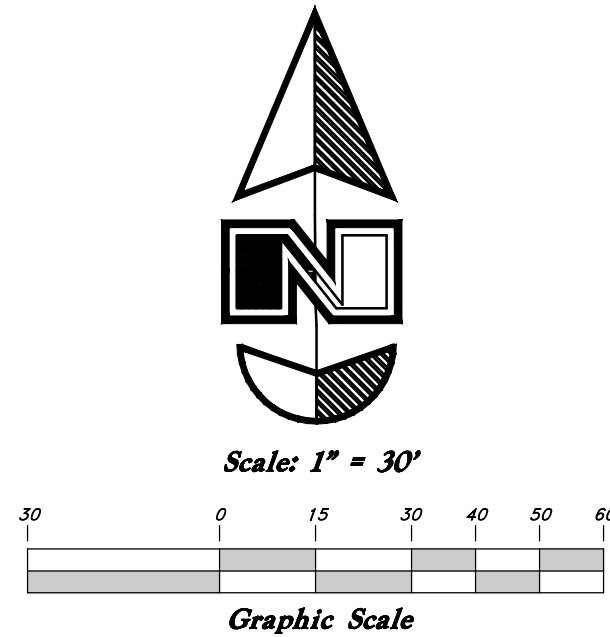




Vicinity Map
(Not to Scale)

LEGEND

- Found Section Monument
- Calculated Section Position
- P.U.E. (Rec.) (Meas.)
- Centerline Road
- Lot Lines
- Survey Monument Tie Line
- Existing Fence Line
- Lot Line
- Boundary Line
- Set Back Lines
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- Street Monument
- Building
- Concrete
- Nail



RECORD DESCRIPTION

Parcel 09-114-0004: A part of the Northwest Quarter of section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 40 rods West and 919 feet South from the Northeast Corner of said Quarter Section; running thence West 54.15 feet; thence along a 246.1 foot radius curve to the left 128.86 feet; thence South 60° West 80 feet; thence North 30° West 80 feet; thence West 42.52 feet; thence North 922.69 feet; thence West 1.0 foot; thence South to a point 33 feet easterly at right angles to the O.S.L.R.R. right of way; thence South 16°25' East to a point 1320 feet South of the North line of said Quarter Section; thence East 50 a point south of the beginning; thence North 401 feet to beginning.

Containing 2.62 acres, more or less.

SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Larry Hansen for the purpose of re-tracing and marking the boundaries of this parcel.

A Line bearing North 89°44'35" West 2641.47 feet, between the found Northwest Corner of Section 23 and found North Quarter Corner of Section 23, was used as the Basis of Bearings for this Survey.

The Following Deeds, Subdivisions, and Surveys were used in the determination of the boundary:

- Tullis Addition (Weber County Recorder's Office Book 10, Page 76)
- Municipal Park Subdivision (Weber County Recorder's Office Book 12, Page 78)
- Brownscoth Manor No. 1 (Weber County Recorder's Office Book 17, Page 93)
- Brownscoth Manor Subdivision No. 2 (Weber County Recorder's Office Book 18, Page 70)
- Brownscoth Manor No. 3 (Weber County Recorder's Office Book 20, Page 75)
- Amended Plat of Brownscoth Manor No. 3 (Weber County Recorder's Office Book 21, Page 37).
- UTA Commuter Rail Right of Way Survey (Weber County Surveyor's Filing #4637)
- Anderson Affidavit (Weber County Recorder Entry #912925).
- Order Establishing Title to Real Property (Weber County Recorder Entry #1056892).
- Quit Claim Deed (Weber County Recorder Entry #1056893).
- Quit Claim Deed (Weber County Recorder Entry #1340108).
- Quit Claim Deed (Weber County Recorder Entry #1825105).

The South line was found to coincide with the North line of Municipal Park Subdivision. The West line is established at a point 33 feet Northeastly of the railroad right of way as described in the deed and along a line 990 feet West of the Northeast corner of the Quarter Section.

The North Line was found to coincide with the South and East lines of Tullis Addition.

