Part of the NW 1/4 of Sec. 20, Township 6 North, Range 2 East, Salt Lake Base & Meridian Unincorporated Weber County, Utah

NARRATIVE

1. This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey to provide documentation of a boundary fence which is the subject of a Boundary Line Agreement.
2. Additionally, the purpose of the survey is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or 811 Locator Services is made herein.
3. The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system as derived by GPS observations using Leica Network base references.
4. The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the section monumentation shown hereon may or may not represent the locations of the original federal survey.
5. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
6. The location of Cottonwood Lane is based on a surveyed location for the subdivision plat which created the road right of way, that being, Cottonwood River's Subdivision recorded Entry number 1247278 in Plat book 36 page 48 on September 17, 1993.
7. Rebar from the original staking of said subdivision were located as shown and used to position the plat.

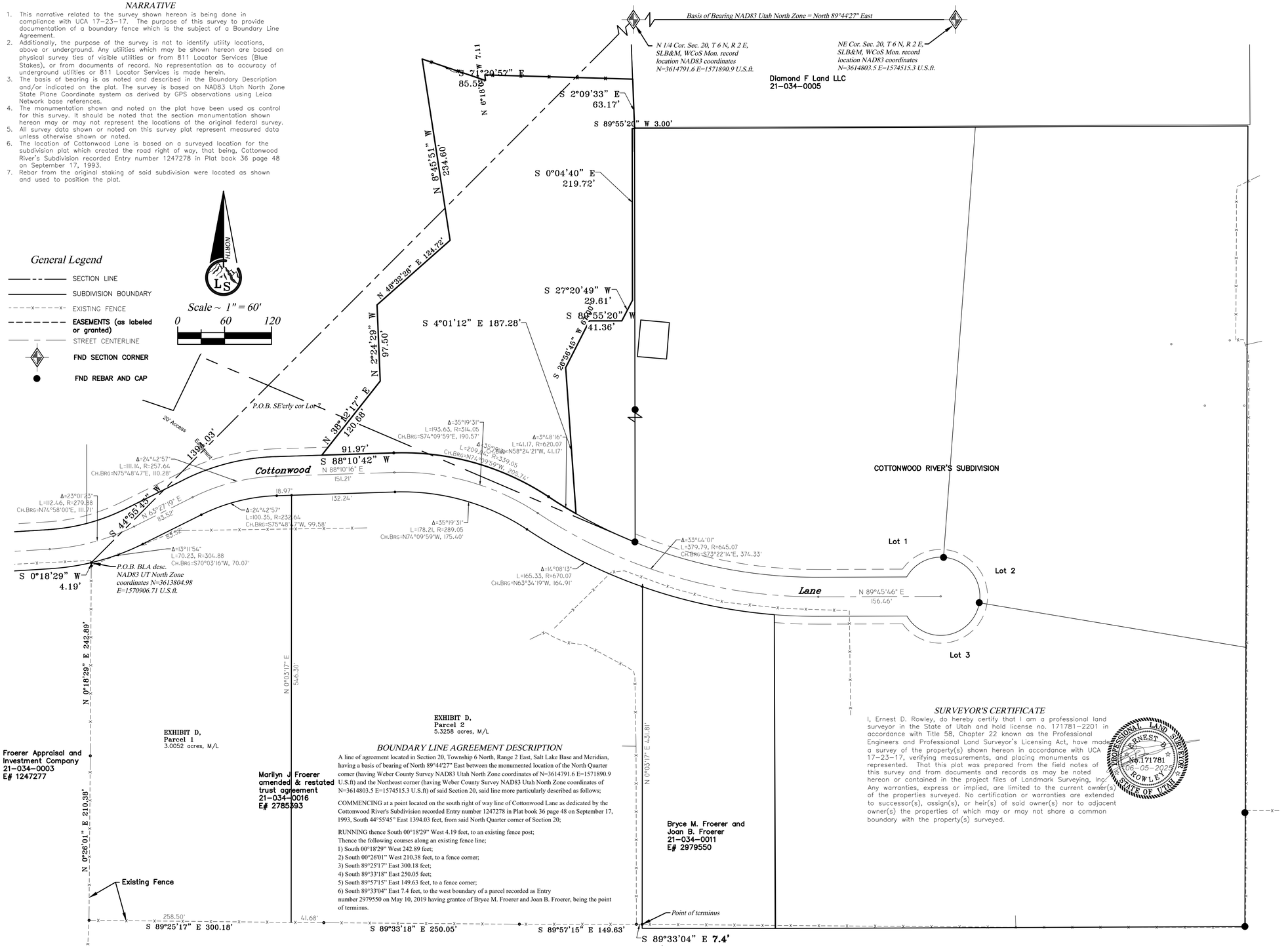
General Legend

- SECTION LINE
- SUBDIVISION BOUNDARY
- EXISTING FENCE
- **EASEMENTS (as labeled or granted)**
- STREET CENTERLINE
- **FND SECTION CORNER**
- **FND REBAR AND CAP**

