

LEGAL DESCRIPTION

All of the Northwest Quarter and part of the Northwest Quarter of Section 5, and part of the Southwest Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Southeast Corner of said Northwest Quarter, and running thence North 40 chains; thence West 1251.12 feet, thence South 6*52' East 331.40 feet; thence North 88*28' East 173.86 feet; thence South 13*34' West 308.47 feet: thence South 30°23 West 221.62 feet: thence South 51°55' West 558.45 feet: thence South 73°41' West 629.36 feet: thence South 89°49' West 379.66 feet: thence South 1304.8 feet: thence East 20 chains: thence South 129.0 feet to the point on an existing fence, thence East 90 East, more or less, thence South 35° East 50 feet, thence East 18.57 chains, thence North 2.60 chains to beginning. Except the 4.95 acres, more or less, in the Ogden Valley Canal, U.S.A. (739-89). Jensen and Wife (1024.588).

Together with 36.5 shares of capital stock in the Mountain Canal Irrigation Company and 69 shares of Class II membership stock in the Mountain Canal Irrigation Company.

The Northwest Quarter and the West half of the Northeast Quarter, and the North Half of the Southwest

Part of the South half of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S.

Beginning 6.77 chains (446.82 feet) North of the Southwest corner of the Southeast Quarter; thence North 71°. East 1.10 chains (66.00 feet) to Mountain Canal: thence Southeasterly along the Canal to the South line of Section: thence East 444.7 feet, more or less, along the Section line to the North line of the Ogden Valley Canal; thence North 41°00'08". East 1115.36 feet, more or less, to the Northwest Corner of Greenhill Country Estates, Phase No. 2, Weber County, Utah; thence East 853.82 feet, more or less, along the North line of said Greenhill Country Estates No. 2 to the East line of said Section; thence North (North 0°42'32" West) 1805.51 feet along said East Section line to the East Quarter Corner: thence West to the Center of Section: thence South 2.61 chains (172.26 feet); thence West 18.57 chains (1225.62 feet); thence South 35° East 9.02 chains (595.32 feet); thence South 22°50' East 11.96 chains (789.36 feet)' thence South 33°35' East 16 chains (1056.00 feet) to the beginning. excepting 5.83 Acre, more or less, in the Ogden Valley Canal.

SURVEYOR'S CERTIFICATE

Date



AUG 25 2023 FILE # 7635

Scale: 1" = 500'

