SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF HAZEN AND SAWYER ON BEHALF OF WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES IN RELATION TO EXISTING IMPROVEMENTS PRIOR TO A LAND TRANSACTION FOR WEBER COUNTY PARCEL 15-061-0017. THE BASIS OF BEARING FOR THIS SURVEY IS S 01°07'34"W, BETWEEN THE NORTHEAST CORNER AND SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THE EASTERLY BOUNDARY LINE OF THE SURVEYED PARCEL WAS ESTABLISHED AT THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET. THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET WAS ESTABLISHED BY A LINE PARALLEL WITH AND 549.70 FEET DISTANT FROM THE EAST LINE OF SAID SECTION 23.

THE SOUTHERLY BOUNDARY LINE OF THE SURVEYED PARCEL WAS ESTABLISHED AT THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET. THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET WAS ESTABLISHED FROM UDOT PROJECT STP-BRF-0126(3)14, FOUND RIGHT OF WAY MONUMENTS ARE SHOWN ON THIS SURVEY, REFERENCE RECORD OF SURVEY FILING NO. 3330, PREPARED BY THE KEITH COMPANIES FOR RALPH WADSWORTH CONSTRUCTION. ALSO ESTABLISHED FROM A PARCEL DESCRIBED IN QUIT CLAIM DEED ENTRY NO. 544270, IN BOOK 956, AT PAGE 658, GRANTED TO WEBER COUNTY AND SUBSEQUENTLY DEEDED TO MARRIOTT-SLATERVILLE CITY IN QUIT CLAIM DEED ENTRY NO. 3260636.

THE WESTERLY AND NORTHERLY BOUNDARY LINES OF THE SURVEYED PARCEL WERE ESTABLISHED FROM RECORD OF SURVEY FILING NO. 2537, PREPARED BY REEVE & ASSOCIATES FOR ROBERT MORRIS, FOUND PROPERTY CORNERS ARE SHOWN ON THIS SURVEY.

REFERENCES

1. WARRANTY DEED RECORDED DECEMBER 7, 2015, AS ENTRY NO. 2768588
   - THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNERS.
2. RECORD OF SURVEY FILED IN 2004 AS FILE NO. 3330 IN THE WEBER COUNTY SURVEYORS OFFICE
   - THIS SURVEY WAS UTILIZED TO IDENTIFY THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET.
3. RECORD OF SURVEY FILED IN 2000 AS FILE NO. 2537 IN THE WEBER COUNTY SURVEYORS OFFICE
   - THIS SURVEY WAS UTILIZED TO IDENTIFY THE WESTERLY AND NORTHERLY BOUNDARY LINES OF THE SURVEYED PARCEL.
4. WARRANTY DEED RECORDED JUNE 26, 1968, IN BOOK 892, AT PAGE 630, AS ENTRY NO. 506599
   - THIS DOCUMENT WAS REVIEWED AS PART OF 1200 SOUTH STREET RIGHT OF WAY.
5. WARRANTY DEED RECORDED OCTOBER 3, 1969, IN BOOK 926, AT PAGE 502, AS ENTRY NO. 526293
   - THIS DOCUMENT WAS REVIEWED AS PART OF 1200 SOUTH STREET RIGHT OF WAY.
6. QUIT CLAIM DEED RECORDED DECEMBER 23, 1970, IN BOOK 956, AT PAGE 658, AS ENTRY NO. 544270
   - THIS DOCUMENT WAS REVIEWED AS PART OF 1200 SOUTH STREET RIGHT OF WAY.
7. WARRANTY DEED RECORDED NOVEMBER 8, 2001, AS ENTRY NO. 1806935
   - THIS DOCUMENT WAS REVIEWED AS PART OF 1200 SOUTH STREET RIGHT OF WAY.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

