

EASEMENT DESCRIPTION

AN EASEMENT FOR INGRESS AND EGRESS UPON A PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WEST AND 104.75 FEET SOUTH 88°19'29" EAST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS; AND RUNNING THENCE SOUTH 02°25'36" WEST 174.35 FEET; THENCE NORTH 87°52'21" WEST 11.00 FEET; THENCE NORTH 02°25'36" EAST 174.26 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 11.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 1,917 SQUARE FEET OR 0.044 ACRES, MORE OR LESS.

OVERALL SURVEYED BOUNDARY DESCRIPTION

PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WEST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 225.25 FEET; THENCE SOUTH 01°40'23" WEST 668.30 FEET; THENCE NORTH 88°14'04" WEST 37.50 FEET; THENCE SOUTH 01°40'23" WEST 661.66 FEET TO THE NORTHERLY BOUNDARY LINE OF TAYLOR PARKS PHASE 3, RECORDED AS ENTRY NUMBER 3195982 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 88°43'32" WEST 187.75 FEET; THENCE NORTH 01°40'23" EAST 1,331.21 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 274,867 SQUARE FEET OR 6.310 ACRES, MORE OR LESS.

PARCEL 1 SURVEYED DESCRIPTION

PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WEST AND 104.75 FEET SOUTH 88°19'29" EAST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 120.50 FEET; THENCE SOUTH 01°40'23" WEST 175.30 FEET; THENCE NORTH 87°52'21" WEST 122.80 FEET; THENCE NORTH 02°25'36" EAST 174.35 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 21,266 SQUARE FEET OR 0.488 ACRES, MORE OR LESS.

PARCEL 2 SURVEYED DESCRIPTION

PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET, WHICH POINT IS 1,735.09 FEET NORTH 88°19'29" WEST AND 33.00 FEET SOUTH 01°40'23" WEST FROM THE STREET MONUMENT AT THE INTERSECTION OF 2600 NORTH AND 3600 WEST STREETS; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 88°19'29" EAST 104.75 FEET; THENCE SOUTH 02°25'36" WEST 174.35 FEET; THENCE SOUTH 87°52'21" EAST 122.80 FEET; THENCE SOUTH 01°40'23" WEST 493.00 FEET; THENCE NORTH 88°14'04" WEST 37.50 FEET; THENCE SOUTH 01°40'23" WEST 661.66 FEET TO THE NORTHERLY BOUNDARY LINE OF TAYLOR PARKS PHASE 3, RECORDED AS ENTRY NUMBER 3195982 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 88°43'32" WEST 187.75 FEET; THENCE NORTH 01°40'23" EAST 1,331.21 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

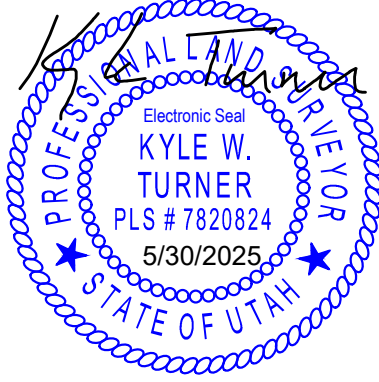
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 253,601 SQUARE FEET OR 5.822 ACRES, MORE OR LESS.

RECORD OF SURVEY
4621

RECORD OF SURVEY
1301

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.



RECORD BOUNDARY DESCRIPTION

PART OF LOT 44, PLAT B, PLAIN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING 198 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 44; RUNNING THENCE NORTH 660 FEET; THENCE EAST 51.6 FEET; THENCE NORTH 671 FEET; THENCE WEST 225.43 FEET; THENCE SOUTH 1331 FEET; THENCE EAST 173.83 FEET TO THE POINT OF BEGINNING.

SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF CAROLE ELLIS FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES IN RELATION TO EXISTING IMPROVEMENTS FOR WEBER COUNTY PARCEL 24-050-0064, AND TO PREPARE LEGAL DESCRIPTIONS PRIOR TO LAND TRANSACTIONS.

THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN MAY OF 2025. THE HORIZONTAL CONTROL WAS ESTABLISHED FROM THE UTAH REFERENCE NETWORK (TURN) GPS WHICH PROVIDED DIFFERENTIALLY CORRECTED POSITIONS IN NORTH AMERICAN DATUM 1983 (NAD83) 2011. THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83(2011) NORTH ZONE-4301 US FOOT, AS DETERMINED BY GPS OBSERVATIONS FROM (TURN) GPS.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 01°18'34" WEST BETWEEN THE STREET MONUMENTS IN 3600 WEST STREET AT 2600 NORTH AND 2425 NORTH STREETS.

THE NORTHERLY BOUNDARY LINE IS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 2600 NORTH STREET. THE CENTERLINE OF 2600 NORTH STREET WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENT AT 2600 NORTH AND 3600 WEST STREET AS ESTABLISHED IN PLAIN CITY MEADOWS PHASE 4 SUBDIVISION AND THE CENTERLINE BEARING NOTED IN RECORD OF SURVEYS 1301 AND 4621 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE, SAID SURVEYS ARE ON THE NORTH SIDE OF 2600 NORTH STREET.

