

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE LOCATION OF THE PROPERTY LINES ON THE GROUND AND TO LOCATE A SEPTIC SYSTEM OVER THE EASTERLY BOUNDARY LINE. WE WERE ALSO ASKED TO PREPARE A DESCRIPTION FOR A NEW COMMON LINE BETWEEN THE SURVEYED PARCEL AND THE ANDERSON PARCEL, WHICH ADJOINS THE EAST AND SOUTH LINES OF THE SURVEYED PARCEL. WE SET THE BASIS OF BEARINGS ALONG THE QUARTER SECTION LINE BETWEEN THE SECTION CORNER MONUMENTS, AS SHOWN. THIS BASIS IS USED CONSISTENTLY FOR DEEDS FOR THE SURVEYED PARCEL AND ITS NEIGHBORS BECAUSE MOST OF THESE PARCELS WERE PART OF A BOUNDARY LINE AGREEMENT RECORDED IN 1995 AS ENTRY #1361994, WEBER COUNTY RECORDER (W.C.R.; "1995 BLA"). THE BOUNDARY LINE AGREEMENT WAS PRECEDED BY AN ACCOMPANYING BOUNDARY SURVEY BY REEVE & REEVE ("1994 REEVE SURVEY"; SEE SURVEY FILE #1022, WEBER COUNTY SURVEYOR (W.C.S.)). THE SECTION LINE BEARING IS ALSO SHOWN ON THE W.C.S. COUNTY MONUMENT POSITION PLAT FOR THIS TOWNSHIP. RECORD DOCUMENTS THAT DO NOT USE THIS BASIS ARE ROTATED TO MATCH IT.

THE SURVEYED PARCEL WAS ORIGINALLY A PART OF THE "CARL C. ANDERSON" PROPERTY DESCRIBED IN THE 1995 BLA (SEE PARAGRAPH 3(C) ON PAGE 4 OF THE DOCUMENT). THE SURVEYED PARCEL WAS CREATED THE FOLLOWING YEAR IN A DEED FROM CARL ANDERSON TO THE SACCO'S (ENTRY #1411053, W.C.R.). THIS DEED AND SUBSEQUENT DEEDS FOR THE SURVEYED PARCEL INCLUDE AN ERROR IN THE TIE FROM THE SECTION LINE TO THE POINT OF BEGINNING. THE VESTING DEEDS FOR THE SURVEYED PROPERTY CALL A DISTANCE OF "125.19 FEET" ALONG THE SOUTH LINE OF 6550 SOUTH STREET WHILE THE 1994 REEVE SURVEY AND THE 1995 BLA CALL USE A DISTANCE OF "125.70 FEET". I BELIEVE THAT THIS WAS A TRANSCRIPTION ERROR AND UNINTENTIONAL, ESPECIALLY SO SOON AFTER A BOUNDARY LINE AGREEMENT THAT WAS SURVEYED AND DESCRIBED CLEARLY. WE MADE OTHER MINOR CORRECTIONS TO THE LATEST VESTING DEED DESCRIPTION SHOWN HEREON SO THAT ITS CALLS AND COURSES MATCH THE 1995 BLA.

