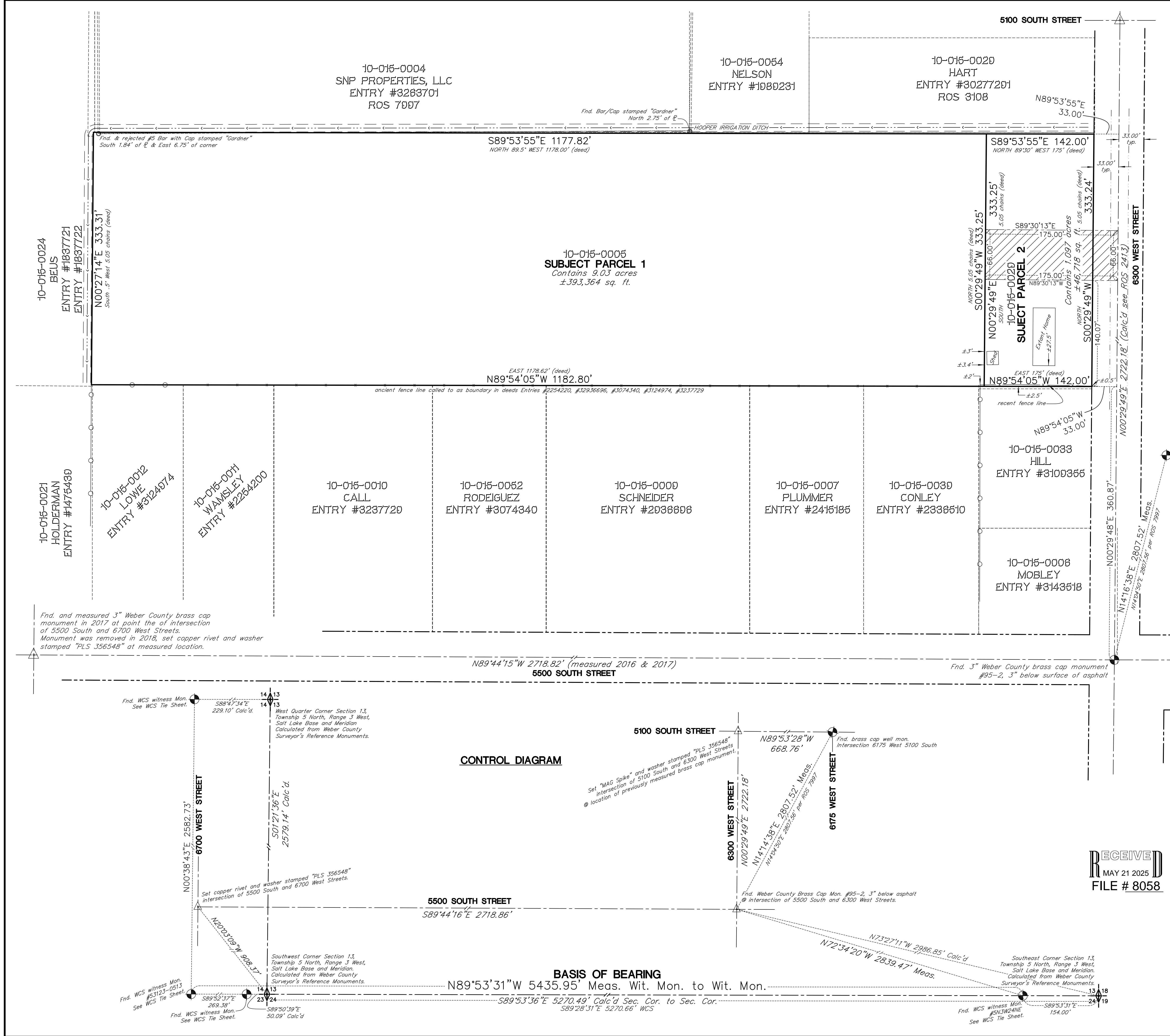


	DESIGNED	DEH	SHEET <u>1</u> OF <u>2</u>
	DRAWN	DEH	
	CHECKED	DEH	
Boundary Consultants Professional Land Surveyors 5554 West 2425 North, Hooper, Utah 801-792-1569 dave@boundaryconsultants.biz			
RECORD OF SURVEY, BOUNDARY AGREEMENT AND PARCEL ADJUSTMENT OF TAX PARCELS 10-015-0005, 10-015-0029 CURRENT CONFIGURATION LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN			
DATE: 05-14-25			
PLOT DATE:			
SCALE			
PROJECT NUMBER 2505001			



NARRATIVE:

Boundary Consultants was retained by LaRae Peterson to survey the subject parcels and adjust the common boundary between them.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 128 @ height 4300.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°53'31" West 5435.95 feet measured between the Weber County Survey Reference Monuments to the Southeast (Mon. #5N3W24NE) and Southwest (Mon. #53123-0513) Corners of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian as depicted hereon.