NORTH

Scale ~ 1" = 60'

0 60 120



BOUNDARY LINE AGREEMENT DESCRIPTION

A line of agreement located in Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing of North 89°44'27" East between the monumented location of the North Quarter corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614791.6 E=1571890.9 U.S.ft) and the Northeast corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614803.5 E=1574515.3 U.S.ft) of said Section 20, said line more particularly described as follows;

COMMENCING at a point located on the south right of way line of Cottonwood Lane as dedicated by the Cottonwood River's Subdivision recorded Entry number 1247278 in Plat book 36 page 48 on September 17, 1993, South 44°55'45" East 1394.03 feet, from said North Quarter corner of Section 20;

RUNNING thence South 00°18'29" West 4.19 feet, to an existing fence post;
Thence the following courses along an existing fence line;
1) South 00°18'29" West 242.89 feet;
2) South 00°26'01" West 210.38 feet, to a fence corner;
3) South 89°25'17" East 300.18 feet;
4) South 89°33'18" East 250.05 feet;
5) South 89°57'15" East 149.63 feet, to a fence corner;
6) South 89°33'04" East 7.4 feet, to the west boundary of a parcel recorded as Entry number 2979550 on May 10, 2019 having grantee of Bryce M. Froerer and Joan B. Froerer, being the point of terminus.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.

PROFESSIONAL LAND SURVEYOR ERNEST D. ROWLEY No. 171781 06-05-2025 STATE OF UTAH

RECEIVED JUn 05 2025

FILE # 8072

MARILYN J. FROERER TRUST DESCRIPTION - NORTH

EXHIBIT A (for Marilyn J. Froerer Amended & Restated Trust)

A tract of land located in Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing of North 89°44'27" East between the monumented location of the North Quarter corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614791.6 E=1571890.9 U.S.ft) and the Northeast corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614803.5 E=1574515.3 U.S.ft) of said Section 20, said line more particularly described as follows;

BEGINNING at a southeasterly corner of Lot 7, Cottonwood Rivers Subdivision Phase 2, recorded Entry number 1296953 in Plat book 38 page 21 on June 14, 1994;

RUNNING thence the following Seven (7) courses along the easterly boundary of said Lot 7;
1) North 38°12'17" East (N 38°14'08" E by plat) 120.68 feet;
2) North 02°24'29" West (N 02°22'38" W by plat) 97.50 feet;
3) North 48°32'28" East (N 48°34'19" E by plat) 124.72 feet;
4) North 08°45'51" West (N 08°44'00" W by plat) 234.60 feet;
5) South 71°20'57" East (S 71°19'06" E by plat) 85.52 feet;
6) North 06°18'07" West (N 06°16'16" W by plat) 7.11 feet;
7) South 88°21'14" East (S 88°19'23" E by plat) 188.81 feet, to a corner of said Lot 7 which is also the west boundary of a tract of land described in Quitclaim Deed Entry number 2767059 on November 25, 2015;
Thence South 02°09'33" East (S 01°54' E by said Quitclaim Deed) 63.17 feet, to a Mountain West Surveying rebar and cap at the Northwest corner of Lot 1, Cottonwood Rivers Subdivision, recorded Entry number 1247278 in Plat book 36 page 48 on September 17, 1993;
Thence the following Six (6) courses along a boundary described in Correction Quit Claim Deed recorded Entry number 3364274 on April 8, 2025;
1) South 89°55'20" West 3.00 feet;
2) South 00°04'40" East 219.72 feet;
3) South 27°20'49" West 29.61 feet;
4) South 89°55'20" West 41.36 feet;
5) South 26°56'45" West 67.00 feet;
6) South 04°01'12" East 187.28 feet, to a point of the north right of way line of said Cottonwood Rivers Subdivision;
Thence along the arc of a non-tangent curve to the Right 41.17 feet, having a radius of 620.07 feet with a chord bearing and distance of North 58°24'21" West (N 62°15'32" W by plat) 41.17 feet, to a point of reverse curvature;
Thence along the arc of a curve to the Left 209.04 feet, having a radius of 339.05 feet with a chord bearing and distance of North 74°09'59" West (N 74°08'08" W by plat) 205.74 feet;
Thence South 88°10'42" West (S 88°12'07" W by plat) 91.97 feet, to the point of beginning.
Containing 3.0504 acres, more or less.