WHEN MEASURING THE MONUMENTS ON THE GROUND WE FOUND THAT EVIDENCE FROM THE 1994 REEVE SURVEY MATCHED THE 1995 BLA VERY WELL. ADDITIONALLY, WE FOUND RECENT MARKERS FROM REEVE & ASSOCIATES (THE SUCCESSOR FIRM TO REEVE & REEVE) AND WERE PROVIDED A COPY OF THEIR UNFILED SURVEY ("2020 REEVE SURVEY"). THE 2020 REEVE SURVEY DOES NOT TAKE A DIRECT MEASUREMENT FROM THE NORTH QUARTER CORNER MONUMENT. ALTHOUGH THIS CREATES A SHIFT IN THEIR CALCULATIONS OF ABOUT 0.8' TO THE SOUTH, WE FOUND THAT THE REEVE MARKERS CONFIRM THE EAST-WEST LOCATION OF THIS PARCEL SHOWN ON THE 1994 REEVE SURVEY AND DESCRIBED IN THE 1995 BLA (IN PARTICULAR IN USING THE CALL OF 125.70 FEET). THUS, WE USED THE RECORD DIMENSIONS FROM THE DEED FOR THIS PROPERTY WITH THE RECORD TIE TAKEN FROM THE 1994 REEVE SURVEY. WE LOCATED THE SEPTIC SYSTEM BASED ON MARKINGS LEFT FOR US BY A CONTRACTOR. WE ONLY SHOW THE HORIZONTAL PLACEMENT OF THE DISTRIBUTION LINES, LEACH FIELD MARKERS, AND SEPTIC TANK HEREON.

THE NORTH LINE OF THIS SURVEY IS BOUNDED BY THE SOUTH LINE OF 6550 SOUTH STREET. THE WEST LINE IS BOUNDED BY THE AGREED-UPON LINE FROM THE 1995 BLA. THE SOUTH LINE IS BOUNDED BY THE RECORD PARCEL DEPTH DESCRIBED IN THE VESTING DEEDS (ENTRIES #1411053 & #2683969, W.C.R.). THE EAST LINE IS SET AT THE NEW COMMON BOUNDARY LINE, WHICH WAS DETERMINED BASED ON INFORMATION GATHERED AS PART OF THIS SURVEY AND WAS PLACED AT THE DIRECTION OF THE LANDOWNERS AND THEIR COUNCIL. WE DID NOT SET ADDITIONAL POINTS TO MARK THE PROPERTY CORNERS BUT REFER TO THE LOCATION OF THE 2020 REEVE SURVEY MARKERS, AS SHOWN.

WE WERE ASKED TO PREPARE DESCRIPTIONS FOR A BOUNDARY LINE ADJUSTMENT BETWEEN THE SURVEYED PARCEL AND THE NEIGHBORING ANDERSON PARCEL. WE SHOW THE DESCRIPTION FOR THE NEW COMMON BOUNDARY LINE HEREON. THE JUDGEMENT ASSOCIATED WITH THIS WORK WAS RECORDED AS ENTRY #3339948, W.C.R.

DESCRIPTIONS

EXISTING SMITH PARCEL DESCRIPTION (TAX ID #07-101-0139)
FROM A WARRANTY DEED RECORDED AS ENTRY #2683986, WEBER COUNTY RECORDER (ERRORS ARE UNDERLINED)

ALL THAT LAND IN THE CITY OF UTAH, WEBER COUNTY, UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF 650 SOUTH STREET, SAID POINT BEING SOUTH 00°02'25" WEST ALONG THE SECTION LINE (BASIS OF BEARINGS) 1004.18 FEET, AND SOUTH 84°50'20" EAST 125.19 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; AND RUNNING THENCE SOUTH 84°50'20" EAST 100.00 FEET ALONG SAID SOUTH LINE OF 6550 SOUTH STREET; THENCE SOUTH 04°31'48" WEST 200.00 FEET; THENCE NORTH 84°50'20" WEST 100.00 FEET; THENCE NORTH 04°31'48" EAST 200.00 FEET TO THE POINT OF BEGINNING.

