

RECORD DESCRIPTIONS

(Parcel # 21-005-0031) Part of the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base & Meridian, U.S. Survey; beginning at a point South 88°51' West 708.18 feet from the Northeast Corner of the Northeast Quarter of Section 7, running thence South 88°51' West 264 feet to the center of county road, thence North 1°40' West along center of road to a point North 0°16' East 132.50 feet and South 88°51'16" West 981.98 feet from the Southeast corner of said Section 6, thence South 76°51' East 157.0 feet, thence North 76°51' East 542.0 feet, thence South 0°25' East to a point 366.0 feet, South 1°40' East and 436.92 feet North 88°51' East of the point of beginning, thence South 88°51' West 436.92 feet, thence North 1°40' West 366.0 feet to the point of beginning, excepting therefrom the following described parcel: part of the Southeast Quarter of Section 6 and the Northeast of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; beginning at a point 4.0 chains (264.0 feet) South 88°51' West along the Section line, running thence South 0°25' East 36.0 feet, thence South 88°51' West 280.00 feet, thence North 0°16' West 126.39 feet, thence North 76°15' East 286.70 feet, thence South 0°25' East 150.0 feet, more or less, to the point of beginning, contains 1.00 acres.

also excepting the following: part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake base and meridian; beginning at a point 4 chains (264.0 feet) South 88°51' West and 36.0 feet South 0°25' East from the Northeast corner of said Section 7, running thence South 0°25' East 330.0 feet, thence South 88°51' West 436.92 feet, thence North 1°40' West 330.0 feet, thence North 88°51' East 444.0 feet, more or less, to the point of beginning, contains 3.33 acres, subject to a right of way over the following described property for purposes of ingress and egress: part of the Southeast Quarter of Section 6, Township 6 North, Range 2 East, Salt Lake base and meridian; beginning at a point 544 feet South 88°51' West along the Section and North 0°16' West 90.39 feet from the Southeast corner of said Section 6, running thence South 0°16' East 15 feet; thence South 76°51' West 155.30 feet; thence North 76°51' West 157.0 feet; thence North 15 feet; thence South 76°51' East 255.30 feet to the point of beginning.

(Parcel # 21-005-0032) Part of the Southeast Quarter of Section 6, and Northeast of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; beginning at a point 4.0 chains (264.0 feet) South 88°51' West along the Section line, running thence South 0°25' East 36.0 feet, thence South 88°51' West 280.00 feet, thence North 0°16' West 126.39 feet, thence North 76°15' East 286.70 feet, thence South 0°25' East 150.0 feet, more or less, to the point of beginning, contains 1.00 acres.

Subject to and together with a right of way over the following described property for purposes of ingress and egress: part of the Southeast Quarter of Section 6 and the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; beginning at a point 4.0 chains (264.0 feet) South 88°51' West along the Section line, and South 0°25' East 36.0 feet, and South 88°51' West 265.00 feet from the Southeast Corner of said Section 6, running thence South 88°51' West 15.0 feet; thence North 0°16' West 111.39 feet; thence South 76°51' West 255.30 feet; thence North 76°51' West 157.0 feet; thence North 15.0 feet; thence South 76°51' East 157.0 feet; thence North 76°51' East 270.30 feet, more or less, to a point North 0°16' East of the point of beginning; thence South 0°16' East 126.39 feet, more or less, to the point of beginning.

(Parcel # 21-005-0028) Beginning at a point North 0°16' East 289.0 feet and South 88°51' West 266.0 feet from the Southeast Corner of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, to the Northeast property corner, thence South 0°16' East 139.0 feet, thence South 76°51' West 542.0 feet angle point, thence North 76°51' West 157.0 feet, thence North 1°40' West 156.5 feet, thence North 88°51' East 698.9 feet to the point of beginning.

(Parcel # 21-006-0018) A part of the Northeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; beginning at a point which is South 88°51' West 972.18 feet along section line to the center of county road and South 1°40' East 36.0 feet from the Northeast corner of Northeast quarter of said section 7; thence North 88°51' East 264.0 feet; thence South 1°40' East 330.0 feet; thence South 88°51' West 264.0 feet to the center of county road; thence North 1°40' West 330.0 feet to the point of beginning.

LOT LINE ADJUSTMENT DESCRIPTIONS

(Parcel # 21-005-0028) Part of the Southeast Quarter of Section 6, and Northeast of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; beginning at a point on the right of way of 7800 East, said point also being North 1°55'45" East 137.81 feet and West 977.09 feet from the Northeast Corner of the Northeast Quarter of Section 7, and running thence North 0°06'05" West 156.42 along center of road to the Southwest Corner of Montgomery Ranch LLC; thence along said property South 89°41'23" East 706.25 feet to the Northwest corner of Williams, Adam Etal property; thence along said property South 0°28'51" East 139.00 feet; thence South 0°40'29" East 157.16 feet; thence South 0°34'36" East 36.00 feet; thence South 88°44'32" West 347.09 feet to the West point of a gate; thence North 167.66 feet; thence North 86°16'39" West 260.92 feet; thence North 88°33'47" West 102.00 feet to the point of beginning.