THE WESTERLY BOUNDARY LINE IS ALONG AN EXISTING FENCE. THE LEGAL DESCRIPTIONS OF THE ADJOINING PARCELS CALL TO AND ALONG SAID FENCE. THE SOUTHERLY BOUNDARY LINE IS ALONG THE NORTHERLY BOUNDARY OF TAYLOR PARKS PHASE 3 SUBDIVISION.

THE EASTERLY BOUNDARY LINE FOLLOWS EXISTING FENCE POSTS ON THE SOUTHERN PORTION. ON THE NORTHERN PORTION THE BOUNDARY LINE FOLLOWS EXISTING FENCES AND THE EDGE OF A GRAVEL DRIVEWAY. THERE IS A DISCREPANCY BETWEEN THE RECORD LEGAL DESCRIPTION AND OCCUPATION ON THE SOUTHERN PORTION OF SAID EASTERLY BOUNDARY LINE. THE EXISTING ROW OF FENCE POSTS WAS HELD IN THE BOUNDARY DETERMINATION. IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE RECORDED TO RESOLVE THE PARCEL BOUNDARY LINE IN THIS AREA.

THE OFFICIAL MAP OF PLAIN CITY, RECORDED IN 1910 IN BOOK 5 AT PAGE 80, IN THE WEBER COUNTY RECORDER'S OFFICE WAS REVIEWED AS PART OF THIS SURVEY. THE RECORD BOUNDARY DESCRIPTION REFERENCES LOT 44, PLAT B, OF SAID PLAIN CITY SURVEY. THE SOUTHEAST CORNER OF SAID LOT 44 WAS CALCULATED AT THE RECORD DISTANCE FROM THE SOUTHWEST CORNER OF THE SURVEYED BOUNDARY.

REFERENCES

THIS SURVEY RELIED ON THE FOLLOWING REFERENCE DOCUMENTS FOR THE BOUNDARY RETRACEMENT

- QUIT CLAIM DEED RECORDED FEB 26, 1992 AS ENTRY NO. 1168547
- RECORD OF SURVEY FILED IN 1996 AS FILE NO. 1301 IN THE WEBER COUNTY SURVEYORS OFFICE
- RECORD OF SURVEY FILED IN 2011 AS FILE NO. 4621 IN THE WEBER COUNTY SURVEYORS OFFICE
- PLAIN CITY MEADOWS PHASE 4, RECORDED IN 2001 AS ENTRY NUMBER 1755147 IN THE WEBER COUNTY RECORDER'S OFFICE.
- TAYLOR PARKS PHASE 2, RECORDED IN 2017 AS ENTRY NUMBER 2885959 IN THE WEBER COUNTY RECORDER'S OFFICE.
- TAYLOR PARKS PHASE 3, RECORDED IN 2021 AS ENTRY NUMBER 3195982 IN THE WEBER COUNTY RECORDER'S OFFICE.
- ADJOINING PARCEL DESCRIPTIONS ACCORDING TO PUBLIC RECORDS AVAILABLE AT THE WEBER COUNTY RECORDER'S OFFICE.

LEGEND

- | | | | |
|---|--|-----------|-----------------------|
| ◆ | FOUND SECTION CORNER | — | BOUNDARY LINE |
| ● | FOUND STREET MONUMENT | --- | SECTION LINE |
| ⊙ | SET REBAR & CAP STAMPED "WCG" UNLESS OTHERWISE NOTED | - - - | ADJOINING PARCEL LINE |
| ○ | FOUND REBAR & CAP AS NOTED | - x - x - | EXISTING FENCE LINE |
| | | - - - - - | RIGHT OF WAY LINE |
| | | - - - - - | CENTER LINE |
| | | - - - - - | EASEMENT LINE |
| | | | EDGE OF ASPHALT |

NORTHEAST CORNER OF
SECTION 33, T7N, R2W, SLB&M
FOUND BRASS CAP
GOOD CONDITION

(N88°24'42"W 713.49')
PLAIN CITY MEADOWS PHASE 4
N88°24'42"W 713.58' MEASURED

PLAIN CITY MEADOWS PHASE 4
S01°53'16"W 648.87' MEASURED
(S00°53'16"W 648.78')

TAYLOR PARKS PHASE 3
S01°21'54"E 2838.99'
CALCULATED

RECEIVED
JUN 05 2025
FILE # 8069

EAST QUARTER CORNER OF
SECTION 33, T7N, R2W, SLB&M
CALCULATED

RECORD OF SURVEY
LOCATED IN THE NORTHEAST QUARTER OF SECTION 33
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN

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

CAROLE ELLIS
3855 WEST 2600 NORTH
PLAIN CITY, UTAH
RECORD OF SURVEY

25-180
PROJECT NO.

SHEET NO. 1 OF 1