MARILYN J. FROERER TRUST DESCRIPTION - SOUTH

EXHIBIT D (for Marilyn J. Froerer Amended & Restated Trust)

Parcel 1:

A tract of land located in Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing of North 89°44'27" East between the monumented location of the North Quarter corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614791.6 E=1571890.9 U.S.ft) and the Northeast corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614803.5 E=1574515.3 U.S.ft) of said Section 20, said line more particularly described as follows;

COMMENCING at a point located on the south right of way line of Cottonwood Lane as dedicated by the Cottonwood River's Subdivision recorded Entry number 1247278 in Plat book 36 page 48 on September 17, 1993, 1394.03 feet South 44°55'45" East, from said North Quarter corner of Section 20;

RUNNING thence South 00°18'29" West 4.19 feet, to an existing fence post;
Thence the following Three (3) courses along an existing fence line;
1) South 00°18'29" West 242.89 feet;
2) South 00°26'01" West 210.38 feet, to a fence corner;
3) South 89°25'17" East 258.50 feet;
Thence North 00°03'17" East 546.30 feet, to the south right of way line of said Cottonwood Lane;
Thence the following Four (4) courses along said south right of way line,
1) South 88°10'16" West 18.97 feet;
2) along the arc of a curve to the Left 100.35 feet, having a radius of 232.64 feet with a chord bearing and distance of South 75°48'47" West 99.58 feet;
3) South 63°27'19" West 83.52 feet;
4) along the arc of a curve to the Right 70.23 feet, having a radius of 304.88 feet with a chord bearing and distance of South 70°03'16" West 70.07 feet, to the point of beginning.
Containing 3.0052 acres, more or less.

Parcel 2:

A tract of land located in Section 20, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing of North 89°44'27" East between the monumented location of the North Quarter corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614791.6 E=1571890.9 U.S.ft) and the Northeast corner (having Weber County Survey NAD83 Utah North Zone coordinates of N=3614803.5 E=1574515.3 U.S.ft) of said Section 20, said line more particularly described as follows;

COMMENCING at a point located 1394.03 feet South 44°55'45" East, (said point being on the south right of way line of Cottonwood Lane as dedicated by the Cottonwood River's Subdivision recorded Entry number 1247278 in Plat book 36 page 48 on September 17, 1993), AND 4.19 feet South 00°18'29" West, to an existing fence post, AND the following Three (3) courses along an existing fence line, 1) 242.89 feet South 00°18'29" West, AND 2) 210.38 feet South 00°26'01" West, to a fence corner, AND 3) 258.50 feet South 89°25'17" East, FROM said North Quarter corner of Section 20;

RUNNING thence the following Four (4) courses along an existing fence line,
1) South 89°25'17" East 41.68 feet;
2) South 89°33'18" East 250.05 feet;
3) South 89°57'15" East 149.63 feet, to a fence corner;
4) South 89°33'04" East 7.4 feet, to the west boundary of a parcel recorded as Entry number 2979550 on May 10, 2019 having grantee of Bryce M. Froerer and Joan B. Froerer;
Thence North 00°03'17" East 431.81 feet (440' by record), to the south right of way line of said Cottonwood Lane;
Thence the following Three (3) courses along said south right of way line,
1) along an arc of a curve to the Right 165.33 feet, having a radius of 670.07 feet with a chord bearing and distance of North 63°34'19" West 164.91 feet, to a point of reverse curvature;
2) along an arc of a curve to the Left 178.21 feet, having a radius of 289.05 feet with a chord bearing and distance of North 74°09'59" West 175.40 feet, to a point of tangency;
3) South 88°10'16" West 132.24 feet;
Thence South 00°03'17" West 546.30 feet, to the point of beginning.
Containing 5.3258 acres, more or less.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
Contact@LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Marilyn J. Froerer Amended & Restated Trust Agreement Address: 8220 E Cottonwood lane, Huntsville, UT 84317	1 of 1
NW 1/4 of Section 20, Township 6 North, Range 2 East, Salt Lake and Meridian.	Record of Survey
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: May 21, 2025
	PROJ: 3946

Project Name: 3946 Bob Froerer Huntsville Desc.dwg Save Date: June 5, 2025 10:11 AM Sheet: 3946 ROS-bla Print Date: 6/5/2025
This plat and associated documents are "PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL" and subject to change without a valid signature and date across the Licensed Professional's seal (meaning the surveyor and/or engineer responsible for the production of this document) in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing and any other required signatures/endorsements/seals which may be required by reviewing jurisdictions. Therefore, if this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, not to be Recorded or Filed, and shall be subject to change or modification. Any reproduced copy of this document is still in preliminary form, as such cover(s) these drawings may appear as a final, stamped, and dated product, however, without the express written approval of the Local Entity either by signing in the appropriate location or fixing a Local Entity Stamp hereon these drawings remain Preliminary-Not Final and/or remain a review document subject to change or modification.

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