Line Adjustment Survey
 Approx. 3600 N 3900 W
 Plain City, Weber County, Utah
 A part of Section 21, T7N, R2W, SLB&M, U.S. Survey

Feb, 2022
 SHEET NO. 1