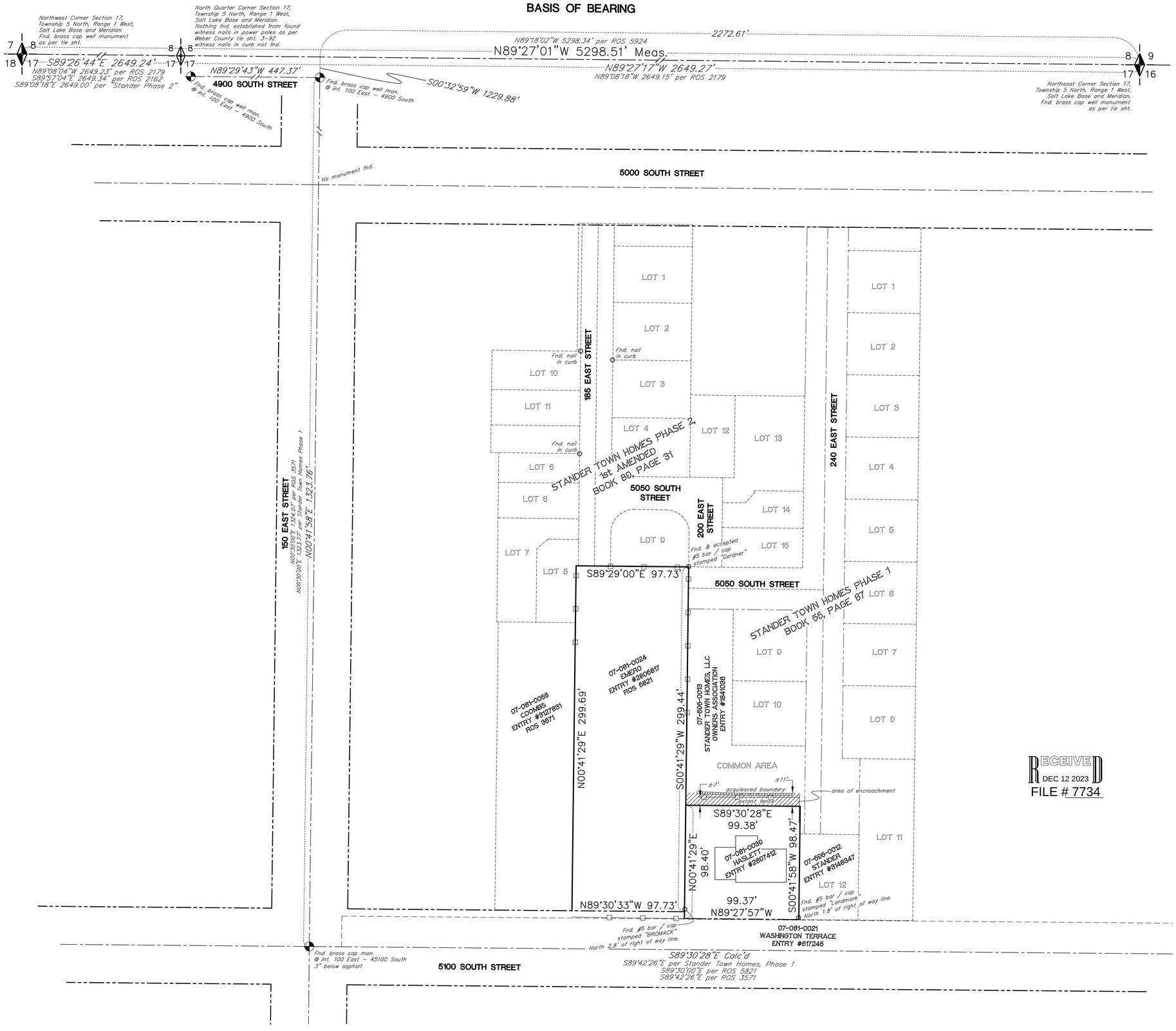

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FILE # 7734

NARRATIVE:

Boundary Consultants was retained by Randy Emero to survey the subject parcel, and prepare a boundary agreement between the three subject parcels to bring title into conformance with occupation lines.
This survey was carried out using Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4593.449 feet and no calibration. Basis of Bearing for this survey is North 89°27'01" West 5298.57 feet, measured, between the Weber County brass cap monuments marking the Northeast and Northwest Corners of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian.