EXISTING ANDERSON PARCEL DESCRIPTION (TAX ID #07-761-0095)
FROM A QUIT CLAIM DEED RECORDED AS ENTRY #1967955, WEBER COUNTY RECORDER

ALL THAT LAND IN THE CITY OF UTAH, WEBER COUNTY, UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF 6550 SOUTH STREET, SAID POINT BEING SOUTH 00°02'25" WEST ALONG THE SECTION LINE (BASIS OF BEARINGS) 1004.18 FEET AND SOUTH 84°50'20" EAST 258.19 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; AND RUNNING THENCE SOUTH 03°45'34" WEST 267.41 FEET; THENCE SOUTH 84°58'26" EAST 158.50 FEET TO THE WEST LINE OF PRESCOTT SUBDIVISION; THENCE SOUTH 12°24'34" WEST 392.39 FEET ALONG SAID SUBDIVISION TO THE NORTH LINE OF THE U.P.R.R. R.O.W.; THENCE ALONG SAID NORTH LINE NORTH 73°47'51" WEST 237.26 FEET, MORE OR LESS, TO AN EXISTING FENCE; THENCE NORTH 02°20'05" EAST 352.78 FEET ALONG SAID FENCE; THENCE SOUTH 86°11'08" EAST 5.00 FEET; THENCE NORTH 04°31'48" EAST 61.27 FEET; THENCESOUTH 84°50'20" EAST 100.00 FEET; THENCE NORTH 04°31'48" EAST 200.00 FEET TO THE SOUTH LINE OF SAID 6550 SOUTH STREET; THENCE ALONG SAID SOUTH LINE SOUTH 84°50'20" EAST 33.00 FEET TO THE POINT OF BEGINNING.

NEW SMITH/ANDERSON COMMON BOUNDARY LINE DESCRIPTION
A COMMON BOUNDARY LINE LOCATED IN THE CITY OF UTAH, WEBER COUNTY, UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF 6550 SOUTH STREET, SAID POINT BEING SOUTH 00°02'25" WEST ALONG THE SECTION LINE (BASIS OF BEARINGS) 1004.18 FEET, AND SOUTH 84°50'20" EAST 232.70 FEET ALONG SAID SOUTH STREET LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; AND RUNNING THENCE SOUTH 04°31'48" WEST 129.28 FEET; THENCE SOUTH 10°11'21" WEST 70.99 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #2683969, WEBER COUNTY RECORDER AND TO THE TERMINUS.

NEW SMITH BOUNDARY DESCRIPTION
ALL THAT LAND IN THE CITY OF UTAH, WEBER COUNTY, UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED IN A WARRANTY DEED, RECORDED AS ENTRY #2683969, WEBER COUNTY RECORDER, A POINT WHICH IS ON THE SOUTH LINE OF 6550 SOUTH STREET, SAID POINT BEING SOUTH 00°02'25" WEST ALONG THE SECTION LINE (BASIS OF BEARINGS) 1004.18 FEET, AND SOUTH 84°50'20" EAST 125.70 FEET (125.19 FEET, BY RECORD) ALONG SAID SOUTH STREET LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE SOUTH 84°50'20" EAST 107.00 FEET ALONG SAID SOUTH STREET LINE; THENCE SOUTH 04°31'48" WEST 129.28 FEET; THENCE SOUTH 10°11'21" WEST 70.99 FEET TO THE SOUTHEAST CORNER OF SAID CONVEYANCE; THENCE NORTH 84°50'20" WEST 100.00 FEET ALONG SAID CONVEYANCE TO A CORNER; THENCE NORTH 04°31'48" EAST 200.00 FEET ALONG SAID CONVEYANCE TO THE POINT OF BEGINNING.