Deeds to the subject parcels and a number of the adjoining are tied to the Southeast Corner of the Southwest Quarter (South Quarter Corner) of Section 13, which is not in place and has not been for many years. There is no reliable way to re-establish that corner in its original location, even using the current accepted locations of the Southeast and Southwest Section Corners.

The subject parcels have been placed by relying upon the following extrinsic evidence:

1. The ancient fence line bounding the subject parcels south line.
2. The center line of 6300 West Street, called to in the deed for Parcel 10-015-0029, Entry #3248475 and #3248476.
3. The easterly boundary of Tax Parcel 10-015-0024 as described in those certain Quit Claim Deeds recorded as Entries #1837721, and #1837722.

The Subject Parcels' north boundary were established by offsetting the aforesaid south fence 5.05 chains (330.30 feet) as stated in the record deeds.

The west boundary was held at the record location of Tax Parcel 10-015-0024 which can be located with certainty from the monuments referencing the west line of Section 13 and its east occupation line.

The deed for Subject Parcel 2 extends to the centerline of 6300 West Street which is a Public Roadway by Use "Prescriptive Right of Way". Utah Code defines a Prescriptive Right of Way as "that portion [of a persons property] which is necessary for the safe travel of the public", as well as that portion which has been abandoned to the use of the public, for a period of Ten (10) years. 6300 West Street meets the those definitions. The roadway has been treated as being 66.00 feet wide, 33.00 feet each side of the centerline, for more than the statutory ten years (see Record of Survey 2413, McNeil Engineering, dated January 17, 2000). We have held the west right of way line of 6300 West Street at thirty three feet west of the monumented centerline.

RECORD DESCRIPTIONS:

SUBJECT PARCEL 1: 10-015-0005 SPECIAL WARRANTY DEED, ENTRY #3248475 AND ENTRY #3248476:

Beginning at a point 3.42 chains WEST and 18.49 chains NORTH and WEST 175 feet from the Southeast Corner of the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. survey; Running thence NORTH 5.05 chains, Thence North 85.5° West 1178.00 feet, Thence South 0.5° West 5.05 chains, Thence EAST 1178.62 feet to place of beginning. Containing 9.02 acres M/L. Together with Right of Way (1022-120).

SUBJECT PARCEL 2: 10-015-0029 SPECIAL WARRANTY DEED, ENTRY #3248475 AND ENTRY #3248476:

Part of the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point in the center of the County Road 3.42 chains WEST and 18.5 chains NORTH from the southeast Corner of said Quarter Section, running thence NORTH along center of road 5.08 chains, Thence North 89°30' West 175 feet, Thence SOUTH 5.05 chains, Thence EAST 175 feet to beginning.

Grantor's herein reserve a Right of Way over the south 20 feet of the above described property.

ACCESS EASEMENT: GRANT OF EASEMENT, ENTRY #3324371 AND ENTRY #3324372:

A 66.00 foot wide Access Easement for the ingress and egress, more particularly described as:

Beginning at a point along the west right of way line of 6300 West Street which is 225.72 feet WEST and 1360.18 feet NORTH from the Southeast Corner of the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, said point is also 139.84 feet NORTH along the right of way from the grantor's southeast property corner to grantor's west property line; and running thence WEST 175.00 feet to grantor's west property line; thence NORTH 66.00 feet; thence EAST 175.00 feet to said west right of way; thence SOUTH to the point of beginning.

6000

0

60

120

SCALE OF FEET

LEGEND

29

28

32

33

= SECTION CORNER & SECTION LINE

= RIGHT OF WAY LINES

= MONUMENT LINES

= ROAD WAY CENTER LINES

= RECORDS OF SURVEY

= ADJOINING PARCELS DEED LINES

= EDGE OF ASPHALT

= CHAIN-LINK FENCE LINES

= WIRE FENCE LINES

= DIMENSION LINES

= FOUND & MEASURED MONUMENT IN 2017

= FOUND MONUMENT AS NOTED

= SET #5 BAR/CAP STAMPED "PLS 356548"

= FOUND #5 BAR/CAP AS NOTED

= ACCESS EASEMENT

WCS = WEBER COUNTY SURVEYOR'S

ROS = RECORD OF SURVEY

BOUNDARY CONSULTANTS

Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-11569
dave@boundaryconsultants.biz

DESIGNED

DEH

DRAWN

DEH

CHECKED

DEH

SHEET

1

OF

2

DATE

05-14-25

SCALE

1"=40'

PROJECT NUMBER

2505001

RECORD OF SURVEY, BOUNDARY AGREEMENT AND PARCEL ADJUSTMENT OF TAX PARCELS 10-015-0005, 10-015-0029 CURRENT CONFIGURATION LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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