Contains 4.032 Acres

(Parcel # 21-005-0031 Part of the Southeast Quarter of Section 6, and Northeast of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian; beginning at a point on the public right of way of 7800 East, said point also being North 1°55'45" East 137.81 feet and West 977.09 feet from the Northeast Corner of the Northeast Quarter of Section 7 and running thence South 88°33'47" East 102.00 feet; thence South 86°16'39" East 260.92 feet; thence South 167.66 feet to the West edge of a gate; thence South 88°44'32" West 361.03; thence North 1°46'28 West 36.00 feet; thence North 0°06'05" West 159.10 feet to the point of beginning.

Contains 1.52 Acres

NARRATIVE

Survey was requested by Kathy Montgomery for the purpose of determining the location and adjusting the Boundary lines between Parcels 21-005-0028, 21-005-0031, 21-005-0032, and 21-006-0002.

A line bearing North 1°55'45" East was held between the Southeast corner of Section 6 and the Northeast corner of section 7, T6N, R2E, SLB&M, U.S. Survey was held as basis of bearings.

Parcel 21-005-0028 was plotted and related to match the measured basis of bearings. This parcel matched the Northern fence perfectly. The East boundaries for Parcel 21-005-0028 (Entry # 3230891) and 21-005-0032 (Entry # 1231813) were plotted using the bearings and distances from their respective deeds. These calls matched the adjoining parcels. The South boundaries of Parcels 21-006-0002, 21-005-0032, and 21-005-0031; fill wall with the fence near the west and held the bearings and distances from their respective deeds. The West boundaries were set to the center of 7800 East.

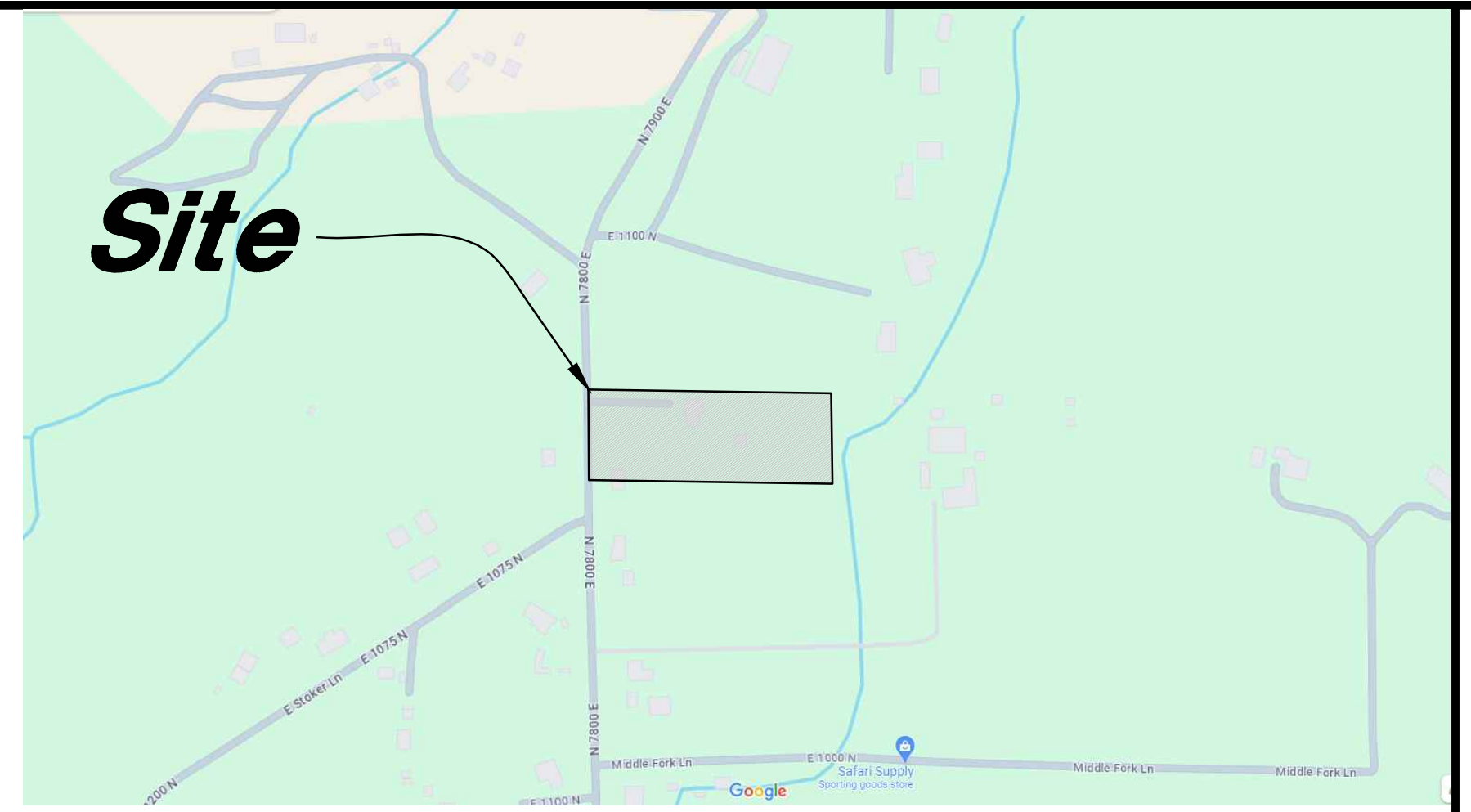
This Survey has been filed to correct Record of Survey 7321, to correctly show a missing bearing within the proposed descriptions.