DETAILS NOT TO SCALE

REFERENCE TABLE

Special Warranty Deed

Special Warranty Deed

Special Warranty Deed

Release of Mortgage

Quit-Claim Deed

Quit-Claim Deed

Quit-Claim Dee

Quit-Claim Dee

Quit-Claim Deed

Quit-Claim Dee

Record of County Cour

pecial Warranty Dee

Quit-Claim Dee

Quit-Claim Dee

Warranty Dee

Warranty Dee

Marranty Dee

Warranty Dee

Marranty Deed

Warranty Deed

Quit-Claim Deed

Quit-Claim Dee

Bearing Sheet

Tie Sheet

Tie Sheet

Tie Sheet

Original Township Survey

Original Township Survey

Record of Surve

Record of Surve

Plan &Profile

Plan &Profile

Subdivision

Record of Surve

Record of Surve

Record of Survey

Record of Survey

Historical Aerial Photograph

Recent Aerial Photograph

Historical Aerial Photograph

Arther JAdam

Middlefork Ranch

Middlefork Ranch

Douglas J Cardon

Rinehart Glantz

Montgomery Ranch ⊥

Middlefork Ranch Marlin KJensen

Marlin KJensen

Marlin KJensen

Garon Rhoades

Douglas J Cardon

Public Road

Middlefork Ranc

Green Hill Developmer

Norman JMontgome

Lon W Child

6 N2E5 N

6 N2E7NEWCW

6 N2E8 NE

6 N2E9 N

6 N2E9 NE

JF Smith Nov 14th 1871

Baxter &Blossom Oct 8th 190

6N2E6EWCW

6 N2 E6 NEW C

Montgomery Rand Green Hill Country Estates Pha

Waldrip Middlefork Ranc

Ogden Valley Canal

Ogden Valley Canal

Ogden Valley Cana

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The Sanctuary

The Sanctuary First Amentdmer

UT-252496 1946 AAJ 1B-93

6 N2E7NERM

Book 10 24 Page 588

Entry No. 1495604

Entry No. 1624812

Entry No. 160 568 4

Entry No. 2582876 Entry No. 8240 54

Entry No. 20 67674

Entry No. 2685903

Entry No. 30 0 679 6 Entry No. 2938192

Entry No. 1835108

Entry No. 2582877

Book F Page 355

Entry No. 30 29 524

Entry No. 2938 188

Entry No. 1513621

Entry No. 966470

Entry No. 2938 190

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Book 755 Page 154-155

Book 745 Page 343-345

Book 736 Page 87-9

Book 730 Page 579 -581

Book 745 Page 342

Weber County Surveyor

Weber County Surveyo

Weber County Surveyor

BLM Archives

BLM Archives

Weber County Surveyor

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Weber County Surveyor

Weber County Surveyo

File No. 5154

Book 82 Page 89

File No. 50 25

2317 Records of Weber Basin Water

372 Records of Weber Basin Wate

373 Records of Weber Basin Wate

Conservancy District

Book 48 Page 64

File No. 5408

File No. 4793

File No. 5004

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Utah Geological Survey

Utah Geological Survey

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Book 76 1Page 388 -390

Intry No. 843113

Quarter of the North Half of the Northwest Quarter of the Southeast Quarter of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.

Parcel 2 21-002-0002

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 Land 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.



narrative explaining the controlling evidence that the surveyor used in the retracement of the boundary shown here on. Reference table for deeds contain the type of document, Grantee, and Entry No. or Book and page. For Record of surveys and or Subdivision plats, contain the name and Filing number or Book and Page Respectively.

C. Holding the record calls to be along the Section line. Deviations in the location of the fence from the section line are not significant in unwritten claims as land dedicated owned by the Federal and State Governments, and land dedicated for public use are immune from such doctrines.

D. Subject deeds Less and Expectina the Canal. Line seaments labeled as D were deeded to the United States of America through Stations 230+45.4 through 240+67.0 at that certain Warranty Deed found at Entry No. 411543 in Book 755, Page 154-155. Said deed was retraced using Bureau of Reclamation Ogden Valley Canal Plan and Profile Sheet 526-D-2373 obtained from Weber Basin Water. Measurements for the Ogden Valley Canal were to the nearest 0.10th of a foot. Retracement of all of the following Canal data placed this error in the calculations of the arcs. Discrepancies between the Plan and

Profile and the Right of Way widths were resolved by holding calls in the deeded. E. Boundary retracement relied on Quit—Claim Deed found at Entry No 397699 Book 736 Page 89-91 and Entry No 411543 Book 755 Page 154 rather than Plan and Profile mentioned in Section D. Boundary was retraced from Said deeds were adjusted to match the rotation of the canal at the call for stations.

F. Subject Deeds Less and Expecting the Canal. Line segments labeled as "F" were deeded to the United States of America through Stations 206+42.3 through 224+85.5 at that certain Warranty Deed found at Entry No. 3976699 in Book 736 Page 89-90. Said deed was retraced using Bureau of Reclamation Ogden Valley Canal Plan and Profile Sheet 526-D-2373 and 526-D-2372 obtained from Weber Basin Water.

G. Additional Right of Way deeded in fee title by said Warranty Deed mentioned in Section F. H. Subject Deeds Less and Expecting the Canal. Line segments labeled as H were deeded to the United States of America through Stations 113+20.0 through 206+42.3 at that certain Warranty Deed found at Entry No. 3976699 in Book 736 Page 89-90. Said deed was retraced using Bureau of Reclamation Ogden Valley Canal Plan and Profile Sheet

526-D-2372 and 526-D-2371 obtained from Weber Basin Water. ". Deed found at Entry No. 1624812 Claims up to the Section line. Old survey plats completed by Great Basin Engineering show and "approximant" Location of the Section line. An Old rebar found monumenting this location was not honored for the following reasons: 1) No evidence of its acceptance by the surrounding landowners. The actual Survey of the Section line is 17 feet North of the found rebar and cap.

J. Subiect deed found at Entry No. 1624812 calls Southeasterly along this line with bounds calls to the Mountain Canal. Adjoining deed Deeds found at Entry No. 2582877 call bearing and distance along "Mountain Creek." Evidence from Surveyor regarding the existing conditions of the site show fences and a ditch flowing along said deed. Due to the evidence of the intent of the deeds and with the record bearing and distances measured matching the deed found at Entry No. 2582877 this position was held for retracement.