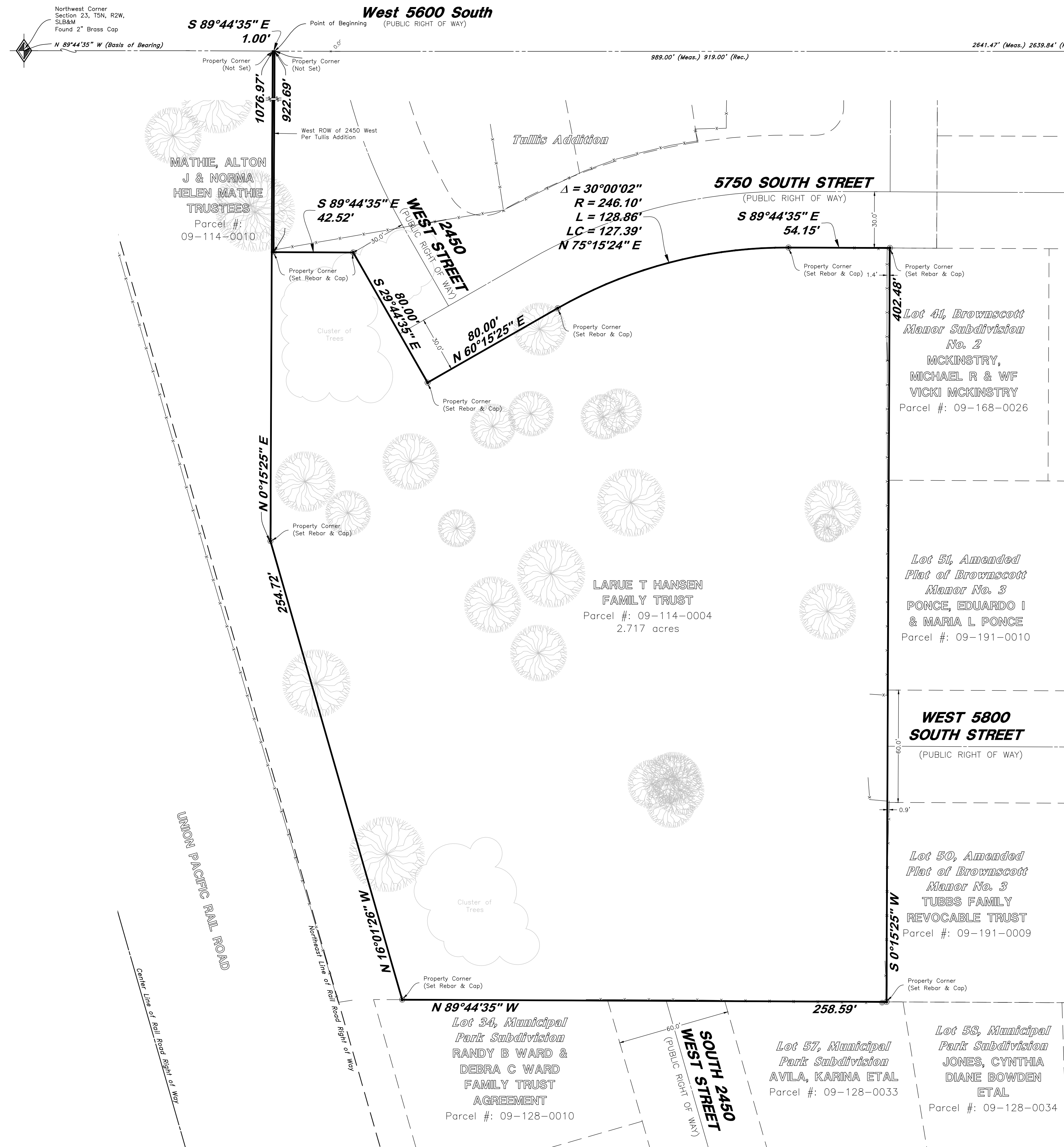
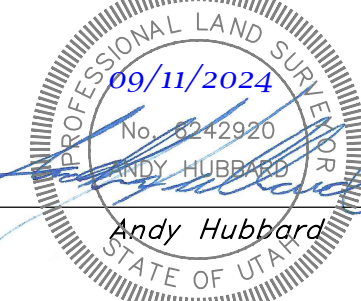
The East line was found to coincide with the East Boundary of the Tullis Addition and Brownscoth Manor No. 2 and the Amended Plat of No. 3.

The Location of the West Boundary At 990' West and the West Boundary of the Tullis Addition (989 feet West) both from the Northeast corner of the Quarter Section creates a 1.0 foot wide strip which corresponds with the described property.

The original Deed bearings were rotated to match the basis of bearings. Property corners were monumented as depicted on this drawing.

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and 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.



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<p>GREAT BASIN ENGINEERING</p> <p>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)399-4451 S.L.C. (801)392-7544 WWW.GREATBASINENGINEERING.COM</p>	<p>Boundary Survey</p> <p>Roy City West Waterline</p> <p>5732 South 2450 West Roy City, Weber County, Utah A part of Section 23, T5N, R2W, SLB&M, U.S. Survey</p>
<p>September, 2024</p>	<p>SHEET NO.</p> <p>C1.1</p> <p>24N722</p>