

22-007-0086  
22-007-0102  
SWENSON  
ENTRY #1094411  
ENTRY #2784013

**BASIS OF BEARING**  
S89°54'30"E 2678.53'

**SUBJECT PARCEL**  
Contains 13.66 acres  
±594,966 sq. ft.

North Quarter Corner Section 20,  
Township 7 North, Range 1 East,  
Salt Lake Base and Meridian.  
Fnd. Weber County brass cap Mon.  
as per Weber County Tie Sheet.

Northeast Corner Section 20,  
Township 7 North, Range 1 East,  
Salt Lake Base and Meridian.  
Fnd. Weber County brass cap Mon.  
as per Weber County Tie Sheet.

22-012-0010  
CROWNN  
ENTRY #2024288  
ROS 1283

N001°3'06"W 1329.85'  
NORTH 20 chains, deed

S001°12'53"E 5336.90' Meas.  
boundary is the calc'd quarter section line  
see ROS's 3495, 6033 & 6634

N88°49'50"W 191.57'  
WEST 167.75' deed  
ancient fnc. and acquiesced boundary

22-010-0011  
POULSON  
ENTRY #2917887

WEST 24 rods, deed  
N89°15'06"W 381.62'

3500 EAST

22-380-0002  
LOT 1, LIBERTY PARK ESTATES  
OGDEN VALLEY PARK SERVICE AREA  
ENTRY #3088801  
ROS 28  
ROS 8033  
ROS 8634

South Quarter Corner Section 20,  
Township 7 North, Range 1 East,  
Salt Lake Base and Meridian.  
Fnd. Weber County brass cap Mon.  
as per Weber County Tie Sheet.

**NARRATIVE:**  
Boundary Consultants was retained by Ron Peterson to survey the subject parcel and prepare a Boundary Agreement to repair the record deed lines to match the long term occupation lines.  
This survey was carried out using a Trimble RBS GPS System, with ground distances being determined by GEO Mode CONUS 12B @ height 5131.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 89°54'30" East 2678.53 feet measured between the Weber County brass cap monuments marking the North Quarter and Northeast Corners of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian.  
The subject parcel and the adjoining parcels to the east all have a common root in title from that certain Warranty Deed recorded as Entry 395250, in Book 732 at Page 491 of the Weber County Records. When the depicted parcels were transferred an unknown blunder occurred where the deed lines and occupation lines that run in a northerly to southerly direction rotated westerly by approximately 01'30". Occupation lines appear to be ancient and are being maintained in their current locations with use and occupation up to those fence lines.  
A survey was performed by Gardner Engineering somewhere around December of 2007 which was not filed with the Weber County Surveyor. Boundary Consultants found rebar and cap stamped "Gardner Engineering" as depicted hereon. We contacted Gardner about the survey and where given an AutoCAD file of the survey in question. The surveyor that performed the survey did not leave a signed "hard copy" of the survey hence Gardner has not been able to file a copy.  
We have held the Gardner rebar and caps as the east boundary of the subject parcel and the ancient fence which bounds Weber County Tax Parcel 22-010-0011 as a boundary by acquiescence, in concert with recent Utah Supreme Court rulings.  
The Center Quarter Corner of Section 20 is not in place, its location was calculated from the referenced records of surveys.

**RECORD DESCRIPTIONS:**

**PARCEL 22-010-0031; QUIT CLAIM DEED; ENTRY #2874869:**  
A part of the Northeast Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey; Beginning at the Northwest Corner of the Northeast Quarter of said Section 20, and running thence EAST 372.65 feet; Thence South 1219' East 1047.45 feet; Thence WEST 24 rods; Thence NORTH 20 chains to the point of beginning.