K. Subject deed found at Entry No. 1624812 calls Bearing, and Distance with no bounds calls. Adjoining deed found at Entry No. 2067674 calls to, "Mountain Creek." Adjoining deed found at Entry No. 1835108 calls to "the Canal." From the analysis explained in Section J and with the historic fence lines running up to the west bank of the "Mountain Canal," "Mountain Creek," and ,"The Canal" Surveyor believes the intent of the subject deeds and the adjoining deeds to be up to and along the measured location of the same. Surveyor held the measured centerline of the Canal. However, a convincing argument could be made that the West bank of the "Mountain Canal" could actually be the

L. As explained in Sections "J" and "K" Surveyor believes the intent of the deeds to follow the "Mountain Canal." However, along this segment, it was found that the fencing no

Photographs from 1946 obtained by Surveyor from the Utah Geological Survey clearly show the mountain canal and this fence location to be the same.

M. Record distance along the segment labeled as M is 90 feet due to discrepancies in the record and the physical location between the Mountain canal and other occupational evidence Surveyor held a measured distance rather than the record.

N. Measurement and positions from the original Surveyor hold no matter despite the error in the record, even if the land owner is acting as the Surveyor. In retracement of line segment labeled as "N" it was found when measuring 10 chains "South" and 20 Chains "East" that when measured in relation to the road, it matched the current locations of the fences. However, the rotation between these lines was not consistent between the record. The same scenario was found with a ditch along the south line of Entry No 1835108 strenathening the evidence that these lines were lined out and relied upon as the boundary. Surveyor held the position of the fences as original monuments for the reasons

O. A roadway was established by court order found at Book 4 Page 363. Upon Survey, it was found that this court order did not follow the actual location of the road. Surveyor is of the opinion that the requirements of Right of Way dedication by Right of Use has occurred as defined in Utah State Code 72-51-104. The establishment of this has been held up to the measured occupation of the roadway as shown.

P. Holding the Record of Quit—Claim Deed found at Entry No. 2938188 that has junior rights over subject property. Q. By said Court order found at Book 4, Page 363 a roadway was described as being along

the Section line. Within this document, Surveyor could not find a width specified for the roadway. Looking at evidence on the ground it appears the intent is a 33-foot half-width roadway. Due to this, the said court order was retraced as 33 feet from the described line, being along the section line.

R. Along the Section line as calculated using The Sanctuary's record of Survey found at filing No. 4793.

S. Along the West bounds of The Sanctuary. Surveyor found Hansen Rebar and Cap agreeing with the calculated position. T. Along the East line of the West Half of the Southwest Quarter of Section 4. As retraced on the ground from found monuments of past surveys, rather than calculated Section

Surveyor Located rebars and caps along line segments labeled as "U" unless otherwise noted. Along with these rebars and caps were tee posts with signs stating "No Tress Passing." Despite differing Section positions due to additional data regarding the Section lines than that of the original Survey these rebars and caps still must hold and were considered "without error" in following the footsteps of the original Surveyor. Line segments Labeled as "U" that did not have a found rebar and cap monumenting its position were calculated from the record.

As mentioned in Section "I" regarding the Great Basin Rebar's and caps placed monumenting the approximant Section line. Evidence in the field suggested that these positions should be held without error and explained in Section "U". In applying this theory, a line between the two Rebars and caps was held as the "Approximant Section Line" and was used to fulfill the call in the deed along the Section to the Green Hill

W. Less and Excepting Quit Clam Deed found at Entry No 2938193 having Junior rights over the subject property. X. Along Lot line adjustment Survey complected in 8th of May 2014 on file with Weber

County Surveyor under File No. 5025.

U.S. Survey, Weber County, Utah.

Beginning at a point which is 1000.00 feet South 1°43'48" West along the Section line, being the centerline of 7900 East Street, from the Northwest Corner of said Section 5, and running thence South 88°16'12" East 1185.37 feet: thence South 53°19'48" West 254.33 feet; thence South 75°05'48" West 605.23 feet (629.36 feet record); thence North 89°42'41" West (North 88°46'12" West Record) 163.26 feet; thence North 26°35'45" East 213.52 feet; thence North 61°20'49" West 130.48 feet: thence South 66°20'45" West 202.99 feet: thence North 88°16'12" West 33.00 feet to said centerline and Section line; thence North 1°43′48" East 169.54 feet along said centerline and Section

Contains 5.333 acres.

Parcel 21-003-0013 Part of the Southwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S.

Beginning at the Northwest Corner of said Quarter Section, and running thence East 20 chains, thence South 10 chains, thence West 20 chains, thence North 330 chains, thence East 235 feet, thence North 200 feet, thence West 235 feet, thence North 130 feet to the place of beginning.

