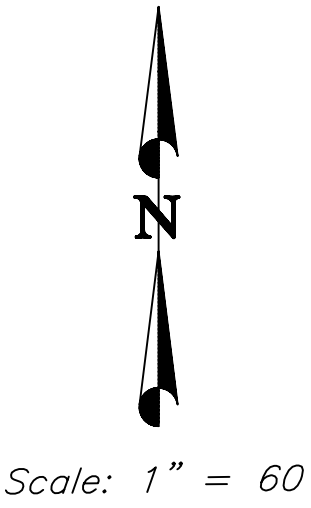


CERTIFICATION OF SURVEY

LOT LINE ADJUSTMENT

For Hal McEntire of Parcel #'s 19-039-0034 and 19-039-0035 of Weber County Records



North Quarter Corner of Section 35, Township 7 North, Range 2 West, S.L.B.&M. Weber County Mon. Not in Place

2700 NORTH

NE Corner of Section 35, Township 7 North, Range 2 West, S.L.B.&M. WCSBC Monument, 2018 in Ring & Riser

LEGAL DESCRIPTIONS

PARCEL 'A' LOT LINE ADJUSTMENT OF 19-039-0034 AND PART OF 19-039-0035 OF WEBER COUNTY RECORDS.

A PART OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST SIDE OF STATE HIGHWAY 84, ALSO KNOWN AS 2000 WEST STREET, (2040.65 FEET SOUTH 0°07' WEST ALONG SECTION LINE BETWEEN SECTIONS 35 AND 36, AND SOUTH 85°48' WEST 358.95 FEET AND SOUTH 11°48' WEST 395.69 FEET AND SOUTH 88°58' WEST 223.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35), SAID POINT OF BEGINNING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SIDE OF SAID 2000 WEST STREET, SAID POINT BEARS N89°36'23"W (WEST) 588.00 FEET, AND S0°31'37"W (S0°07'W) 2455.78 FEET ALONG SAID STREET FROM THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE S0°31'37"W (S0°08'W) 241.62 FEET ALONG SAID STREET, THENCE N87°29'25"E 169.20 FEET, THENCE N13°47'05"E (N11°48'E) 244.02 FEET, THENCE S89°17'23"W (S88°55'W) 224.98 FEET TO THE POINT OF BEGINNING. CONTAINING 46,989 Sq. Ft./1.078 ACRES, MORE OR LESS.

TOGETHER WITH AN 10 FOOT WIDE EASEMENT FOR THE PURPOSE OF IRRIGATION AND MAINTENANCE FOR THAT USE AND PURPOSE, AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS N89°36'23"W (WEST) 588.00 FEET, S0°31'37"W 2697.40 FEET ALONG 2000 WEST STREET, AND N87°29'25"E 169.20 FEET FROM THE NORTHEAST CORNER OF SAID SECTION, AND RUNNING THENCE N87°29'25"E 10.42 FEET, THENCE N13°47'05"E 539.29 FEET, THENCE N89°36'23"W 10.28 FEET, THENCE S13°47'05"W 539.83 FEET TO THE POINT OF BEGINNING.

PARCEL 'B' Remaining Parcel of 19-039-0035 of the Weber County Records.

