

West Quarter Corner Section 6, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Find: WCS brass cap monument stamped "2020" as per the sht.

SCALE OF FEET
LEGEND

29 28 = SECTION CORNER & SECTION LINE
32 33 = BOUNDARY LINE

— = RIGHT OF WAY LINES
— = EDGE OF ASPHALT
— = RECORD OF SURVEY
— = ADJOINING PARCELS DEED LINES
— = RECORD (ROOT) BOUNDARY
— = FENCE
— = DIMENSION LINES

● = SET #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED
○ = FOUND #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED

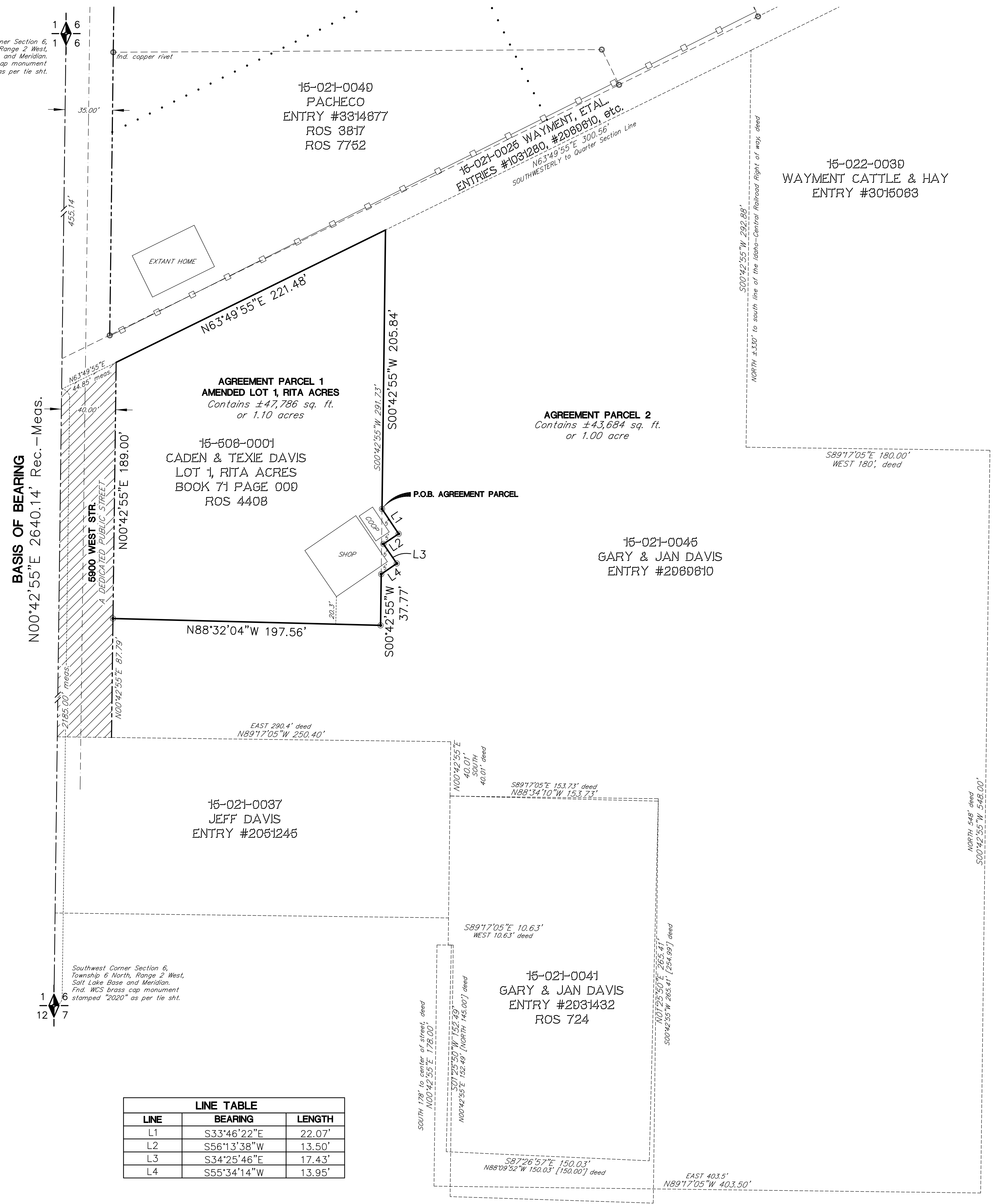
RECORD DESCRIPTIONS:

QUIT CLAIM DEED: ENTRY #2522729. (PN 15-506-0001)
All of Lot 1, Rita Acres, Weber County, Utah, according to the Official Plat Thereof.

QUIT CLAIM DEED: ENTRY #2969610 (PN 15-021-0045):

Part of the Southwest Quarter of Section 6, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 1928.5 feet NORTH of the Southwest Corner of said Quarter Section; Running thence EAST 290.4 feet; Thence SOUTH 40.01 feet; Thence South 89°17'05" East 153.73 feet, Thence South 00°42'55" West 265.41 feet (254.99 feet), more or less, to the north line of 1400 North Street; Thence North 88°09'52" West 150.03 (150.00 feet), along said north line Thence North 00°42'55" East 152.49 feet (NORTH 145.00 feet) Thence WEST 10.63 feet; Thence SOUTH 178 feet to center of street; Thence EAST 403.5 feet; Thence NORTH 548 feet; Thence WEST 180 feet; Thence NORTH 330 feet, more or less, to the south line of the Idaho-Central Railroad Right of Way; Thence southwesterly along said right of way to the west line of said quarter section; Thence SOUTH to the place of beginning. Excepting that part in street, Except that portion within Rita Acres.