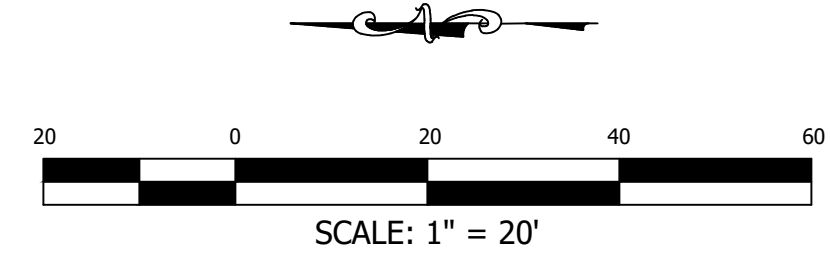
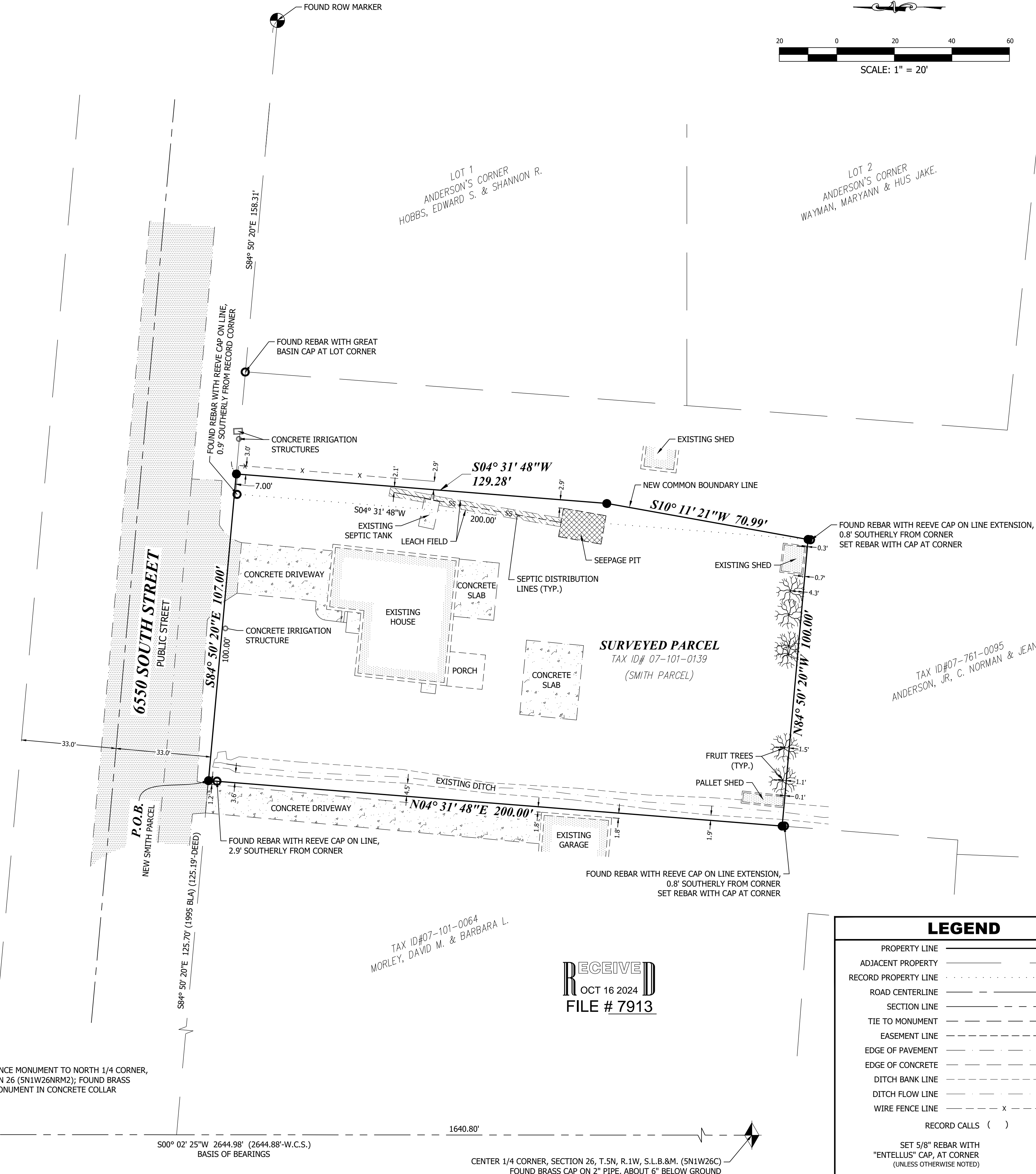
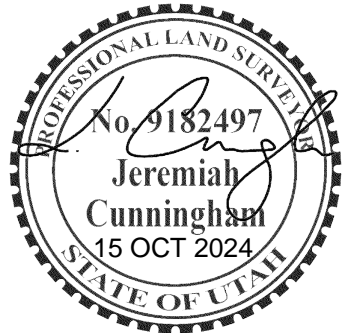
NEW ANDERSON BOUNDARY DESCRIPTION
ALL THAT LAND IN THE CITY OF UTAH, WEBER COUNTY, UTAH, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF 6550 SOUTH STREET, SAID POINT BEING SOUTH 00°02'25" WEST ALONG THE SECTION LINE (BASIS OF BEARINGS) 1004.18 FEET, AND SOUTH 84°50'20" EAST 232.70 FEET ALONG SAID SOUTH STREET LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE SOUTH 84°50'20" EAST 25.49 FEET, MORE OR LESS, ALONG SAID SOUTH LINE; THENCE SOUTH 03°45'34" WEST 267.41 FEET; THENCE SOUTH 84°58'26" EAST 158.50 FEET, MORE OR LESS, TO THE WEST LINE OF PRESCOTT SUBDIVISION; THENCE SOUTH 12°24'34" WEST 392.39 FEET, MORE OR LESS, ALONG SAID SUBDIVISION TO THE NORTH LINE OF THE U.P.R.R. RIGHT OF WAY; THENCE NORTH 73°47'51" WEST 237.26 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE LINE DESCRIBED IN PARAGRAPH 3(C) OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #1361994, WEBER COUNTY RECORDER; THENCE NORTH 02°20'05" EAST 352.78 FEET ALONG SAID AGREED LINE; THENCE SOUTH 86°11'08" EAST 5.00 FEET ALONG SAID AGREED LINE; THENCE NORTH 04°31'48" EAST 61.27 FEET, MORE OR LESS, ALONG SAID AGREED LINE TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #2683969, WEBER COUNTY RECORDER; THENCE SOUTH 84°50'20" EAST 100.00 FEET ALONG SAID CONVEYANCE TO A CORNER; THENCE NORTH 10°11'21" EAST 70.99 FEET; THENCE NORTH 04°31'48" EAST 129.28 FEET TO THE SOUTH LINE OF 6550 SOUTH STREET AND TO THE POINT OF BEGINNING.