The deeds for the subject parcels either commence at the CN $\frac{1}{16}$th Corner of said section 17 or the Washington Terrace City center line monument at the intersection 150 East and 5100 South Streets. The CN $\frac{1}{4}$th corner is not in place as well as most of the controlling section corners to Section 17. To reestablish the corners true location will be expensive and very time consuming and should be the responsibility of Weber County and or Washington Terrace. We have established the parcels boundaries using the extrensic evidence shown hereon and occupation lines.
The north right of way line of 5100 South Street has been established by that certain Warranty Deed to Washington Terrace City, Entry 517245, recorded in Book 911 at Page 386 of the Weber County records as well as Emero's deed.
Stander Town Homes Phase 1 was created in 2002 and occupation lines have been consistent since that time according to parol evidence garnered from long time area residents. Because of that evidence we have recognized boundary by acquiescence along the north boundary of the "Haslett" property. In conversation with the Home Owner Association of Stander Town Homes Phase 1, it is their desire to cede to the occupation line along with an additional three feet so that "Haslett" owns the retaining wall which is retaining her property with enough ground to maintain that wall in its current location.

The adjustments being made by this Boundary Agreement do not violate any Washington Terrace Zoning Ordinances.

RECORD DESCRIPTIONS:

PARCEL 07-061-0024; WARRANTY DEED; ENTRY #2805817;

Part of the Southwest Quarter of Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the north line of the Southwest Quarter of Northeast of said Section 17 at a point 597 feet EAST of the Northwest corner and 330 feet SOUTH of the Northwest corner thereof; running thence EAST 99 feet; Thence SOUTH parallel with the west line of said Section 17, 297 feet; more or less, to the north line of 5100 South Street thence WEST parallel with north line of said Section 17, along the north line of said 5100 South Street, 99 feet Thence NORTH 297 feet, more or less, to the place of beginning.

PARCEL 07-061-0039; WARRANTY DEED; ENTRY #2697412;

Part of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey, beginning at a point on the north line of 5100 South Street said point being South 89°42'26" East 325.82 feet and North 00°30'00" East 27.00 feet from the Washington Terrace Survey monument at the intersection of 5100 South Street and 150 East Street, running thence North 00°30'00" East 98.47 feet to the south line of Stander Town Homes Phase 1; thence South 89°42'26" East along said line 99.00 feet; thence South 00°30'00" West 98.47 feet to the north line of 5100 South Street; thence along said street, North 89°42'26" West 99.00 feet to the point of beginning.

PARCEL 07-595-0013; SUBDIVISION PLAT; ENTRY #1841036;

A part of the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point on the north line of 5100 South Street, said point being South 89°42'26" East 424.82 feet and North 00°17'37" East 27.00 feet from the Washington Terrace City Survey monument at the intersection of 150 East Street and 5100 South Street, running thence North 00°30'00" East 98.47 feet; North 89°42'26" West 99.00 feet; Thence North 00°30'00" East 206.70 feet; Thence South 89°30'00" East 99.00 feet; Thence North 00°30'00" East 297.0 feet to the south line of 5000 South Street; Thence South 89°30'00" East 99.00 feet along said south line; Thence South 00°30'00" West 601.46 feet too the north line of 5100 South Street; Thence North 89°42'26" West 99.00 feet along said north line to the point of beginning.

SEE SHT 2 OF 2 FOR ADJUSTED DESCRIPTIONS:

40 0 40 80
SCALE OF FEET

LEGEND

29 28 = SECTION CORNER & SECTION LINE
32 33
= BOUNDARY
= RIGHT OF WAY LINES
= RECORD OF SURVEY 5001 ("OWNERS SURVEY")
= ADJOINING PARCELS DEED LINES
= DIMENSION LINES

