SURVEY IMAGES

Image 1

Image 2

Image 3

Image 4

Image 5

Image 6

Image 7

Image 8

Image 9

LEGEND

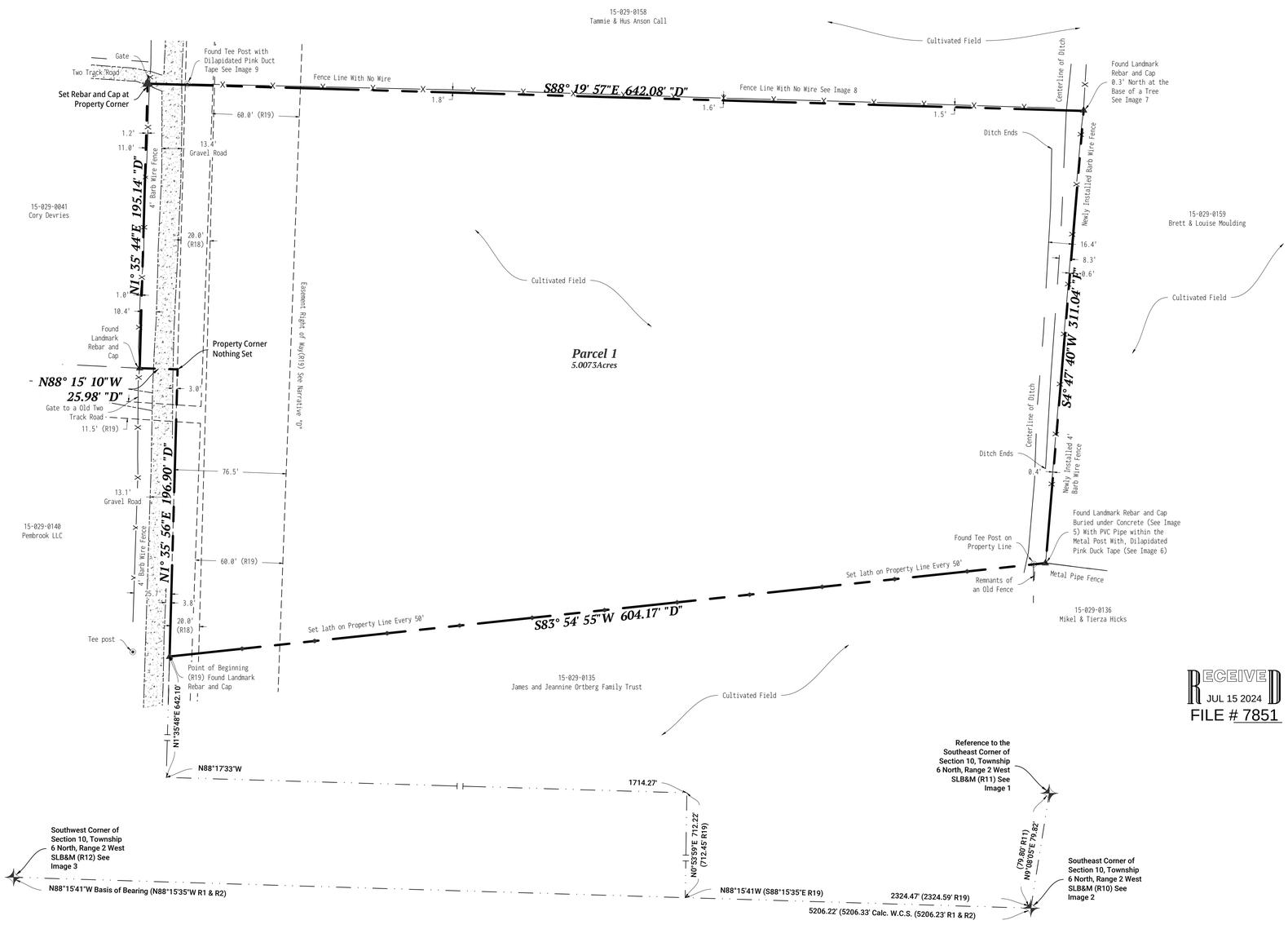
Measurements Between Monuments
Certified Macro Boundary Line
Certified Micro Boundary Line
Easement Line
Calc. Calculated
N.T.S. Not to Scale
Edge of Gravel Road
Deed Line
Fence Line
Building Line
Center Line
Edge of Concrete/Asphalt
Center Line of Ditch
Found Section Corner
Calculated Section Corner
Set Lath
Set Rebar and Cap
Found Monument
Calculated Monument
Found Rebar
Found Nail

SCALE: 1" = 40'

40 0 10 20 40 50 60 70 80

Graphic Scale

N



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JUL 15 2024
FILE # 7851

BOUNDARY DESCRIPTION (R18)

Part of the Southwest Quarter of Section 10, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a point being North 88°15'35" W 2324.59 feet along the quarter Section Line North 0°53'34" E 712.45 feet, North 88°17'58" West 1714.27 feet and North 1°35'25" East 642.10' from the Southeast Corner of said Section 10 and currently monumented in 2009 and running thence North 1°35'25" East 196.90 feet, thence North 88°15'35" West 25.98 feet, thence North 1°35'25" East 195.14 feet, thence South 88°20'22" East 642.08 feet, thence South 4°47'15" West 311.04 feet, thence South 83°54'29" West 604.18 feet to the point of beginning.

