

**CERTIFICATE**

I, JEREMIAH R. CUNNINGHAM, 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.



INTERSECTION OF 1850 NORTH STREET & FARR WEST DRIVE, FOUND ALUMINUM CAP MONUMENT WITH "X" IN RING & LID

585° 31' 30" W 489.66' (PLAT)

END OF CUL-DE-SAC FOR 1850 NORTH STREET, FOUND ALUMINUM CAP MONUMENT WITH "X" IN RING & LID

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS TO FACILITATE PROPOSED BOUNDARY LINES AND A QUIET-TITLE ACTION TO RESOLVE DISCREPANCIES IN THE DEEDS. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE SECTION CORNER MONUMENTS, AS SHOWN. RECORD BEARINGS AND DISTANCES FOR THE SECTION LINE WERE TAKEN FROM THE WEBER COUNTY SURVEYOR'S (W.C.S.) "COUNTY MONUMENT POSITIONS" PLAT FOR THIS TOWNSHIP AND FROM THE DEDICATION PLATS FOR GARLICK FIELDS SUBDIVISION ("GARLICK SUBDIVISION", ENTRY #2780892, WEBER COUNTY RECORDER (W.C.R.)), FOR WATSON ESTATES-PHASE 2 ("WATSON ESTATES", ENTRY #2905903, W.C.R.), AND FOR TAYLOR FARMS SUBDIVISION PHASE-1 ("TAYLOR FARMS", ENTRY #1503317, W.C.R.). OTHER RECORD BEARINGS AND DISTANCES WERE ROTATED TO THIS BASIS AND TO OTHER EVIDENCE.

THE DESCRIPTIONS FOR THE SOUTH PARCEL (TAX PARCEL 15-002-0013) HAVE CHANGED SEVERAL TIMES, INCLUDING CONVEYANCES THAT WERE NEVER RECORDED FROM 1978 AND 1988. RECORD DIMENSIONS FOR THE NORTH PARCEL SHOWN HEREON ARE FROM THE 1994 CONVEYANCE (RECORDED AS ENTRY #1276575, W.C.R.). THE GARLICK SUBDIVISION LIES TO THE SOUTHEAST OF THE SOUTH PARCEL. WE ACCEPTED THE GARLICK SUBDIVISION LOCATION FOR PART OF THE SOUTHERLY LINES OF THE SOUTH PARCEL BECAUSE IT FOLLOWS FENCE LINES WELL. THE REMAINING SOUTHERLY LINES WERE SET ALONG A WIRE FENCE LINE. MANY OF THE POSTS IN THIS FENCE LINE ARE OLD AND WEATHERED, APPEARING TO HAVE BEEN IN PLACE FOR A LONG TIME. THE FENCE LINE ALSO APPEARS TO BE THE LINE OF OCCUPATION BECAUSE THERE IS A GARDEN AND SHEDS UP TO THIS FENCE LINE ON THE SOUTHERLY SIDE OF THE FENCE. THE EASTERLY LINE WAS HELD ALONG A FENCE LINE ALSO AT A DISTANCE SIMILAR TO THE RECORD CALL.

THE NORTH PARCEL (TAX PARCEL #15-002-0016) HAS KEPT A FAIRLY CONSISTENT DESCRIPTION OVER TIME, BUT THERE IS A MATHEMATICAL MISCLASURE IN THE DESCRIPTION OF ABOUT 2.4 FEET (ENTRY #2778077, W.C.R.). USING THE SOLUTION FOR THE SOUTH PARCEL, THE EASTERLY LINE OF THE NORTH PARCEL WAS SET ALONG FENCING. THE NORTHERLY LINES OF THE NORTH PARCEL WERE ADJUSTED SOUTHERLY TO MATCH EXISTING FENCING BETTER, INCLUDING AN OLD WIRE FENCE LINE WITH WEATHERED CEDAR POSTS AND OLD CHAIN LINK FENCING. THE COMMON LINE BETWEEN THE PARCELS WAS ADJUSTED TO MATCH FENCING, AT THE CLIENT'S REQUEST.

THE DEEDS FOR BOTH THE NORTH AND THE SOUTH PARCELS CALL TO THE OLD ROAD LINE AND INCLUDE "THE EASTERLY 20 FEET OF THE VACATED STREET". THE DEEDS, HOWEVER, PLACE THE EAST LINE OF THE STREET IN VERY DIFFERENT LOCATIONS, EACH LOCATION WITH A DISTINCT BEARING. FARR WEST DRIVE WAS REDUCED FROM A 100-FOOT-WIDE STREET TO A 60-FOOT-WIDE STREET IN 1988 AS PART OF CITY ORDINANCE NO. 88-003 (ENTRY #1062180, W.C.R.). THE ORDINANCE INDICATES THAT THE PROPERTY LINES OF THE ADJOINING OWNERS ARE EXTENDED TO THE NEW SIDES OF THE NARROWED STREET. THE TAYLOR FARMS PLAT SHOWS A 60-FOOT-WIDE STREET, AND THE CENTER LINE INTERSECTION OF FARR WEST DRIVE WITH 1850 NORTH STREET WAS MONUMENTED AS PART OF THE WATSON ESTATES PLAT. WE ACCEPTED THIS SOLUTION FOR THE LOCATION OF THE FARR WEST DRIVE. THE LINES OF BOTH SURVEYED PARCELS WERE EXTENDED WESTERLY ALONG THEIR MEASURED BEARINGS TO THEIR INTERSECTIONS WITH THE STREET, AS MONUMENTED AND SHOWN ON THE SUBDIVISION PLATS.

