

BOUNDARY DESCRIPTION

Parcel 22-009-0008, Stephen N. Pitcher and Mindy Pitcher
 A part of the Southeast quarter of the Northeast Quarter of Section 19, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point on the South right-of-way line of 4100 North Street which is 1411.09 feet South 00°11'58" West along the Section line to said right-of-way and 1004.09 feet North 89°48'02" West from the Northeast corner of said Section 19, (said point being in ditch); running thence four (4) courses along the said ditch as follows: (1) - South 30°57'00" East 178.43 feet, (2) South 17°28'00" West 230.00 feet, (3) South 05°52'00" East 375.00 feet, and (4) South 21°22'00" West 152.31 feet to the fence line being described in a Boundary Line Agreement; thence along said fence and agreement line the following six (6) courses: (1) North 79°13'28" East 146.33 feet, (2) North 77°38'55" East 379.22 feet, (3) North 77°52'16" East 430.52 feet to a fence corner, (4) North 08°22'04" West 222.07 feet, (5) North 09°18'06" West 369.93 feet, and (6) North 08°35'48" West 98.12 feet to the South right of way of said street; thence North 89°48'02" West 859.83 feet to the point of beginning.

Parcel 22-009-0005, Darrell F. Poulsen Trust
 A part of the Northeast Quarter of Section 19, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point on the Section line which is 2092.50 feet South 00°11'58" West from the Northeast corner of said Section 19; running thence North 89°48'02" West 35.11 feet to a fence corner described in a Boundary Line Agreement; thence along said fence and agreement line the following two (2) courses: (1) North 08°22'04" West 222.07 feet and (2) North-09°18'06" West 256.97 feet; thence South 88°22'03" East 110.64 feet to the said Section line; thence South 00°11'58" West 470.27 feet to the point of beginning.

Parcel 22-009-0010 Darrell F. Poulsen Trust
 A part of the Northeast Quarter of Section 19, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point on the Section line which is 2092.50 feet South 00°11'58" West from the Northeast corner of said Section 19; running thence along said Section line South 00°11'58" West 603.56 feet more or less to the North line of parcel 22-009-0011 as described in Warranty Deed Entry No. 2568224 of parcel Court Records; thence South 00°50'57" West 213.41 feet; thence North 88°22'03" West 200.60 feet; thence North 00°00'00" East 330.00 feet; thence North 78°30'00" East 81.49 feet; thence North 17°15'44" East 4.99 feet more or less to the fence line being described in a Boundary Line Agreement; thence along said fence and agreement line the following three (3) courses: (1) North 79°13'28" East 146.33 feet, (2) North 77°38'55" East 379.22 feet, (3) North 77°52'16" East 430.52 feet to a fence corner; thence South 89°48'02" East 35.11 feet to the point of beginning.

Parcel 22-011-0014, M. Paula Smith Trust
 A part of the Northeast Quarter and a part of the Northwest Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian; Beginning at a point on the South right-of-way line of 4100 North Street, which is 1411.09 feet South 00°11'58" West along the Section line and 144.26 feet North 89°48'02" West from the Northeast corner of said Section 19, running thence along said South right-of-way South 89°48'02" East 236.60 feet; thence South 00°50'57" West 213.41 feet; thence North 88°22'03" West 200.60 feet more or less to the fence line being described in a Boundary Line Agreement; thence along said fence and agreement line the following two (2) courses: (1) North 09°18'06" West 112.96 feet and (2) North 08°35'48" West 98.12 feet to the point of beginning.

NARRATIVE

This survey is being prepared in accordance with UCA 57-1-45, UCA 10-9a-522, UCA 10-9a-524, UCA 17-27a-523, and/or UCA 17-27a-522, which ever may be applicable, to identify a fence line being agreed upon as the common boundary lines to parcels 22-009-0008, 22-009-0005, 22-009-0010 and 22-011-0014.

Documents used to aid in this survey:

- Weber County Tax Plat 22-009 & 22-011 (current and prior years).
- Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
- Plats of Record: #30-031 Ward Acres Subdivision, #66-048 Ward Acres Subdivision Phase 3, #69-048 Ward Acres Subdivision Phase 3 Amendment No. 1.
- Record of Survey's: #3392, 5379, 6743.

