

**NARRATIVE:**  
 Boundary Consultants was retained by Twin Peaks Engineering, P.C., agent for the owners, to survey the subject parcels showing their configuration after the recordation of that certain "Lot Line Adjustment and Quit Claim Deed" recorded August 29, 2024 as Entry 3338132 of the Weber County Records. The prior subdivision of these parcels is in conflict with current land use codes and will require going through an approval process before any development of the hereon depicted parcels can be done. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEoid Model CONUS 12B @ height 413.265 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the found monuments marking the south line of the Southwest Quarter of said Section 24. All of the Quarter Corners of Section 19 are no longer in place and some of the witness corners are missing as well or have ties to the corners that don't match with other extrinsic evidence of the corner's true location.

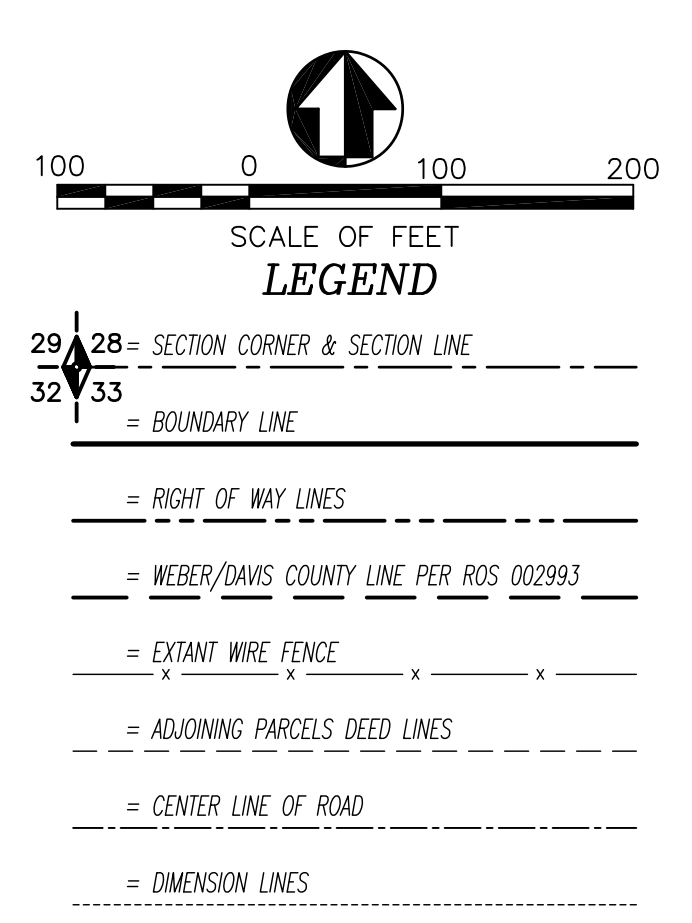
**EXTANT DESCRIPTIONS:**  
**"BAILEY TRUST" ENTRIES #3328499, 3329608:**  
 A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising a 9.57 acre portion of the remaining 19.14 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2348648 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:  
 Beginning at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence North 89°47'49" East 997.31 feet to a point on the east boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2673527 and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the aforesaid parcel's boundary, 1) North 00°03'05" East 109.97 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 89°22'09" West 346.30 feet to a point on the east right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence North 00°12'11" East 226.79 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°46'27" East 127.99 feet to the point of beginning.  
**GROW ENTRY #3328075:**  
 A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising a 9.57 acre portion of the remaining 19.14 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2348648 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:  
 Commencing at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet to a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the boundary of the aforesaid parcel, 1) South 89°22'09" East 346.70 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°03'05" East 40.03 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°47'49" East 997.31 feet to the point of beginning.  
**NEW DESCRIPTIONS:**  
**"BAILEY TRUST", PARCEL 09-081-0108, ENTRY #3338132:**  
 A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising a 9.57 acre parcel identified on that certain Quit Claim Deed recorded as Entry 3329608 of the Weber County Records and the northerly 0.9166 acre portion of that parcel identified on that certain deed recorded as Entry 3328075 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:  
 Beginning at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence the following three (3) courses coincident with the aforesaid parcel's boundary, 1) North 00°03'05" East 40.03 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°03'05" East 109.97 feet to a number five rebar and cap stamped "PLS 356548"; and 3) North 89°22'09" West 346.30 feet to a point on the east right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence North 00°12'11" East 226.79 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°46'27" East 127.99 feet to the point of beginning.  
**"GROW REMAINDER PARCEL", PARCEL 09-081-0109:**  
 A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the remaining 8.65 acres of that particular 9.57 acre parcel of land described in that certain Quit Claim Deed recorded June 05, 2024, as Entry #3328075 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:  
 Commencing at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 40.03 feet along an ancient fence line and the True Point of Beginning; Thence South 00°09'46" East 277.16 feet along an ancient fence line to fence corner and a number five rebar and cap stamped "PLS 356548"; Thence South 89°58'03" West 1345.93 feet along an ancient fence line to a point on the east right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said right of way North 00°12'11" East 285.28 feet to the southwest corner of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2673527 and a number five rebar and cap stamped "PLS 356548"; Thence coincident with the boundary of the aforesaid parcel South 89°22'09" East 346.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence coincident with the boundary of the aforesaid parcel South 89°22'09" East 346.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°47'49" East 997.46 feet to the point of beginning.

DATE: 08-09-24  
 SCALE: 1"=100'  
 PROJECT NUMBER: 1637002

RECORD OF SURVEY OF ADJUSTED WEBER COUNTY TAX PARCELS 09-081-0108, & -0109 SHANNA GROW - BEVERLY P./BAILEY REVOCABLE TRUST LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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DESIGNED: MGD  
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