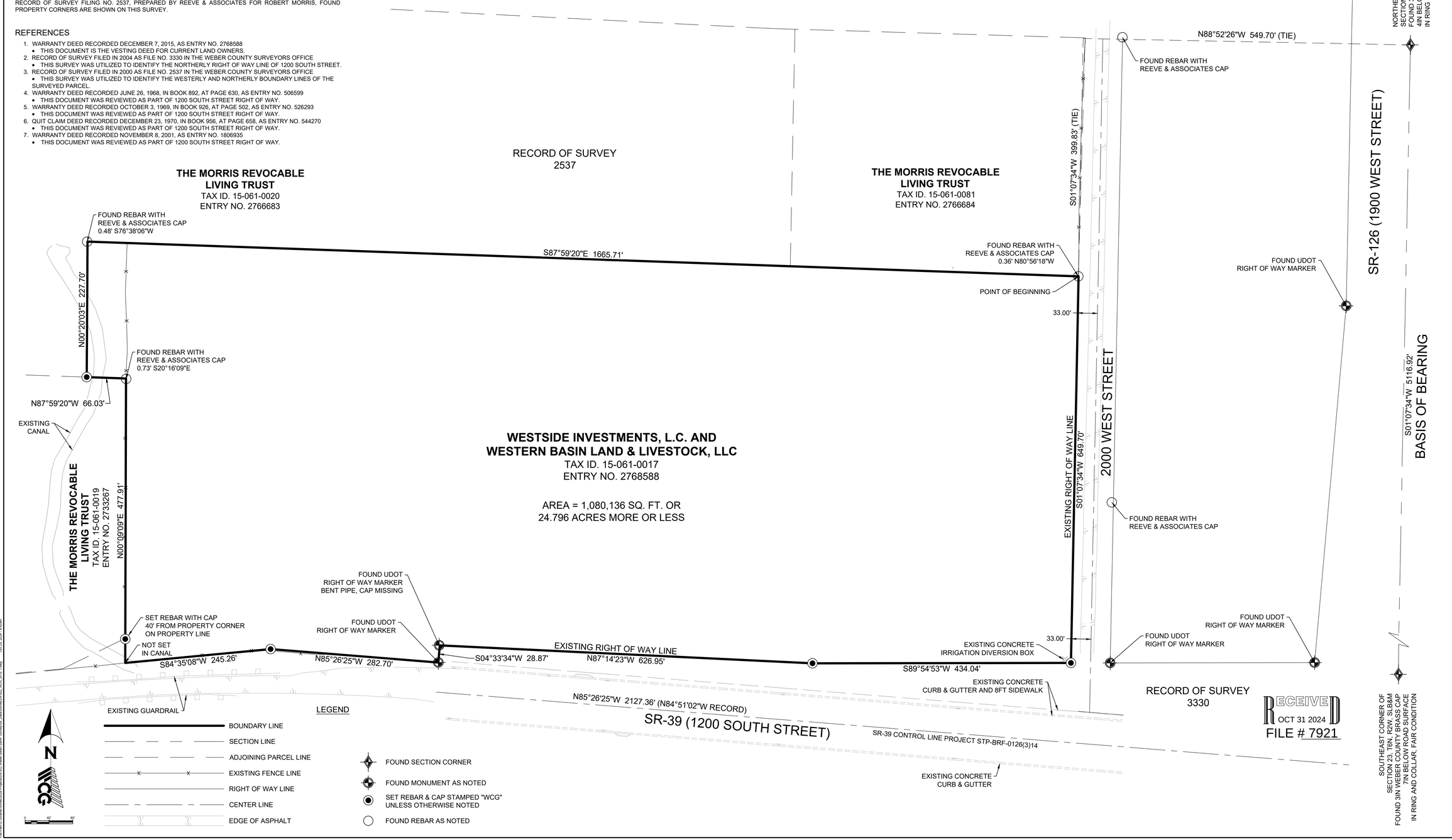
BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST STREET WHICH POINT IS 549.70 FEET NORTH 88°52'26" WEST AND 399.83 FEET SOUTH 01°07'34" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°07'34" WEST 649.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°54'53" WEST 434.04 FEET, 2) THENCE NORTH 87°14'23" WEST 626.95 FEET, 3) THENCE SOUTH 04°33'34" WEST 28.87 FEET, 4) THENCE NORTH 85°26'25" WEST 282.70 FEET, AND 5) THENCE SOUTH 84°35'08" WEST 245.26 FEET; THENCE NORTH 00°09'09" EAST 477.91 FEET; THENCE NORTH 87°59'20" WEST 66.03 FEET; THENCE NORTH 00°20'03" EAST 227.70 FEET; THENCE SOUTH 87°59'20" EAST 1,665.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,080,136 SQUARE FEET OR 24.796 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR
Electronic Seal
KYLE W. TURNER
PLS # 7820824
10/29/2022
STATE OF UTAH



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NO.	REMARKS	BY	DATE

REVISIONS

RECORD OF SURVEY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 6 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN

SCALE: 1" = 80' | DATE: 10/29/2024 | DRAWN BY: KWT | CHECKED BY: DRW

WALL CONSULTANT GROUP
2139 SOUTH 1260 WEST
SALT LAKE CITY, UT 84119
PHONE: 801-449-1173

HAZEN AND SAWYER
WEBER BASIN WATER CONSERVANCY
DISTRICT / SaRP SITE
WEBER COUNTY PARCEL 15-061-0017

24-552
PROJECT NO.

SHEET NO. 1 OF 1