CONTAINS 2.59 ACRES, MORE OR LESS.

CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



RECEIVED
OCT 16 2024
FILE # 7913

REVISIONS		BY	DATE
DESCRIPTION	NEW COMMON BOUNDARY LINE	DEW	08/27/2024
	SET PROPERTY CORNERS	DEW	10/07/2024
	SET LINE POINTS & ADD. TOPO	DEW	10/17/2024

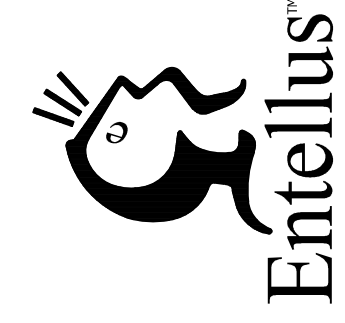
DRAWN:		DATE
JAS	JRC	09/15/2022
JRC	JRC	09/27/2022
JRC	JRC	10/03/2023
JRC	JRC	10/03/2023

APPROVED:	DATE
JRC	09/27/2022
JRC	10/03/2023

PROJECT #: 1050035
SURVEY 1050035.dwg

V201a
BOUNDARY SURVEY

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



ACTION LAW
2321 EAST 6550 SOUTH STREET
TAX ID# 07-101-0139
LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, T.5N., R.1W., S.L.B.&M.
UTAH CITY, WEBER COUNTY, UTAH

2024