



CERTIFICATE

I, STEPHEN M. BURT, 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.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS AND TO LOCATE SPECIFIC SITE IMPROVEMENTS, AS SHOWN. WE ESTABLISHED THE BASIS OF BEARING BETWEEN THE FOUND BRASS CAPS SET BY THE WEBER COUNTY SURVEYOR AS WITNESS CORNERS TO THE NORTH QUARTER CORNER AND THE NORTHEAST SECTION CORNER, AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES A SURVEY NO. 4235 PREPARED BY ENSIGN ENGINEERING AND FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE. REFERENCE MATERIALS INCLUDE SURVEY NO. 7250 PREPARED BY REEVE AND ASSOCIATES AND FILED IN THE COUNTY SURVEYOR'S OFFICE.

FILED SURVEYS SHOW A FENCE THAT RUNS ALONG THE WEST LINE OF THE SURVEYED PROPERTY BUT THEY CALL DIFFERENT BEARINGS ALONG THE SAME FENCE EVEN THOUGH THEY HOLD SIMILAR BEARINGS AND DISTANCES ALONG THE BASIS OF BEARINGS. CONSIDERING A FENCE LINE CAN BE MEASURED WITH SLIGHT VARIATIONS, THIS DOES NOT SHOW AN ACTUAL DIFFERENCE IN THE SURVEYS, BUT RATHER ESTABLISHES THAT THE FENCES ARE OLD ENOUGH TO BE CONSIDERED THE BOUNDARIES OF THE ADJOINING PROPERTIES. THE SURVEYED PROPERTY IS BOUNDED BY FENCES ON THREE SIDES. THERE DOES NOT APPEAR TO BE A DEDICATION FOR 7800 EAST STREET YET EVEN THOUGH THE ENSIGN SURVEY SHOWS A RIGHT OF WAY WIDTH OF 66 FEET. THIS SAME DIMENSION IS PRESENT ON THE SHADOW AND JENSEN SUBDIVISION NORTH OF 700 NORTH STREET. THE PLAT DEDICATED PROPERTY ALONG THE STREET FOR A PUBLIC RIGHT OF WAY. THE STREET RIGHT OF WAY SHOWN ON THIS SURVEY DIAGRAM ARE DRAWN BASED ON THAT PLAT FOR REPRESENTATION PURPOSES ONLY. THIS PLACEMENT OF THE ROAD DOES NOT AGREE WITH THE ENSIGN SURVEY. THE EAST LINE OF THE SURVEYED PROPERTY EXTENDS INTO THE ROAD RIGHT OF WAY, BUT IT IS UNCLEAR HOW FAR THE PROPERTY EXTENDS BECAUSE THE STREET IS NOT DEDICATED SOUTH OF 700 NORTH STREET. IT IS OUTSIDE THE SCOPE OF THIS SURVEY TO EITHER DEDICATE THE STREET RIGHT OF WAY OR TO ESTABLISH THE LIMITS OF THE PUBLIC RIGHT OF WAY.

IT IS WORTH MENTIONING THAT THE CITY MAY REQUIRE A DEDICATION OF PROPERTY IN THE FUTURE TO ESTABLISH THE ROAD RIGHT-OF-WAY LIMITS OF 7800 EAST STREET INSIDE THE CITY LIMITS.

REFERENCE MATERIALS

- WEBER COUNTY BEARING SHEET FOR TOWNSHIP 6 NORTH, RANGE 2 EAST (W.C.S.)
- RECORD OF SURVEY PREPARED BY ENSIGN IN 2009 (SURVEY NO. 4235, W.C.S.)
- RECORD OF SURVEY PREPARED BY GARDNER IN 2020 (SURVEY NO. 6442, W.C.S.)
- RECORD OF SURVEY PREPARED BY REEVE IN 2022 (SURVEY NO. 7250, W.C.S.)
- PLAT OF SHADOW AND JENSEN SUBDIVISION (ENTRY NO. 3035103, W.C.R.)
- SPECIAL WARRANTY DEED FOR TAX PARCEL NO. 21-006-0042 (ENTRY NO. 3192052, W.C.R.)
- QUIT CLAIM DEED FOR TAX PARCEL NO. 21-007-0004 (ENTRY NO. 3238977, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 21-007-0017 (ENTRY NO. 3142106, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 21-007-0021 (ENTRY NO. 3129056, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 21-007-0032 (ENTRY NO. 3231493, W.C.R.)
- WARRANTY DEED FOR TAX PARCEL NO. 21-007-0033 (ENTRY NO. 3301870, W.C.R.)

RECORD DESCRIPTION

FROM A QUIT CLAIM DEED RECORDED AS ENTRY NO. 3238977 IN THE WEBER COUNTY RECORDER'S OFFICE.

"PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 200 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; AND RUNNING THENCE SOUTH 297.244 FEET; THENCE SOUTH 89D40' EAST 6.79 CHAINS TO THE CENTER OF THE STREET; THENCE NORTH 01D40' WEST 297.125 FEET ALONG THE CENTER OF THE STREET; THENCE NORTH 89D40' WEST 439.49 FEET TO THE PLACE OF BEGINNING."

NOTE: THE AS-SURVEYED PROPERTY CONTAINS 3.090 ACRES.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ADJACENT RIGHT OF WAY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FIELD FENCE LINE	- - - x - - - - x - - - -
WOODEN FENCE LINE	- - □ - - - - □ - - - -
METAL/PIPE FENCE LINE	- - ○ - - - - ○ - - - -
CONCRETE/BLOCK WALL	□□□□□□□□□□
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○