Part of the Northwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian: Beginning at the Northwest Corner of said Section 5; running thence South 00°19' West 287.5 feet along the West line of said Section 5; which lies along the center line of a 66-foot Country Road; thence South 89°28' East 1425.13 feet: thence North 6°52' West 289.91 feet to the North line of said Section 5; thence West along said North line 1388.88 feet to the point of beginning. Excepting that portion thereof within the Ogden Valley Canal.

Parcel 21-004-0002

Part of the Northwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point 287.5 feet South 00°19' West along the West line of said Section 5, which lies along the center line of a 66-foot Country Road; thence continuing South 00°19' West along said West line 712.5 feet; thence South 89°41' East 1185.37 feet; thence North 51°55' East 304.12 feet; thence North 30°23' East 221.62 feet; thence North 13°34' East 308.45 feet; thence South 88°28' West 173.86 feet; thence North 6°52" West 41.49 feet; thence

North 89°28' West 1425.13 feet to the point of beginning. Excepting that portion thereof within the Ogden Valley

Parcel 21-004-0006

Part of the Northwest Quarter of Section 5, Township 6 North, Range 2 East, Salt Lake Base and Meridian:

Beginning at a point South 00°19' West 1000 feet from the the Northwest corner of said Section 5, said line being the West line of Section 5, said line being the West line of Section 5 and also the center line of a 66 foot county road; running thence South 89°41 East 1185.37 feet; thence South 51°55 West 254.33 feet; thence South 73°41' West 629.36 feet; thence South 89°49' West 146.66 feet; thence North 0°19' East 200 feet; thence South 89°49' West 233 feet; thence North 0°19' East 135.2 feet to the place of beginning.

Also:

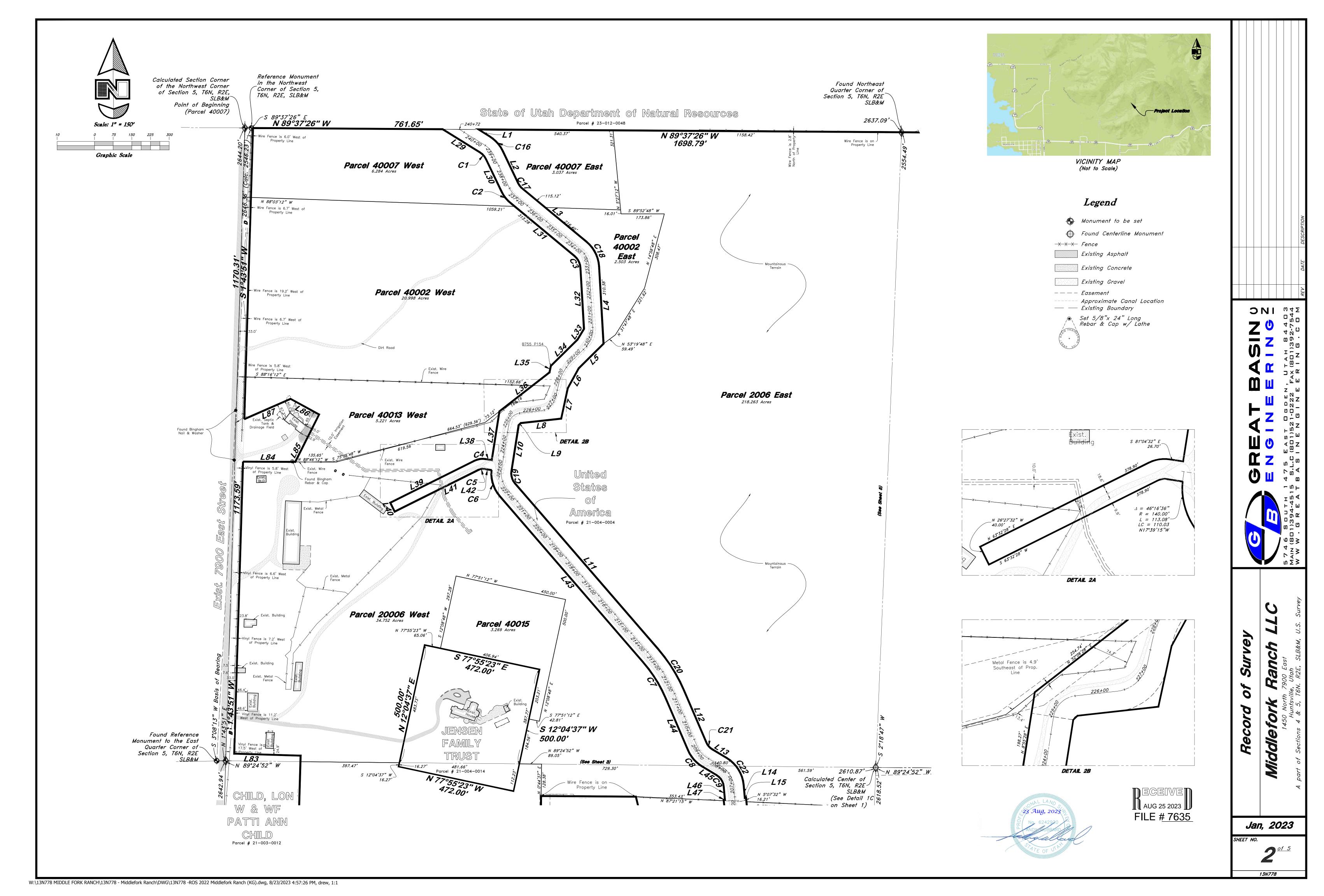
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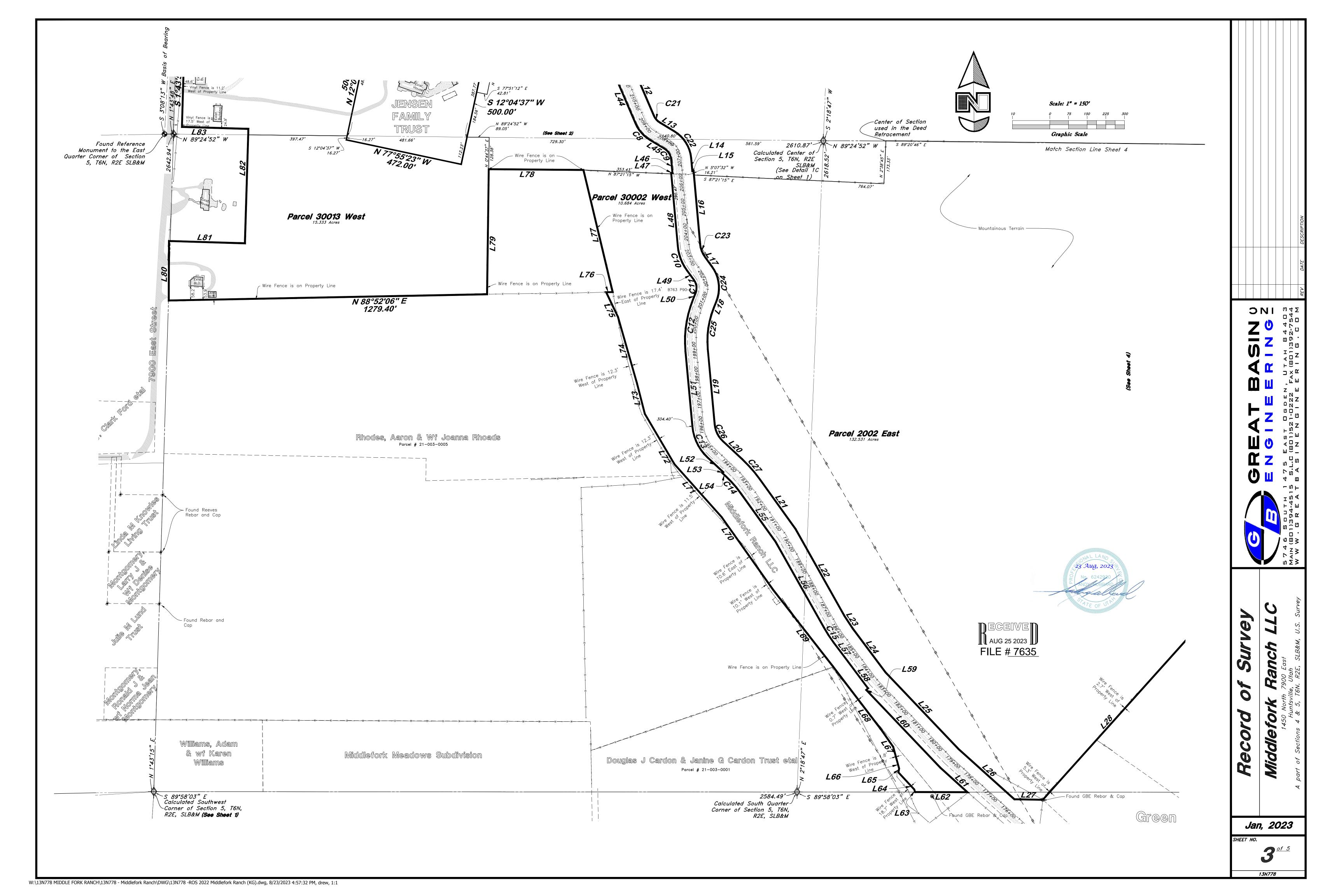
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