NO CORNERS WERE SET AS A PART OF THIS SURVEY.

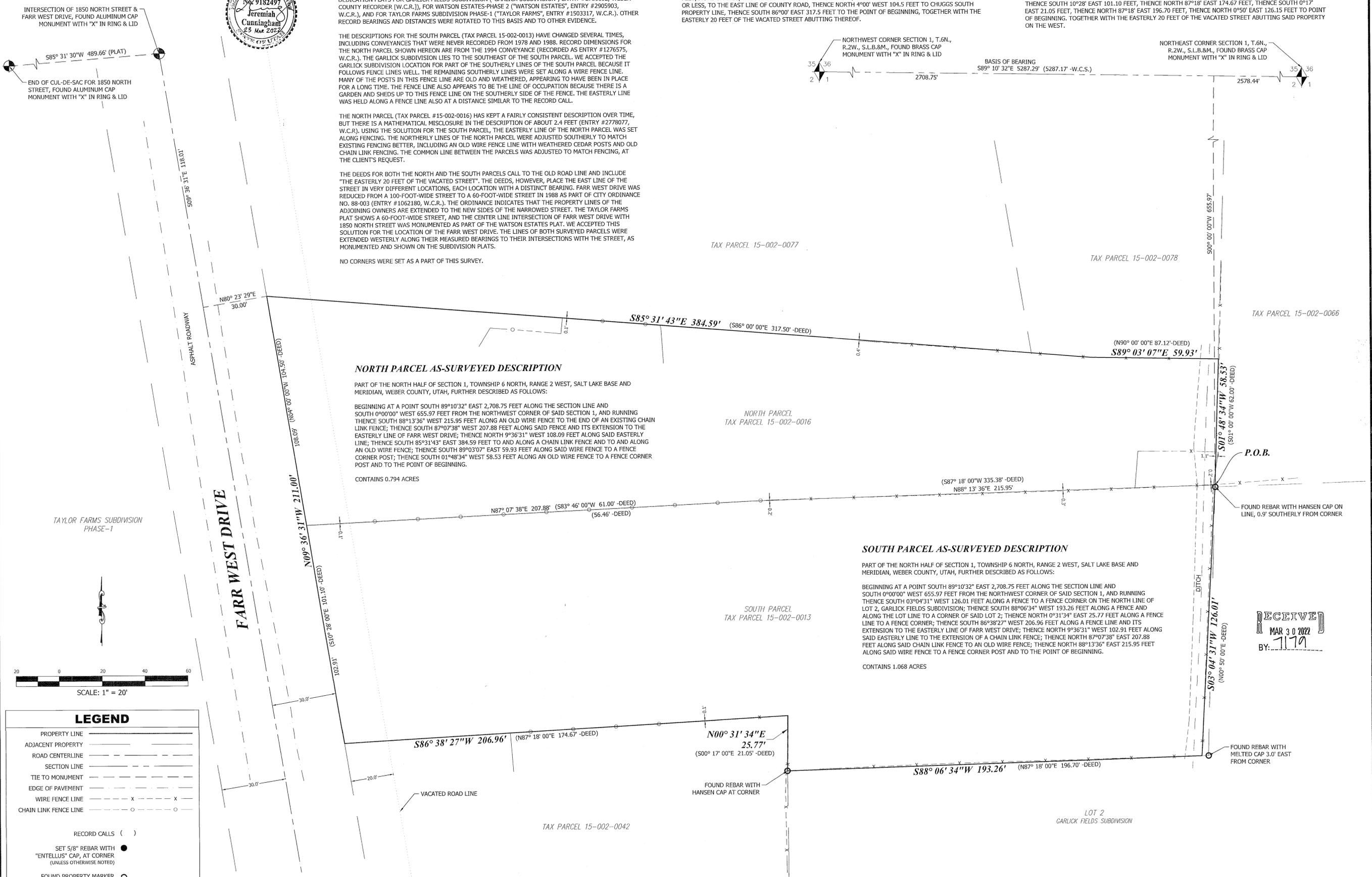
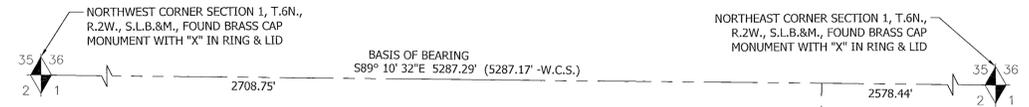
**DEED DESCRIPTIONS**

**NORTH PARCEL DESCRIPTION (TAX PARCEL #15-002-0016)**  
FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY #2778077, WEBER COUNTY RECORDER'S OFFICE.

PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SECTION LINE 600.6 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE EAST 87.12 FEET, THENCE SOUTH 1° WEST 62 FEET, MORE OR LESS, THENCE SOUTH 87°18' WEST 335.6 FEET, THENCE SOUTH 83°46' WEST 61 FEET, MORE OR LESS, TO THE EAST LINE OF COUNTY ROAD, THENCE NORTH 4°00' WEST 104.5 FEET TO CHUGGS SOUTH PROPERTY LINE, THENCE SOUTH 86°00' EAST 317.5 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE EASTERLY 20 FEET OF THE VACATED STREET ABUTTING THEREOF.

**SOUTH PARCEL DESCRIPTION (TAX PARCEL #15-002-0013)**  
FROM A WARRANTY DEED RECORDED AS ENTRY #1276575, WEBER COUNTY RECORDER'S OFFICE.

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 1049 FEET SOUTH AND 179.4 FEET EAST AND NORTH 8°17' EAST 400.9 FEET AND SOUTH 86°06' WEST 153.9 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION, THENCE SOUTH 87°18' WEST 335.6 FEET, THENCE SOUTH 83°46' WEST 56.46 FEET TO EAST LINE OF STREET, THENCE SOUTH 10°28' EAST 101.10 FEET, THENCE NORTH 87°18' EAST 174.67 FEET, THENCE SOUTH 0°17' EAST 21.05 FEET, THENCE NORTH 87°18' EAST 196.70 FEET, THENCE NORTH 0°50' EAST 126.15 FEET TO POINT OF BEGINNING, TOGETHER WITH THE EASTERLY 20 FEET OF THE VACATED STREET ABUTTING SAID PROPERTY ON THE WEST.



**NORTH PARCEL AS-SURVEYED DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°10'32" EAST 2,708.75 FEET ALONG THE SECTION LINE AND SOUTH 0°00'00" WEST 655.97 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 88°13'36" WEST 215.95 FEET ALONG AN OLD WIRE FENCE TO THE END OF AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 87°07'38" WEST 207.88 FEET ALONG SAID FENCE AND ITS EXTENSION TO THE EASTERLY LINE OF FARR WEST DRIVE; THENCE NORTH 9°36'31" WEST 108.09 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 85°31'43" EAST 384.59 FEET TO AND ALONG A CHAIN LINK FENCE AND TO AND ALONG AN OLD WIRE FENCE; THENCE SOUTH 89°03'07" EAST 59.93 FEET ALONG SAID WIRE FENCE TO A FENCE CORNER POST; THENCE SOUTH 01°48'34" WEST 58.53 FEET ALONG AN OLD WIRE FENCE TO A FENCE CORNER POST AND TO THE POINT OF BEGINNING.

CONTAINS 0.794 ACRES

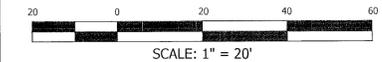
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BEGINNING AT A POINT SOUTH 89°10'32" EAST 2,708.75 FEET ALONG THE SECTION LINE AND SOUTH 0°00'00" WEST 655.97 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 03°04'31" WEST 126.01 FEET ALONG A FENCE TO A FENCE CORNER ON THE NORTH LINE OF LOT 2, GARLICK FIELDS SUBDIVISION; THENCE SOUTH 88°06'34" WEST 193.26 FEET ALONG A FENCE AND ALONG THE LOT LINE TO A CORNER OF SAID LOT 2; THENCE NORTH 0°31'34" EAST 25.77 FEET ALONG A FENCE LINE TO A FENCE CORNER; THENCE SOUTH 86°38'27" WEST 206.96 FEET ALONG A FENCE LINE AND ITS EXTENSION TO THE EASTERLY LINE OF FARR WEST DRIVE; THENCE NORTH 9°36'31" WEST 102.91 FEET ALONG SAID EASTERLY LINE TO THE EXTENSION OF A CHAIN LINK FENCE; THENCE NORTH 87°07'38" EAST 207.88 FEET ALONG SAID CHAIN LINK FENCE TO AN OLD WIRE FENCE; THENCE NORTH 88°13'36" EAST 215.95 FEET ALONG SAID WIRE FENCE TO A FENCE CORNER POST AND TO THE POINT OF BEGINNING.

CONTAINS 1.068 ACRES

RECEIVED  
MAR 30 2022  
BY: 1179



**LEGEND**

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EDGE OF PAVEMENT	—————
WIRE FENCE LINE	- - - - - x - - - - -
CHAIN LINK FENCE LINE	- - - - - o - - - - -

RECORD CALLS ( )

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

**ACTION LAW/CHUGG PROPERTY**

1514 & 1556 WEST FARR WEST DRIVE  
TAX PARCEL #15-002-0016 & #15-002-0013  
LOCATED IN THE NORTH 1/2 OF SECTION 1, T.6N., R.2W., S.L.B.&M.  
FARR WEST CITY, WEBER COUNTY, UTAH

DRAWN: JAF 03/31/2021  
APPROVED: JRC 05/18/2021  
PROJECT #: 1050033  
BOUNDARY 1050033.dwg

**V201**  
BOUNDARY SURVEY