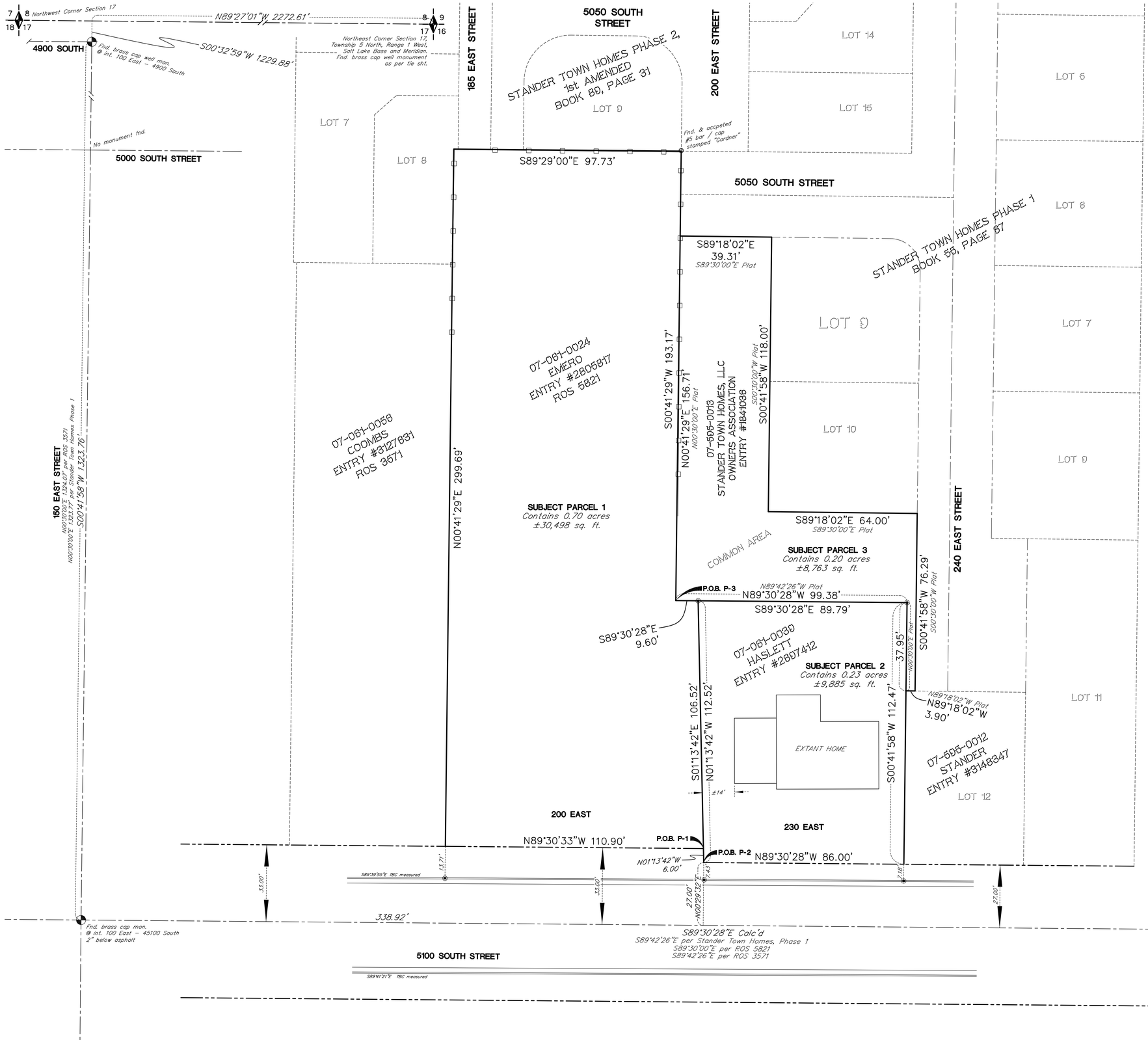
RECORD OF SURVEY & BOUNDARY AGREEMENT
TAX PARCELS 17-061-0024, -0039 AND 17-595-0013
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: PLOT DATE: 11-13-23
SCALE 1"=40'
PROJECT NUMBER 2334001

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 2



NEW DESCRIPTIONS:

SUBJECT PARCEL 1:

A parcel of land lying and situate in the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Commencing at the Northeast Corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, thence North 89°27'01" West 2271.13 feet coincident with the monument line between the Weber County Surveyor's Monuments marking the Northeast and Northwest Corners of said Section 17; Thence departing said monument line South 00°32'59" West 661.04 feet to the Washington Terrace City well monument marking the intersection of 4900 South and 150 East Streets; Thence South 00°41'58" West 1323.76 feet to the Washington Terrace City brass cap monument marking the intersection of 5100 South and 150 East Streets; Thence South 89°30'28" East 338.92 feet along the center line of 150 East Street; Thence North 00°29'32" East 27.00 feet; Thence North 01°13'42" West 6.00 feet to the True Point of Beginning:
Thence North 89°30'28" West 110.90 feet; Thence North 00°41'29" East 299.69 feet; Thence South 89°29'00" East 97.73 feet to a number five rebar and cap stamped "Gardner Engineering"; Thence
South 00°41'29" West 193.17 feet; Thence South 89°30'28" East 9.60 feet to a number five rebar and cap stamped "PLS 356548"; Thence
South 01°13'42" East 106.52 feet to the point of beginning.

