

NARRATIVE:

Boundary Consultants was retained by Thane Fowers to subdivide the subject parcels into 2 lots and prepare a subdivision plat. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4500.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 00°47′45" West 2672.90 measured between the Weber County Survey Monuments marking the North Quarter Corner of Section 14, and the Center Quarter Quarter Corner of said Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian as depicted hereon. The Subject Parcels are a portion of the parent parcel to the Thane Fowers Subdivision (see Book 93, Page 18, of the Weber County Records). The aforesaid subdivision was retraced and relied upon in the preparation of this plat. The right of way line 6700 West Street has been determined from found brass cap well monuments and given the appropriate widths as found in said County Records. The center line monument in the intersection of 6700 West and 5100 South Streets was either not in place or covered between September 2022 and May 2023 when Boundary Consultants prepared Records of Surveys #7350, 7421, 7439, and 7550 resulting in the differences in the bearing of 6700 West Street between the time of those surveys and this one.

RECORD DESCRIPTIONS:

PARCEL 10-016-0063; QUIT CLAIM DEED, ENTRY #2774224:

All of the following described parcel lying west of the Central Weber Sewer Improvement District line, part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, US Survey. Beginning at a point 20 rods SOUTH and 16 rods WEST from the Northeast Corner of said Quarter Section, and running thence WEST 80 rods to a point 16.23 chains EAST of the west line of said Quarter Section, Thence SOUTH 40 rods, Thence EAST 80 rods, Thence NORTH 40 rods to the place of beginning.

PARCEL 10-016-0062: QUIT CLAIM DEED, ENTRY #2807269:

All of the following described parcel lying east [of] the Central Weber Sewer Improvement District line, part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, US Survey: Beginning at [a] point 20 rods SOUTH and 16 rods WEST from the Northeast Corner of said Quarter Section and running thence WEST 80 rods to a point 16.23 chains EAST of the place of beginning.

SURVEYED DESCRIPTIONS:

PARCEL 10-016-0063:

A parcel of land lying and situate in the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the remaining 9.65 acres of particular parcel of land described in that certain Quit Claim Deed recorded as Entry #2774224 of the Weber County Records lying west of the west line of the Central" Weber Sewer Improvement District boundary and excepting all of Lot 1, Thane Fowers Subdivision, (Book 93, Page 18, of the Weber County Records). Basis of Bearing for Subject Description being South 00°47'45" West 2672.90 feet (measured) between the Weber County Brass Cap Monuments monumenting the west line of the Northeast Quarter of said Section 14. Subject parcel being more particularly described as follows:

Commencing at the 1974 Weber County Brass Cap monument marking the North Quarter Corner of said Section 14, thence South 00°47'45" West 580.13 feet coincident with the said quarter section line; Thence South 89°12'15" West 1080.26 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;

Thence North 89°43'12" East 1013.05 feet to a point on the west boundary of said Thane Fowers Subdivision: Thence South 00°16'48" East 53.90 feet coincident with said west line to the Southwest Corner thereof; Thence North 89°43.12 East 16.48 feet, more or less, to the west boundary of said Central Weber Sewer District; Thence South 00°03'42" East 360.84 feet, more or less, to the southeast corner of the subject parcel; Thence North 89°36'48" West 1031.87 feet along an ancient fence to a number five rebar and cap stamped "PLS 356548"; Thence North 00°14'19" East 402.75 feet to on the point of beginning.

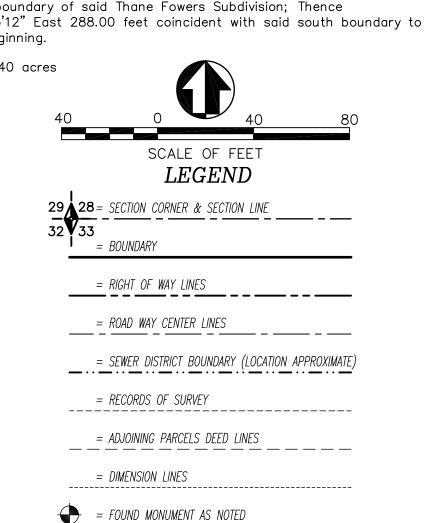
Contains 9.65 acres

PARCEL 10-016-0062:

A parcel of land lying and situate in the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the remaining 2.40 acres of land lying east of the west line of the Central Weber Sewer Improvement District boundary described in that certain Quit Claim Deed recorded as Entry #2807260 of the Weber County Records, excepting thereform all of Lot 1, Thane Fowers Subdivision, (Book 93, Page 18, of the Weber County Records). Basis of Bearing for Subject Description being South 00°47'45" West 2672.90 feet (measured) between the Weber County Brass Cap Monuments monumenting the west line of the Northeast Quarter of said Section 14. Subject parcel being more particularly described as follows: Commencing at the 1974 Weber County Brass Cap monument marking the North Quarter Corner of said Section 14, thence South 00°47'45" West 580.13 feet coincident with the said quarter section line; Thence South 89°12'15" West 1080.26 feet; Thence North 89°43'12" East 1013.05 feet to a point on the west boundary of said Thane Fowers Subdivision; Thence South 00°16'48" East 53.90 feet coincident with said west line to the Southwest Corner thereof; Thence North 89°43'12" East 304.48 feet coincident with the south line of said subdivision to a point on the west right of way line of 6700 West Street (at a point 0.62 feet North 89°43'12" East of the number five rebar and cap Stamped "REEVE & ASSOCIATES") and the True Point of Beginning; Thence South 00°03'38" East 364.19 feet coincident with said west right of way

to a point 0.42 feet easterly of a number five rebar and cap Stamped "REEVE & ASSOCIATES"; Thence North 89°36'48" West 288.00 feet, more or less, along an ancient fence to a point on the west boundary of said Central Weber Sewer District; Thence North 00°03'42" West 360.84 feet, more or less, to a point on the south boundary of said Thane Fowers Subdivision; Thence North 89°43'12" East 288.00 feet coincident with said south boundary to the point of beginning.

Contains 2.40 acres



● = SET #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED

= FOUND #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED

RCEL TION 14, MERIDIA L OUN' 016-QUART. LAKE 0 WEBER AND 1C ORTHEAST TEST, SALT 0 ^ O SURVEY, 0-016-C 0 0

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