Deed description of parcel 22-009-0008 (Pitcher parcel), and adjacent parcels 22-009-0061, 22-009-005, 22-009-0062 begin from the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 19. Said point is not monumented nor are there any evidences on the ground of the monuments location. The adjacent parcels have a secondary tie to the Northeast corner of Section 19 which when used to locate these parcels places them approximately 29 feet to the East of the Spring Creek Road (shown on the drawing). These adjacent parcels were moved West to fit the East right of way of the Spring Creek Road - according to Book 137, Page 169 of Weber County Records, which also fit existing fences. The recorded descriptions of said parcels and adjacent parcels 22-009-0090 and 22-009-0091 also call "to an existing irrigation ditch" and "along the existing ditch". There was a ditch located on the property for a part of the distance and ends part way through parcel 22-009-0062 with no evidence of if it was piped and where it was historically. This ditch and the ending location is shown on the drawing. The record of survey #5379 performed by Gardner Engineering for Parcel 22-009-0090 describes "the existing ditch on the East of the property appears to have moved from historical location". With a little evidence of whether this ditch is in its historical location or where the ditch was in the portions now filled in, the deed bearings and distances are shown on this survey. The boundary description for the Pitcher parcel uses the same language of calls to the ditch, as the found ditch may be in the same location when the original granting documents were written and may be the proper location of the parcel.

Parcels 22-009-0005 and 22-009-0010 (Poulsen parcels) and parcel 22-011-0014 (Smith parcel) were established from deed's of record and rotated to state plane bearings. Center line and right-of-way for 4100 North Street was established from Ward Subdivision. Right of way for Spring Creek Road was established from Book 137, Page 169 of Weber County Records.

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

RECEIVED
 AUG 18 2023
 BY: [Signature]