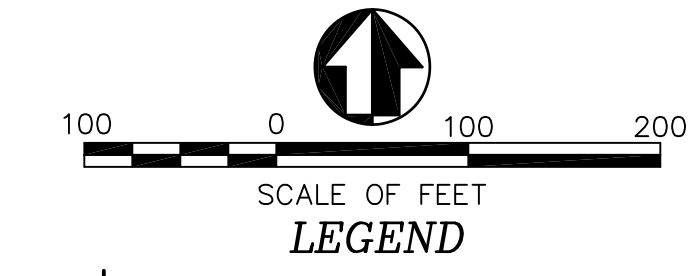
**PARCEL 22-010-0011; WARRANTY DEED; ENTRY #2917868:**  
Beginning at a point 20 chains SOUTH and 24 rods EAST of the Northwest Corner of the Northeast Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Meridian, U.S. Survey, running thence NORTH 20 rods, Thence EAST 16 rods, Thence SOUTH 20 rods, Thence WEST 16 rods to the place of beginning.

**PARCEL 22-010-0061; WARRANTY DEED; ENTRY #2984827:**  
A part of the Northeast Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey; Beginning at a point on the section line 372.65 feet South 89°56' East from the Northwest Corner of said Northeast Quarter and running thence South 12'09" East 1030.72 feet to the True Point of Beginning, said point also being WEST 96.25 feet and North 12'09" West 16.73 feet from the northeast corner of Weber County Board of Education property; Running thence South 12'09" East 16.73 feet; Thence EAST 96.25 feet; Thence SOUTH 297 feet to the north line of 4100 North Street; Thence South 63'30" East along said line 180 feet to the west line of Astle Property; Thence North 12'09" West along said line 439.76 feet to a point North 77°51' East 172.16 feet from the point of beginning; Thence South 77°51' West 172.16 feet to the true point of beginning.

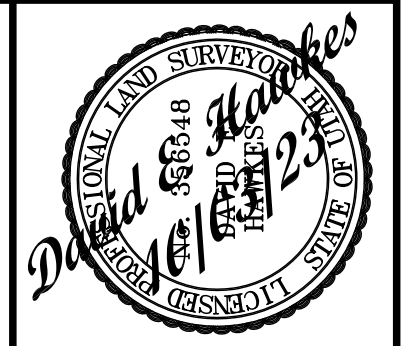
**PARCEL 22-010-0062; QUIT CLAIM DEED; ENTRY #2320468:**  
A part of the Northeast Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey; Beginning at a point on the quarter section line 372.65 feet South 89°56' East from the Northwest Corner of said Northeast Quarter and running thence South 12'09" East 1030.72 feet to a point WEST 96.25 feet and North 12'09" West 16.73 feet from the northeast corner of the Weber County Board of Education property; thence North 77°51' East 172.16 feet to the west line of the Astle property; thence North 12'09" West along said property line 993.45 feet to the Quarter Section line; thence North 89°56' West along said Quarter Section line 176.15 feet to the point of beginning.

**NEW SUBJECT PARCEL DESCRIPTION:**

A parcel of land lying and situate in the Northwest Quarter of the Northeast Quarter of Section 20, Township 7 North, Range 1 East, Salt Lake Base and Meridian. Basis of Bearing being South 89°54'30" East 2678.53 feet, measured, between the 1976 Weber County brass cap monument marking the North Quarter Corner and the 1981 Weber County brass cap monument marking the Northeast Corner of said Section 20;  
Beginning at the North Quarter Corner of said Section 20, thence South 89°54'30" East 372.72 feet coincident with the north line of said Northeast Quarter Section to a number five rebar and cap stamped "GARDNER"; Thence South 10°30'41" East 1054.89 feet to a number five rebar and cap stamped "GARDNER"; Thence following two (2) courses coincident with an ancient fence and acquiesced boundary line 1) North 88°49'50" West 191.57 feet; 2) South 02°26'45" East 300.04 feet to a point on the north right of way line of 4100 North Street; Thence North 89°15'06" West 381.62 feet coincident with said right of way line to a number five rebar and cap stamped "PLS 356548"; Thence North 001°3'06" West 1329.85 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 20 to the point of beginning.



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DATE: 10-03-23  
SCALE: 1"=100'  
PROJECT NUMBER: 2321001

**RECORD OF SURVEY & BOUNDARY AGREEMENT**  
**WEBER COUNTY TAX PARCELS 22-010-0031, 22-010-0011, 22-010-0061, & 22-010-0062 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN**

**Boundary Consultants**  
Professional Land Surveyors  
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dave@boundaryconsultants.biz

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1