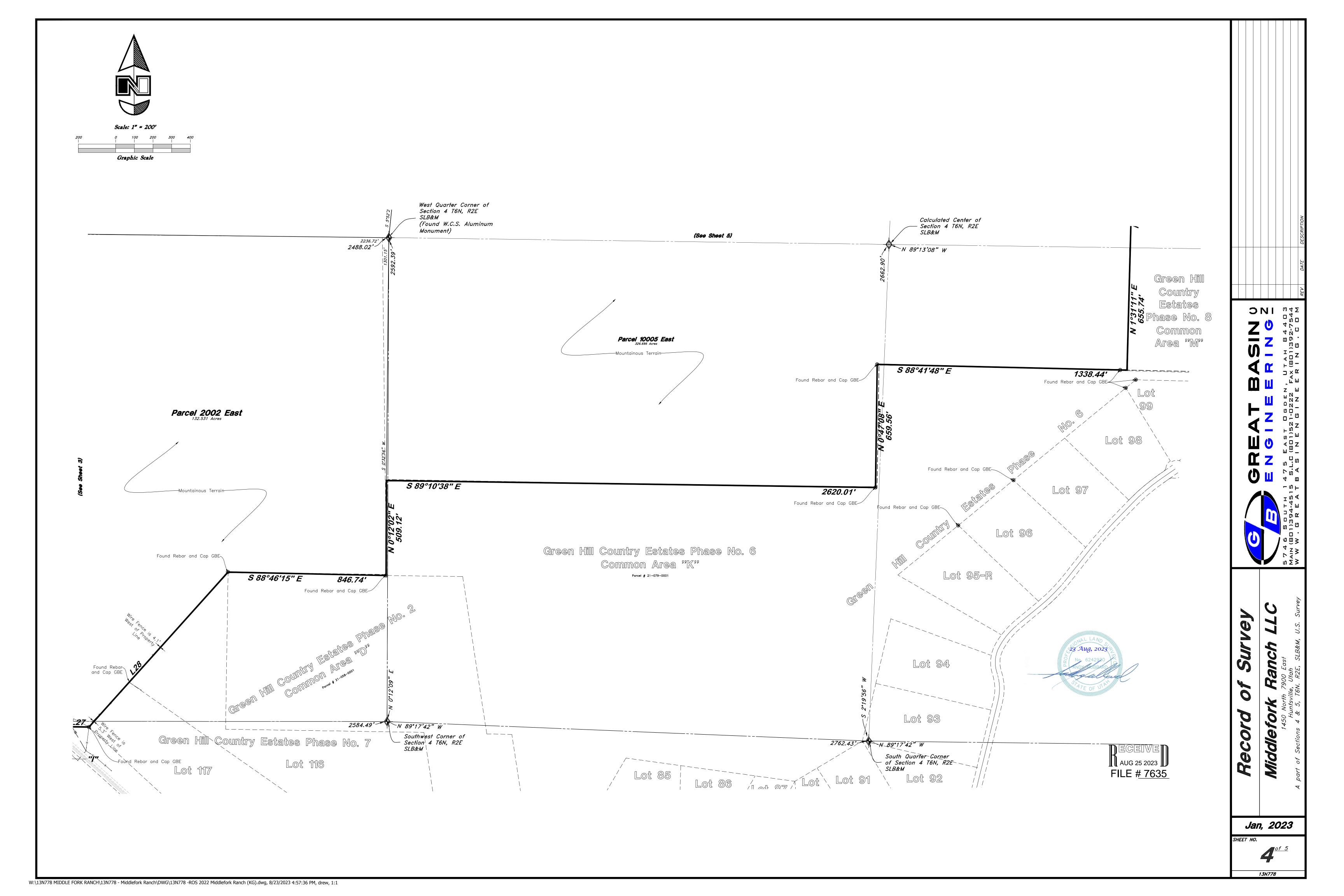
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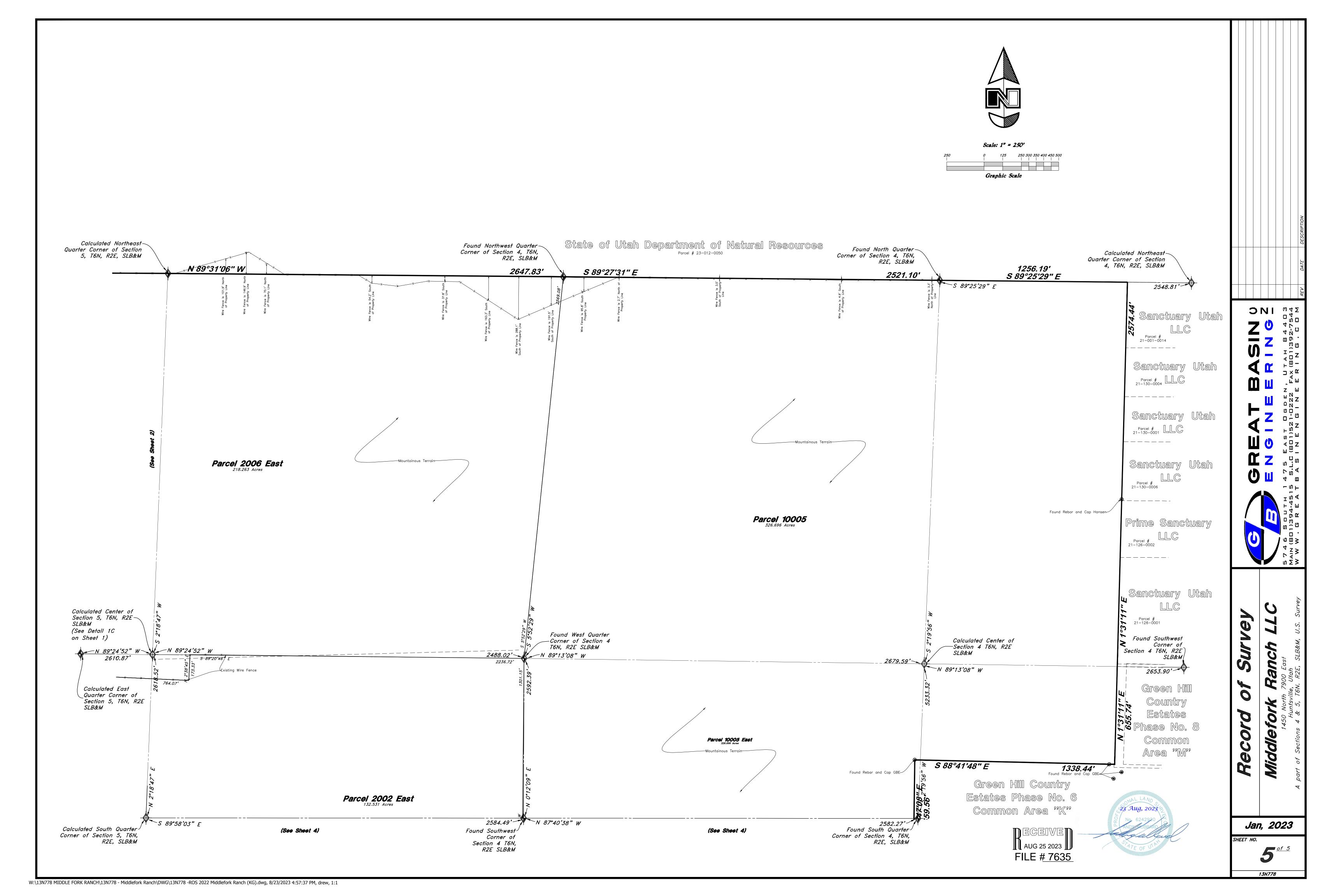
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Middle