N 1/4 OF SECTION 19,
 T7N, R1E, SLB&M
 WEBER COUNTY BRASS CAP
 MONUMENT DATED 1985

NE COR OF SECTION 19,
 T7N, R1E, SLB&M
 WEBER COUNTY BRASS CAP
 MONUMENT DATED 1981

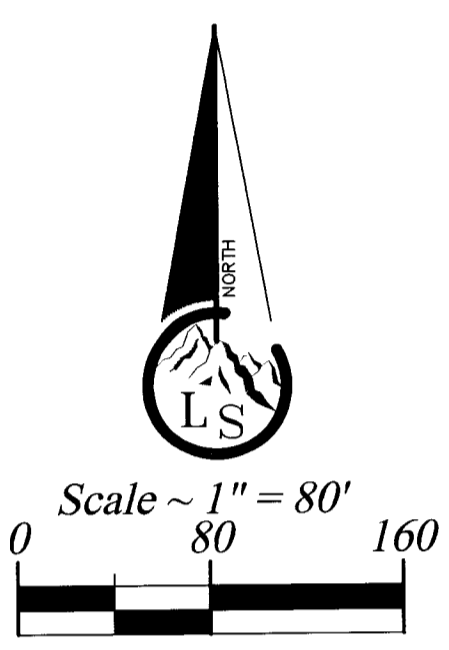
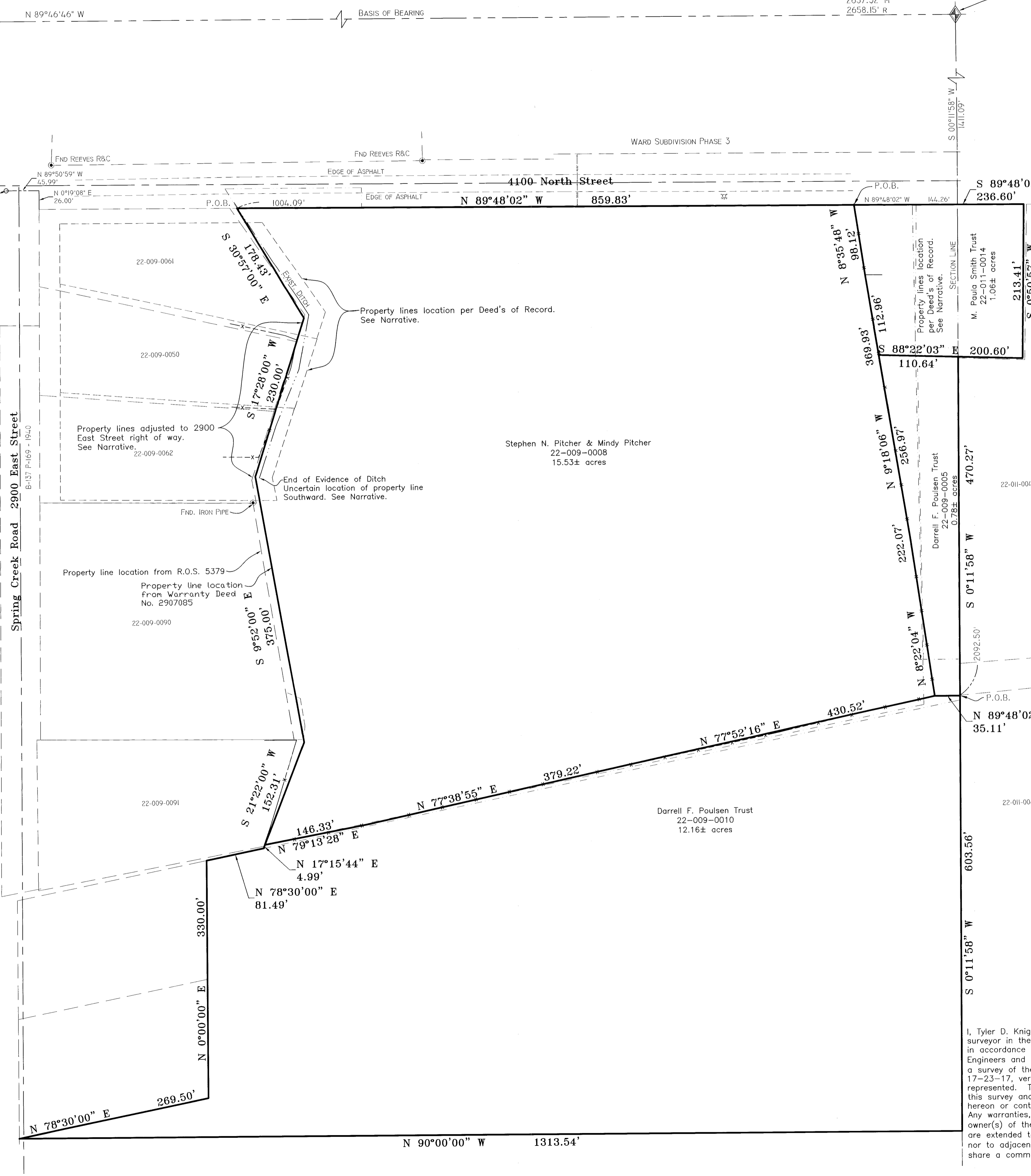
WARD SUBDIVISION PHASE 3

Stephen N. Pitcher & Mindy Pitcher
 22-009-0008
 15.53± acres

Darrell F. Poulsen Trust
 22-009-0010
 12.16± acres

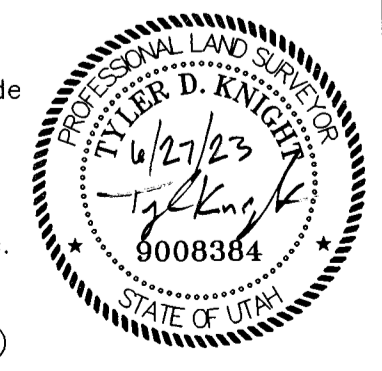
22-011-0014
 M. Paula Smith Trust
 22-011-0014
 1.06± acres

Darrell F. Poulsen Trust
 22-009-0005
 0.78± acres



- Legend**
- EXISTING FENCE
 - - - ADJACENT PARCELS
 - - - DEED LOCATION OF PARCELS
 - - - DEED LOCATION OF ADJACENT PARCELS
 - ◆ FND SECTION CORNER
 - FND PROPERTY MARKER
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

SURVEYOR'S CERTIFICATE
 I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075
CLIENT: Steve Pitcher Address: _____		1 - Record of Survey
NE 1/4 of Section 19, and NW 1/4 of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		DRAWN BY: TK
Revisions		CHECKED BY: TK
_____		DATE: 4/04/23
_____		PROJ: 4184
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.		