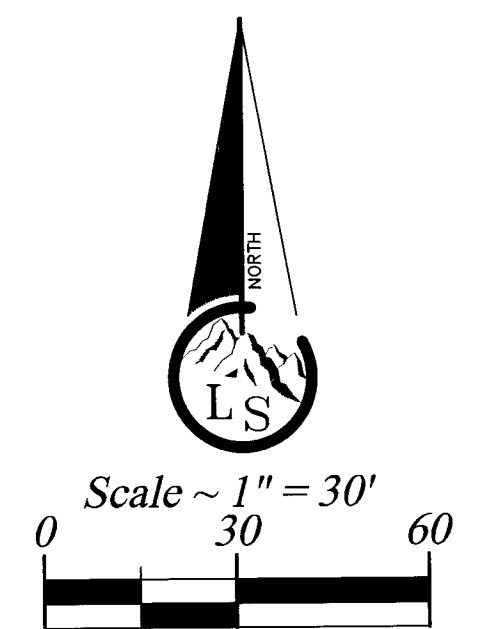




**Legend**

- x---x--- EXISTING FENCE
- ADJACENT PARCELS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND REBAR AND CAP UNLESS OTHERWISE NOTED
- ◆ SET #5 REBAR AND CAP STAMPED LANDMARK



**RECORD BOUNDARY DESCRIPTION**

Warranty Deed Entry No. 981817  
 A part of the Northeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1100 feet South along the Quarter Section line, 942.93 feet South 83°47' East and 115.77 feet South 7°20'23" West from the Northwest corner of said Quarter Section; and running thence South 6°58' West 114.56 feet; thence South 82°30'18" East 177.60 feet; thence North 3°43' East 119.85 feet; thence North 84°15' West 175.08 feet to the point of beginning.

**AS SURVEYED BOUNDARY DESCRIPTION**

A part of the Northeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1101.57 feet South along the Quarter Section line, 942.76 feet South 83°24'37" East and 115.77 feet South 7°20'23" West from the Northwest corner of said Quarter Section; and running thence South 7°20'23" West 114.47 feet; thence South 82°07'55" East 177.60 feet; thence North 6°07'23" East 119.85 feet; thence North 83°52'57" West 175.08 feet to the point of beginning.

**NARRATIVE**

This survey was requested by Jim Bybee to determine the location of the property as it exists on the ground.

Documents used to aid in this survey:

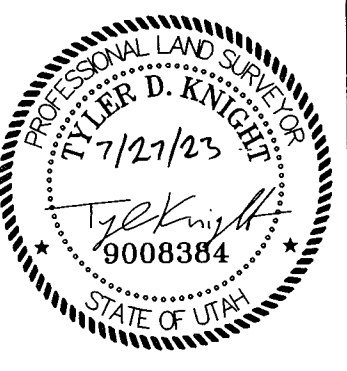
1. Weber County Tax Plat 07-105 (current and prior years).
2. Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
3. Plats of Record: 25-099 Rio Vista Subdivision No. 1; 26-093 The Orchard at Uintah; 27-043 Haney Subdivision No. 1; 30-087 Amended Plat of a Parcel of The Orchard at Uintah; 62-019 River Ridge Subdivision.
4. Record of Survey's: #525.

Street Centerline monuments of River Ridge Subdivision were found and used to place said subdivision, Haney Subdivision No.1, and subject and adjacent deeds. A Tee Post was found at the Northeast corner of Lot 4 of Haney Subdivision No. 1. Parcels 07-105-0028, 07-105-0029, 07-105-0047, 07-105-0048 and 07-105-0056 have the same Tie description from the Northwest corner of Section 27, Township 5 North, Range 1 West, being "1100 feet South". These parcels were rotated to the Section line and adjusted so that the Southeast corner of Parcel 07-105-0029 was at the found Tee Post for Haney Subdivision. A rebar with no cap was found at the Southeast corner of parcel 07-105-0029. The Deed Description for said Parcel 07-105-0029 has a closure error of 8.49 feet when using the given bearings and distances in the description, but because of the clause "more or less, to beginning" said parcel's point of beginning was held and the final segment was extended to said point of beginning for this survey. This point of beginning also being the Southeast corner of the Clients parcel. During the historical research of these parcels it was decided Parcel 07-105-0048 has Senior right over Parcel 07-105-0047 and if there are any discrepancies in the right of way for the railroad and the deed descriptions the difference would affect the later parcel. There was a new fence that encroached on the North line of Clients property which was installed by the neighbor to the North.

Basis of bearing is state plane grid from monument as shown.

**SURVEYOR'S CERTIFICATE**

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



RECEIVED  
 AUG 04 2023  
 BY: WLO

<b>Landmark Surveying, Inc.</b> A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401- 801-731-4075	
<b>CLIENT:</b> Jim Bybee Address: 6651 S. 1725 E. Uintah UT 84405	1
Parcel 07-105-0029 NE 1/4 of Section 27, Township 5 North, Range 1 West, Salt Lake Base and Meridian.	Record of Survey
Revisions	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE: 11/8/2022
	PROJ: 4323
<small>This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.</small>	

Project Name: 4323x2.dwg Save Date: March 27, 2023 10:04 AM Sheet: ###