Contains 0.70 acres, ±30,498 sq. ft.

SUBJECT PARCEL 2:

A parcel of land lying and situate in the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian.

Commencing at the Northeast Corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, thence North 89°27'01" West 2271.13 feet coincident with the monument line between the Weber County Surveyor's Monuments marking the Northeast and Northwest Corners of said Section 17; Thence departing said monument line South 00°32'59" West 661.04 feet to the Washington Terrace City well monument marking the intersection of 4900 South and 150 East Streets; Thence South 00°41'58" West 1323.76 feet to the Washington Terrace City brass cap monument marking the intersection of 5100 South and 150 East Streets; Thence South 89°30'28" East 338.92 feet along the center line of 150 East Street; Thence North 00°29'32" East 27.00 feet to the True Point of Beginning:
Thence North 01°13'42" West 112.52 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°30'28" East 89.79 feet to a number five rebar and cap stamped "PLS 356548"; Thence
South 00°41'58" West 112.47 feet to a point on the north right of way of 150 East Street; Thence North 89°30'28" West 86.00 feet coincident with said right of way to the point of beginning.

Contains 0.23 acres, ±9,885 sq. ft.

SUBJECT PARCEL 3, STANDER TOWN HOMES, PHASE 1, COMMON AREA AMENDED PLAT:

A tract of land lying and situate in the Northeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Said Tract being a portion of the "Common Area" created as part of that certain plat of "Stander Town Homes Phase – 1, A planned Residential Unit Development", recorded as Entry 1841036, in Book 55 at Page 67 of the Weber County Records.

Commencing at the Northeast Corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, thence North 89°27'01" West 2271.13 feet coincident with the monument line between the Weber County Surveyor's Monuments marking the Northeast and Northwest Corners of said Section 17; Thence departing said monument line South 00°32'59" West 661.04 feet to the Washington Terrace City well monument marking the intersection of 4900 South and 150 East Streets; Thence South 00°41'58" West 1323.76 feet to the Washington Terrace City brass cap monument marking the intersection of 5100 South and 150 East Streets; Thence South 89°30'28" East 338.92 feet along the center line of 150 East Street; Thence North 00°29'32" East 27.00 feet; Thence North 01°13'42" West 112.52 feet; Thence North 89°30'28" West 9.60 feet to the True Point of Beginning:
Thence North 00°41'29" East 156.71 feet; Thence South 89°18'02" East 39.31 feet; Thence South 00°41'58" West 118.00 feet; Thence
South 89°18'02" East 64.00 feet; Thence South 00°41'58" West 76.29 feet to a point on the north boundary of Lot 12 of said Stander Town Homes; Thence North 89°18'02" West 3.90 feet coincident with said north boundary to the northwest corner thereof; Thence North 00°41'58" East 37.95 feet to a number five rebar and plastic cap stamped "PLS 356548"; Thence North 89°30'28" West 99.38 feet to the point of beginning.

Contains 0.23 acers, ±8,763 sq. ft.

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SCALE OF FEET

LEGEND

- 29 28 32 33 = SECTION CORNER & SECTION LINE
- = BOUNDARY
- = RIGHT OF WAY LINES
- = RECORD OF SURVEY 5001 ("GOWERS SURVEY")
- = ADJOINING PARCELS DEED LINES
- = DIMENSION LINES

David Hawkes
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
6548
11-22

DATE PLOT DATE: 11-14-23
SCALE: 1"=20'
PROJECT NUMBER: 2334001

POST AGREEMENT CONFIGURATION AND STANDER TOWN HOMES, PHASE 1, COMMON AREA AMENDED PLAT

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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dave@boundaryconsultants.biz

DESIGNED DEH | DRAFTED DEH | CHECKED DEH

SHEET 2 OF 2