SURVEYOR'S NARRATIVE

A. Culum J Mills with Jones Lang LaSalle IP, Inc. requested this survey to retrace the property boundaries of Weber County parcel 15-029-0134. In addition, review the property title abstract for any easements. The Surveyor does not guarantee that all easements were located, nor was the Surveyor provided with a title report. The Surveyor reviewed up to the year 1980 as available online from the paid subscription to Weber County's Recorders Web Site.

B. Line segments, as labeled, contain quotations with a letter such as "A." The lettering corresponds to this narrative. This designation is intended to aid in expounding on the retracement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data found of record. For instance, (100.0' R45) references the record measurement as 100.0 feet according to the corresponding document in the Data Reference Table. If no record data is given, this indicates that the Surveyor is of the opinion that the measurement is not the same line as the deed or it is a new boundary. The Data Reference Table has naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained.

C. The bearing basis for this survey is North 88°15'41" West, measured between the Southeast Corner and the Southwest Corner of Section 10, Township 6 North, Range 2 West Salt Lake Base and Meridian, U.S. Survey. This basis of bearing was calculated from starting at the Southwest corner of said Section 10 and following the published bearings of R4 around said Section 10.

D. The Surveyor finds it necessary to explain some of the facts and history of the property surveyed. Looking through the abstract as part of the Surveyors scope it was found that the current monumentation of said section 10 does not add up with the occupation of the deeds and easements found. The Surveyor believes that R1 and R2 were owned by the same party at the time of the survey, and upon finding the ambiguity within the section. The Surveyor cleared up the ambiguity between other land owners with boundary line agreements such as R13. As for the other, the other land owned, R2 states that the intent of the survey was to "Change and Create 5-acre parcels for an estate settlement."

D.a. With this understanding, elements between the boundary find R2 to be controlling along with the vesting deed R18. The Surveyor found a number of rebar and caps around the property and used these points as a basis for rotation and shift from the called-for section line. All interior angles between lines and other measurements around the Parcel 1 held the record.

D.b. This work was been helpful for removing some of the ambiguity of the boundaries between the parties. It should be recognized that a boundary line agreement or rearrangement of parcels does not affect existing easements. Due to this fact, the Surveyor did not compute possible locations for the center of Section 10 as called for by the old deed and easements. This theoretical position was used to place R19 in its most probable location based on the facts known at the time of the survey.

E. Held the record position of the R13, having found the fence to be newly refurbished and agreeing with other found points.

F. Property corners were monumented as shown here on and serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.

Data Reference Table

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Record of Survey	Dick Alkema	4307
R2	Record of Survey	Dick Alkema	4240
R3	Record of Survey	Terakee FARMS	7427
R4	Bearing Sheet	6N2W	Weber County
R5	Tie Sheet	6N2W9E	Weber County
R6	Tie Sheet	6N2W9ERM1	Weber County
R7	Tie Sheet	6N2W9ERM4	Weber County
R8	Tie Sheet	6N2W10E	Weber County
R9	Tie Sheet	6N2W10N	Weber County
R10	Tie Sheet	6N2W15NE	Weber County
R11	Tie Sheet	6N2W15NERM1	Weber County
R12	Tie Sheet	6N2W16NE	Weber County
R13	Boundary Line Agreement	Richard Alkema	2453893
R14	Boundary Line Agreement	Carolyn B Deru Trust	2596966
R15	Easement	Weber Sewer Improvement	2364251
R16	Judgment	Richard Alkema	1087660
R17	Quit Claim Deed	Richard Alkema	2432402
R18	Warranty Deed	Culum J Mills	3320980
R19	Warranty Deed	Josephine Alkema	850008
R20	Warranty Deed	-R O	1342-446
R21	Warranty Deed	Utah Power And Light CO	1230-348
R22	Warranty Deed	Utah Power And Light CO	1230-346

SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional 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.

Highland SURVEYING

Record of Survey

Jones Lang LaSalle IP, Inc

Weber County Parcel 15-029-0134

Part of Section 10, Township 6 North, Range 2 West, Salt Lake Base and Meridian

Project Participants

Research by:THarper
Site Investigation:THarper
Plat Report Draft:THarper
Reviewed by:JGore

MAY 2024

24011 JLL

Sheet Number:

1/1

Professional Land Surveyor
12542803
Tyler R. Harper
Tyler Harper
04/30/2024
State of Utah