LINE	BEARING	LENGTH
L1	S33°46'22"E	22.07'
L2	S56°13'38"W	13.50'
L3	S34°25'46"E	17.43'
L4	S55°34'14"W	13.95'



NARRATIVE:
Boundary Consultants was retained by Caden Davis to survey the location of a shed and chicken coop which he believed were encroaching on the adjoining parcel, Weber County Tax Parcel 15-021-0045. An encroachment was found as depicted hereon. This survey was carried out using a Trimble R8S GPS System with ground distances being determined by GEO Model CONUS 12B at height 4181.717 and no calibration. Basis of Bearing for this survey is North 00°42'55" East 2640.14 feet, measured, between the 2020 Weber County brass cap well monuments marking the west line of the Southwest Quarter of Section 6, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

AGREEMENT DESCRIPTIONS:
AGREEMENT LINE:
Beginning at the Northeast of Lot 1, Rita Acres Subdivision, (Book 71, Page 009, of Weber County Plat Books), thence South 00°42'55" West 205.84 feet coincident with the east line of said Lot 1; Thence South 33°46'22" East 22.07 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 56°13'38" West 13.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 34°25'46" East 17.43 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 55°34'14" West 13.95 feet to a point on the east line of said Rita Acres; Thence continuing coincident with the east line of said Lot 1, South 00°42'55" West 37.77 feet to the Southeast Corner thereof and the point of terminus.

AGREEMENT PARCEL 1:
All of Lot 1, Rita Acres, Weber County, Utah, according to the Official Plat Thereof.
Together with following described Agreement Parcel:
A parcel of land lying and situate in the Southwest Quarter of said Section 6. Commencing at the Southwest Corner of said Section 6 thence North 00°42'55" East 2185.00 feet coincident with the west line of said Southwest Quarter Section; Thence North 63°49'55" East 44.85 feet to the northwest corner of Lot 1, Rita Acres Subdivision, (Book 71, Page 009, of Weber County Plats); Thence the following two (2) courses coincident with the north and east lines of said Lot 1, 1) North 63°49'55" East 221.48 feet to the northeast corner thereof; 2) South 00°42'55" West 205.84 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence the following five (5) courses along an Agreement Line, 1) South 33°46'22" East 22.07 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 56°13'38" West 13.50 feet to a number five rebar and cap stamped "PLS 356548"; 3) South 34°25'46" East 17.43 feet to a number five rebar and cap stamped "PLS 356548"; 4) South 55°34'14" West 13.95 feet to a point on the east line of said Rita Acres and a number five rebar and cap stamped "PLS 356548"; Thence North 00°42'55" East 48.11 feet coincident with said east line to the point of beginning.

AGREEMENT PARCEL 2:
Part of the Southwest Quarter of Section 6, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 1928.5 feet NORTH of the Southwest Corner of said Quarter Section; Running thence EAST 290.4 feet; Thence SOUTH 40.01 feet; Thence South 89°17'05" East 153.73 feet, Thence South 00°42'55" West 265.41 feet (254.99 feet), more or less, to the north line of 1400 North Street; Thence North 88°09'52" West 150.03 (150.00 feet), along said north line Thence North 00°42'55" East 152.49 feet (NORTH 145.00 feet) Thence WEST 10.63 feet; Thence SOUTH 178 feet to center of street; Thence EAST 403.5 feet; Thence NORTH 548 feet; Thence WEST 180 feet; Thence NORTH 330 feet, more or less, to the south line of the Idaho-Central Railroad Right of Way; Thence southwesterly along said right of way to the west line of said quarter section; Thence SOUTH to the place of beginning. Excepting that part in street, Except that portion within Rita Acres.

AMENDED LOT 1, RITA ACRES SUBDIVISION:
A parcel of land lying and situate in the Southwest Quarter of said Section 6. Commencing at the Southwest Corner of said Section 6 thence North 00°42'55" East 2185.00 feet coincident with the west line of said Southwest Quarter Section; Thence North 63°49'55" East 44.85 feet to the northwest corner of Lot 1, Rita Acres Subdivision, (Book 71, Page 009, of Weber County Plats); Thence the following two (2) courses coincident with the north and east lines of said Lot 1, 1) North 63°49'55" East 221.48 feet to the northeast corner thereof; 2) South 00°42'55" West 205.84 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
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RECEIVED
NOV 20 2024
FILE # 7931



DATE: 11-15-24
SCALE: 1"=40'
PROJECT NUMBER: 2417001

RECORD OF SURVEY AND BOUNDARY AGREEMENT
TAX PARCELS 15-506-0001, 15-021-0045
AMENDING LOT 1, RITA ACRES SUBDIVISION
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH

SHEET 1 OF 1