NOTES

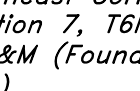
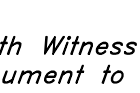
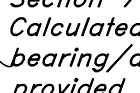
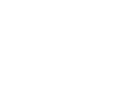
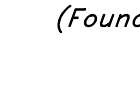
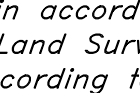
1. The 15 foot wide access easement is intended to be vacated by the owners.
2. Parcel 21-006-0002 is to be absorbed by parcel 21-005-0031.

ACCESS EASEMENT DESCRIPTION

A 15.00 foot wide Access Easement being on 7.5 feet either side of the following described centerline. Beginning at a point on the right of way at 7800 East, which is North 1°55'45" East 137.81 feet and West 977.09 feet and 21.41 feet South 0°06'05" East from the Northeast Corner of the Northeast Quarter of section 7; thence South 88°46'58" East 124.39 feet; thence South 74°45'09" 36.78 feet; thence South 72°30'06" East 39.29 feet; thence South 75°28'33" East 86.05 feet; thence North 89°25'12" East 53.25 feet; thence North 81°34'11" East 28.73 feet to a point on grantor's East property line.



Vicinity Map
(Not to Scale)



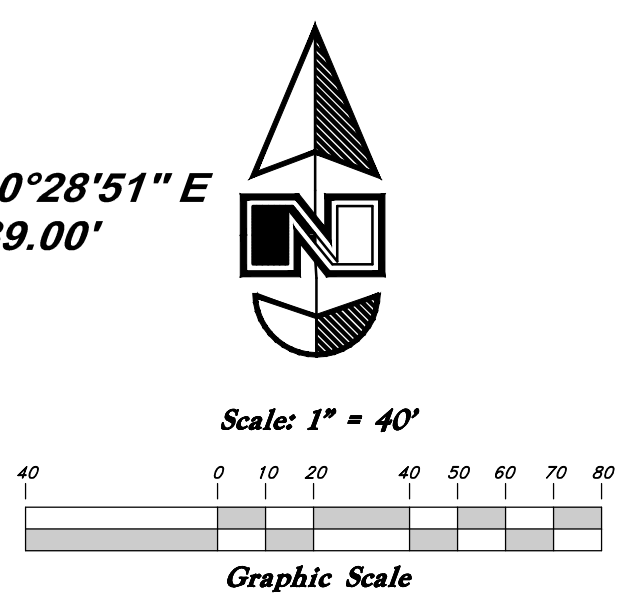
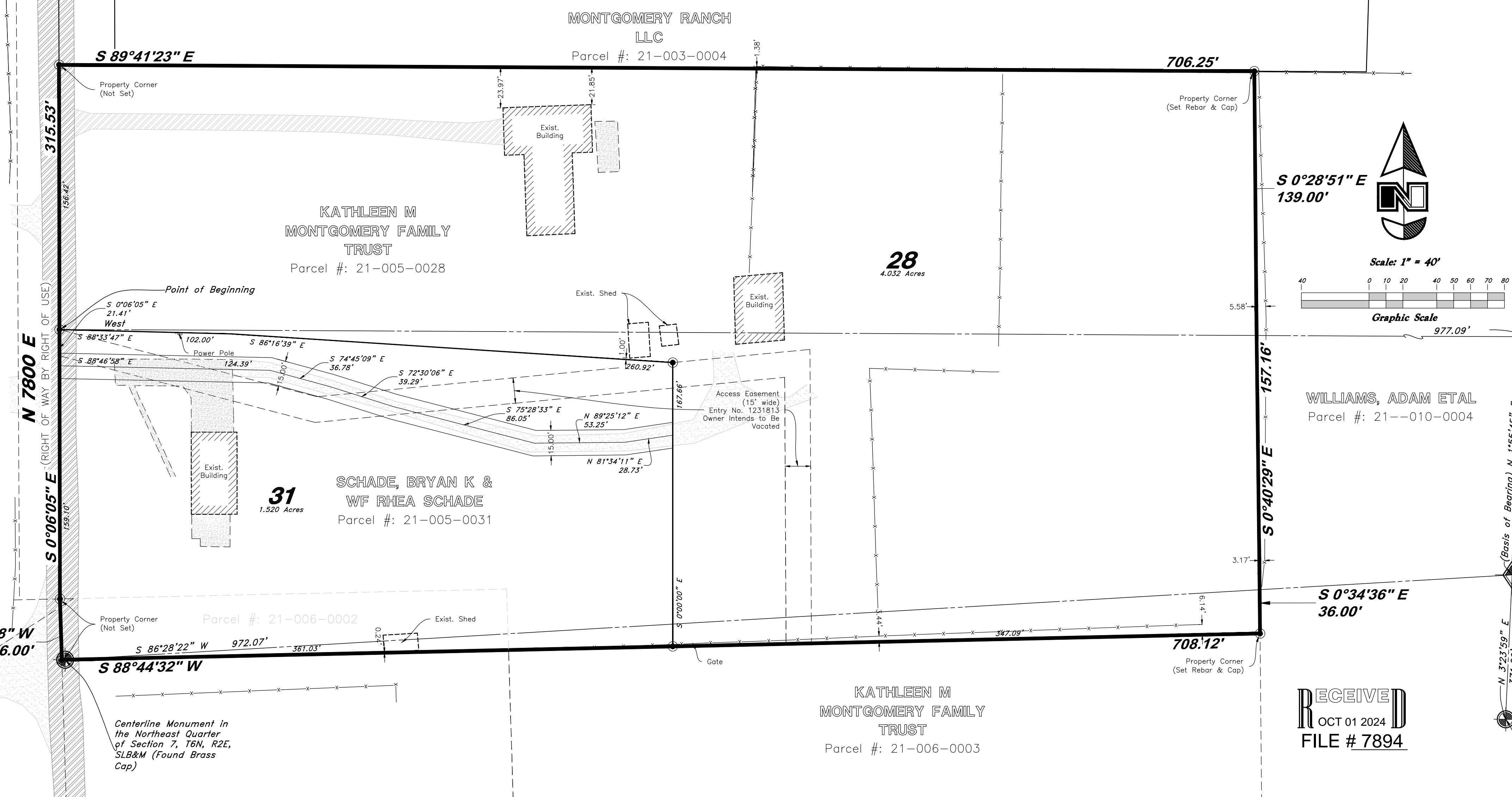
SURVEYOR'S CERTIFICATE

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



Andy Hubbard, PLS #242920

Date



LEGEND

Found Section Monument

Street Monument

Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Public Utility Easement