PARCEL LINE DATA				
SEGMENT	LENGTH	BEARING		
L 1	52.37'	S58° 08' 52"E		
L2	144.07'	S25° 32' 32"E		
L3	331.52'	S50° 18' 32"E		
L4	310.38	S3° 17' 32"E		
L5	140.18	S45° 15' 28"W		
L6	91.20'	S28° 45' 28"W		
<i>L7</i>	125.10'	S12° 14' 28"W		
L8	163.20'	S83° 41' 28"W		
<i>L9</i>	11.91	S46° 18' 06"W		
L10	187.05	S8° 55' 28"W		
L11	881.30'	S40° 47' 32"E		
L12	227.00'	S23° 12' 32"E		
L13	68.00'	S58° 55' 32"E		
L14	52.60'	S5° 07' 32"E		
L15	5.00'	N84° 52' 28"E		
L16	294.40'	S5° 07' 32"E		
L17	48.20'	S36° 04' 32"E		
L18	27.80'	S21° 55' 28"W		
L19	304.40'	S5° 13' 32"E		
L20	107.20'	S46° 52' 32"E		

PARCEL LINE DATA				
SEGMENT	LENGTH	BEARING		
L21	247.17	S35° 40' 32"E		
L22	400.17	S29° 23′ 32″E		
L23	58.99	S33° 06' 32"E		
L24	219.85	S36° 49' 32"E		
L25	425.61	S43° 34′ 32"E		
L26	302.71	S47° 59′ 32″E		
L27	114.54	S89° 05' 18"E		
L28	1115.33	N41° 54' 49"E		
L29	175.09	N58° 08' 52"W		
L30	143.95	N25° 32' 32"W		
L31	329.47	N50° 18' 32"W		
L32	246.60'	N3° 17' 32"W		
L33	50.20	N31° 30' 28"E		
L34	150.20	N45° 15' 28"E		
L35	26.60'	N12° 14' 28"E		
L36	254.74	N52° 06' 28"E		
L37	198.27	N8° 55' 28"E		
L38	26.70	S81° 04' 32"E		
L39	378.90'	N63° 32' 28"E		
L40	40.00'	N26° 27' 32"W		