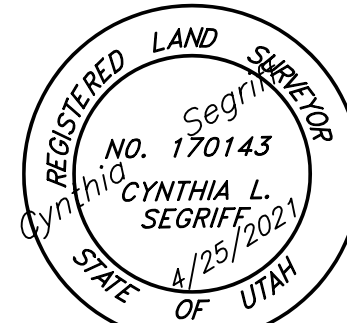
A PART OF SECTION 35 AND 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, (U.S. SURVEY): BEGINNING AT THE POINT OF INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 35 AND 36 (AND GRANTORS NORTH FENCE LINE), SAID POINT BEING S0°03'25"W (S0°07'W) 2040.65 FEET, N85°44'25"E (N85°58'E) ALONG SAID FENCE (62 FEET TO A FENCE CORNER); (S0°31'19"E ALONG OLD FENCE AND EAST LINE OF LOT 19 IN SAID SECTION 36; 831.97 FEET;) S0°34'54"E 830.73 FEET, S87°43'25"W 71.14 (S87°33'W 67.78 FEET) TO SECTION LINE; SAID POINT ALSO BEING S0°03'25"W 2869.56 FEET FROM THE AS MONUMENT NE CORNER OF SAID SECTION, AND S87°43'25"W 612.27 FEET (S87°33'W 604 FEET) MORE OR LESS; TO THE EAST SIDE OF HIGHWAY 84, ALSO KNOWN AS 2000 WEST STREET, FROM THE NORTHEAST CORNER OF SECTION 35, AND RUNNING THENCE N0°31'37"E (N0°08'E) 200.64 FEET ALONG SAID STREET, THENCE N87°29'24"E 169.20 FEET, THENCE N13°47'05"E (N11°48'E) 539.83 FEET, MORE OR LESS, TO AND ALONG AND BEYOND BIG FOOT SUBDIVISION TO AN ANGLE POINT OF ALLEN TAYLOR SUBDIVISION, THENCE S89°36'21"E (19.66 FEET) 23.18 FEET TO THE WEST LINE OF STATE HWY. (I-15); THENCE THE FOLLOWING THREE COURSES ALONG SAID STATE HWY., AS FOLLOWS: S0°57'38"E 94.83 FEET, S0°13'02"W 499.93 FEET AND S0°13'14"W 124.63 FEET MORE OR LESS, TO A POINT WHICH BEARS N87°43'25"E OF THE POINT OF BEGINNING, THENCE S87°43'25"W (S87°33'W) 322.17 FEET TO THE POINT OF BEGINNING. CONTAINING 110,440 Sq. Ft./2.535 ACRES, MORE OR LESS.

SUBJECT TO A 10 FOOT WIDE EASEMENT FOR THE PURPOSE OF IRRIGATION AND MAINTENANCE OF AND FOR THAT USE AND PURPOSE, THE CENTERLINE OF SAID 10 FOOT WIDE EASEMENT, BEING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT WHICH BEARS N87°43'25"E 111.02 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, AND RUNNING THENCE N06°04'31"E 55.86 FEET, THENCE N26°48'42"E 55.62 FEET, THENCE N10°50'47"E 26.19 FEET AND N16°16'54"E 77.45 FEET MORE OR LESS, TO THE NORTHERN BOUNDARY OF SAID PARCEL.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE No. 170143-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, AND, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED, AND THAT THIS PLAT WAS PREPARED FROM THE COUNTY RECORDS AND FROM A FIELD SURVEY ON THE GROUND.

CYNTHIA L. SEGRUFF P.L.S. 170143



NARRATIVE

THIS PROPERTY SURVEY FOR HAL McENTIRE IS PERFORMING, A LOT LINE ADJUSTMENT OF THE LEGAL DESCRIPTIONS OF TAX ID PARCELS KNOWN AS 19-039-0034 AND 19-034-0035, OF THE WEBER COUNTY RECORDS. THE DEEDS OF THESE TWO PARCELS HAVE NOT CHANGED OVER THE LAST 50 YEARS. AND HAVE OVERLAPS AND GAPS WITH EACH OTHER AND PART OF THE EXISTING DEED OF 19-039-0034, IS OUT IN THE MIDDLE OF 2000 WEST STREET. WE HAVE ADJUSTED THESE PARCELS LEGAL DESCRIPTIONS TO FIT WITH ITS CURRENT OCCUPATIONAL LINES AND TO THE DEEDS OF RECORD AND TO THE AS MONUMENTED LOCATION OF I-15 AND THE EASTERN BOUNDARY OF 2000 WEST STREET. BASIS OF BEARINGS IS STATE PLANE GRID WHICH BEARS S0°03'25"W BETWEEN THE 1974 MONUMENT REPRESENTING THE EAST QUARTER CORNER OF SECTION 35, T. 7 N., R. 2 W., AND A NEW 2018 MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 35, NOW IN PLACE. THE NORTH QUARTER CORNER HAS NOT BEEN IN PLACE FOR THE LAST SEVERAL YEARS, BUT HAS THE RECORD LOCATION OF SAID MONUMENT THROUGH PRIVATES OF RECORDS OF SURVEY.



CONSTRUCTION & LAND SURVEYORS	810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935
CLIENT:	Hal McEntire
SURVEY LOCATION:	NE 1/4 SEC. 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SURVEY DATE:	4/25/21
JOB No.	PS20-03

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBARx24", C.L.S. CAP.
- DEED LINES
- STATE RIGHT OF WAY MONUMENT
- CENTERLINE
- SECTION LINE
- PL PROPERTY LINE
- HG HEAD GATE
- CL CENTER LINE

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