(Rec.) Record

(Meas.) Measured

- Lot Lines
- Lot Line
- Boundary Line
- Centerline Road
- Exist. Survey Monument Line
- Exist. Contour Major
- Exist. Contour Minor
- Exist. Top/Toe Line
- Exist. Fence Line
- Exist. Concrete
- Exist. Overhead Power Line
- Exist. Underground Storm Drain Line
- Exist. Underground Water Line
- Exist. Underground Sewer Line
- Exist. Edge of Pavement Line
- Exist. Underground Fiber Optic
- Exist. Underground Power Line
- Exist. Underground Gas Line
- LS Exist. Landscaping
- GM Exist. Gas Meter
- PM Exist. Power Meter
- WV Exist. Water Valve
- FT Exist. Tree
- FI Exist. Fire Hydrant
- CM Exist. Communications Manhole
- WM Exist. Water Meter
- PO Exist. Post
- IB Exist. Irrigation Box
- PP Power Pole

WILLIAMS, ADAM ETAL
Parcel #: 21-010-0004

RECEIVED
OCT 01 2024
FILE # 7894

KATHLEEN M
MONTGOMERY FAMILY
TRUST
Parcel #: 21-006-0003

KATHLEEN M
MONTGOMERY FAMILY
TRUST
Parcel #: 21-005-0028

SCHADE, BRYAN K &
WF RHEA SCHADE
Parcel #: 21-005-0031

Parcel #: 21-006-0002

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
MAIN (801) 944-4515, S.L.C. (801) 922-7544
WWW.GREATBASINENGINEERING.COM

Record of Survey

Montgomery Property
1120 North 7800 East
Huntsville Town, Weber County, Utah
A part of Section 06, T6N, R2E, SLB&M, U.S. Survey

August 2024

SHEET NO. **ROS**

24N732