PARCEL LINE DATA			
SEGMENT	LENGTH	BEARING	
L41	378.90'	S63° 32' 28"W	
L42	31.95'	N81° 04' 32"W	
L43	881.30	N40° 47' 32"W	
L44	227.00'	N23° 12' 32"W	
L45	68.00'	N58° 55' 32"W	
L46	52.60'	N5° 07' 32"W	
L47	5.00'	N84° 52' 28"E	
L48	294.40'	N5° 07' 32"W	
L49	48.20'	N36° 04' 32"W	
L50	27.80'	N21° 55' 28"E	
L51	304.40'	N5° 13' 32"W	
L52	86.70'	N46° 52' 32"W	
L53	5.00'	N43° 07' 28"E	
L54	20.50	N46° 52' 32"W	
L55	241.96'	N35° 40' 32"W	
L56	394.96	N29° 23' 32"W	
L57	96.36	N36° 49' 32"W	
L77	504.61	S13° 25' 31"E	
L84	210.03'	S89° 42' 41"E	
L85	213.52'	N26° 35' 42"E	

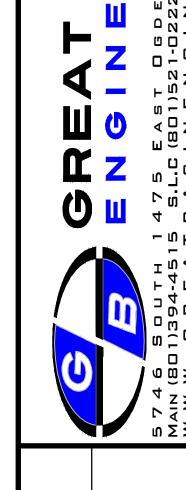
	PROPERTY LINE CURVE DATA				
SEGMENT	LENGTH	RADIUS	DELTA	Chord	Chord Bearing
C1	11.42	19.81	33.01	36.935	N42°02'54"W
C2	19.77	41.15	27.53	64.246	N39°08'41"W
C3	16.26	19.81	47.02	51.855'	N26°48'02"W
C4	13.18	21.34	35.38	42.545	N81°13'58"E
C5	5.65	9.14	35.38	18.234	S81°13'58"W
C6	34.47	42.67	46.28	110.026	N17°39'15"W
<i>C7</i>	52.38	170.69	17.58	171.183	N32°00'02"W
C8	26.60	42.67	35.72	85.866'	N41°04'02"W
C9	17.17	18.29	53.80	54.292'	N32°01'32"W
C10	32.11	59.44	30.95	104.059	N20°36'02"W
C11	16.97	16.76	58.00	53.329'	N7°04'32"W
C12	64.27	135.64	27.15	208.899	N8°20'58"E
C13	43.21	59.44	41.65	138.651	N26°03'02"W
C14	26.81	137.16	11.20	87.825	N41°16'32"W
C15	21.75	167.64	7.43	71.305'	N33°06'32"W
C16	24.49	42.67	32.88	79.249	S41°59'01"E
C17	9.23	18.29	28.91	29.958	S39°45'15"E
C18	35.02	42.67	47.02	111.687	S26°48'02"E
C19	15.88	18.29	49.77	50.493'	S15°54'32"E
C20	59.87	195.07	17.58	195.638	S32°00'02"E

PROPERTY LINE CURVE DATA					
SEGMENT	/ FNGTH	RADIUS	DFI TA	Chord	Chord Bearing
C21	11.40	18.29	35.72	36.800'	S41°04'02"F
C22	40.07	42.67	53.80	126.682	532°01'32"F
	17.29			720002	002 07 02 2
C23		32.00	30.95	56.032'	S20°36'02"E
C24	44.74	44.20	58.00	140.595'	<i>S7°04'32"E</i>
C25	51.27	108.20	27.15	166.650'	S8°20'58"W
C26	23.26	32.00	41.65	74.658'	S26°03'02"E
C27	32.47	166.12	11.20	106.365	S41°16'32"E

AUG 25 2023 FILE # 7635







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Jan, 2023

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