

### NARRATIVE:

Boundary Consultants was retained by Pineview Water to re—establish the Right of Way Lines of a portion of SR—134, 2700—2600 North Street and set the front property corners of the depicted parcels for the design an construction of an irrigation pipeline.

This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12 @ elevation 4183.52 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.

Section monumentation in this area is lacking as the North Quarter Corner and the Northwest Corner of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian have been obliterated. The location of those corners has been determined from adjacent found monuments, the Weber County Surveyors Bearing Sheets, Records of Survey and adjoining Subdivision Plats.

The alignment of 2700 North Street has been determined from deeds circa, 1953—1954, drawings of UDOT Project S—314(1) and recent subdivision plats. Extant right of way fences, the edge of asphalt and the center line of the street were located and compared to the record drawings. The boundaries to the subject parcels were fixed as follows:

### Parcel 19-036-0003 LH Perry Investments, LLC;

This deed contains "Latent Ambiguities", the boundary was fixed using the following "Extrinsic Evidence."

The North and East boundaries to this parcel were fixed by deed calls along the Section Line to the center line of an extant dirt road then along said center line to the center of 2600 North Street. The center line of the dirt road was fixed by measuring the beaten track of the roadway and then holding that split as the center line. The south boundary has been held as the Right of Way Line of 2600 North Street as described and determined by deed, Book 435, at Page 146 of the County Records. The west boundary being a line parallel to the Quarter Section line and 46.2 feet distant to the west.

#### Parcel 19-036-0024 LH Perry Investments, LLC;

The North boundary runs coincident with the Section line and the east boundary runs coincident with the west boundary of said Parcel -0003. the south boundary runs coincident with the right of way line of 2600 North Street as that portion contained in the roadway was transferred to The State Road Commission by deed, Book 440, Page 546. The west boundary was fixed by offsetting the east line 257.80 feet as noted on the face of the deed to LH Perry Investments, LLC.

### Parcel 19-036-0029 Utah Power and Light;

The point of beginning for this parcel was held at the record distance of 304.00 feet from the North Quarter of said Section 34. We then ran coincident with the west line of Parcel 19-036-0024. The south boundary was held as the north Right of Way Line of 2600 North Street. The point of beginning of the west boundary being fixed by holding to the point of beginning of Parcel Number 19-021-0064 and extending the east line of said Parcel -0064 to the north right of way line of 2600 North Street. The terminus of the west line being fixed by running along an ancient wire fence which monumentalizes the "east boundary line of Grantor's land" N01°38'09"E 676.5 feet (NORTH 676.5 feet deed), then N88\*21'51"W 6.07 feet "along Grantor's north boundary (EAST 6.07 feet deed) to the terminus point then running the deed course of S00°31'E 221.21 feet (deed), rotated to S01°07'09"W 221.21 feet to the terminus of that course. A straight line was then held between the aforestated terminus point to the 221.21 foot course and the point of beginning extended of said -0064 Parcel. This increases the size of the subject parcel as shown hereon but we believe it to be the correct solution given the extrinsic evidence, fence line and power distribution pole line, running along the west boundary.

### Parcel 19-021-0064 TRI-CITY DEVELOPMENT, LLC;

This parcel was placed at its record point of beginning extended SOUTH to the north right of way line of 2600 North Street then run coincident with said right of way line to a point in the fence line running along and monumentalizing the easterly boundary of a concrete canal. The aforestated fence was honored as the easterly boundary of said canal. The east boundary of this parcel was calculated backwards from the point of beginning and was found to run along the extant fence, and its produced line, used to fix the west boundary of the aforestated Parcel 19-036-0029 with the overlapping portion of said Parcel -0029 being retained by Utah Power and Light as the "junior" parcel. The exact location of the north and portions of the westerly bounds of this parcel have not been analyzed and are depicted at the deed locations to help in the analysis of the other parcels shown hereon.

# **DEED DESCRIPTIONS:**

# Parcel 19-036-0003 LH Perry Investments, LLC;

Part of the Northeast and Northwest Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, US Survey: Beginning at the Northwest corner of the Northeast Quarter of Section 34, running thence EAST along the north line of said Section 34, 531.5 feet, more or less, to center of road, thence southeasterly along the center of said road 17 rods, more or less, thence WEST to a point 46.2 feet west of the west line of the Northeast Quarter Section, thence EAST 46.2 feet to beginning.

# Parcel 19-036-0024 LH Perry Investments, LLC;

Part of the Northwest Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 2.8 rods west of the Northeast Corner of said Quarter Section; running thence WEST 257.80 feet; Thence SOUTH 40.0 rods; Thence EAST 257.80 feet; Thence NORTH 40.0 rods too the place of beginning. Except 0.25 acre in County Road (440-546)

# Parcel 19-036-0029 UTAH POWER & LIGHT COMPANY:

A tract of land situate in the SE¼ of the SW¼ of Section 27, and in the NE¼ of the NW¼ of Section 34, Township 7 North, Range 2 West, Salt Lake Meridian, described as follows:

Beginning at a northeast corner of the Grantor's land at a point 304.0 feet WEST along the section line from the north one quarter corner of Section 34, T. 7 N., R. 2 W., S.L.M., and running thence SOUTH 657.0 feet along the east boundary line of said Grantor's land to the south boundary line of said land, thence WEST 311.71 feet along the south boundary line of said Grantor's land, thence N 00°22' W 1112.32 feet and N 00°31' W 221.21 feet to a north boundary line of said Grantor's land, thence EAST 6.07 feet along said north boundary line to the east boundary line of said Grantor's land, thence SOUTH 676.5 feet along said east boundary line to a north boundary line of said Grantor's land, thence EAST 314.75 feet along said north boundary line to the point of begriming.

# Parcel 19-021-0064 TRI CITY DEVELOPMENT, LLC;

A part of the North Half of Section 34, and the South Half of Section 27, Township 7 North, Range 2 West, SLB&M Beginning at a point which is N88°33'22"W 648.76 feet along the section line and SOUTH 627.26 feet from the North Quarter Corner of Section 34, said point also being the north Right of Way Line of 2600 North (SR-134) thence as follows:

N88°33'23"W 217.10 feet along said north R.O.W. line; Thence N32°27'22"W 897.44 feet; Thence northwesterly 747.34 feet along a 1001.00 radius curve to the left (tan: 392.50, delta 42°46'36", chord 730.11, chord bearing N53°34'55"W) to a non-tangent line; Thence N01°10'11"E 165.13 feet; Thence S88°14'43"E 657.21 feet; Thence S38°09'01"W 54.46 feet; Thence S56°59'53"E 172.47 feet; Thence northeasterly 36.31 feet (R=120', T=18.30', delta=17°20'20", chb=N21°15'38"E, ch=36.18') Thence S77°24'31"E 191.29 feet; Thence N01°40'44"E 33.97 feet; Thence S88°19'16"E 145.00 feet; Thence S87°04'47"E 60.01 feet; Thence S88°19'16"E 145.00 feet; Thence S01°40'44"W 1219.32 feet to the point of beginning.

E DAVID E. HAWKES

CALE 1"=100'ROJECT
UMBER 1507001

RECORD OF SURVEY OF A PORTION OF SR 1.

2600 NORTH STREET RIGHT OF WAY

LYING AND SITUATE IN THE NORTH HALF OF SECTIONS 34,

TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ry Consultant 35 700 West, Farr West, Utal 69 801-690-7158 FAX

Professional Land Surveyo 1295 North 1 801-792-15

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