

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, STATE OF UTAH

RECORD OF SURVEY FOR:
U.S. DEPARTMENT OF THE INTERIOR,
BUREAU OF RECLAMATION, AND
WEBER BASIN WATER CONSERVANCY DISTRICT

WEBER BASIN PROJECT
WEBER AQUEDUCT P218R DISCHARGE LINE
PUMP STATION PARCEL (TRACT 26)

SURVEYED BY:
NOLAN C. HATHCOCK,
PROFESSIONAL LAND SURVEYOR,
UTAH LICENSE NO. 166346
LANDS DIVISION, BUREAU OF RECLAMATION
UPPER COLORADO BASIN, INTERIOR REGION 7
902 EAST LAKEVIEW PARKWAY
PHOENIX, UTAH 84606
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EMAIL: nrhathco@bwr.gov

SURVEY COMMENCED: SEPTEMBER 2022
SURVEY FINALIZED: MARCH 16, 2023



DESCRIPTION

Warranty Deed, Executed August 1, 1961, Recorded October 3, 1961
Entry No. 365552, Book 690, Pages 650-655
Grantor: Weber Basin Water Conservancy District
Grantee: United States of America

A tract of land in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Twenty-three (23), Township Five (5) North, Range One (1) West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the centerline of what is known as the Weber Aqueduct P2.8R Discharge Line at Station 20+94.7, a point on the centerline of the County Road, from which point the Northwest corner of said Section 23 bears North 51°46' West Eight Hundred Eighty-nine and Two-tenths (889.2) feet, and running thence North 69°49' West along the center of said County road Sixty-three and Six-tenths (63.6) feet; thence North 39°27' East One Hundred Ninety-two and Three-tenths (192.3) feet; thence North 3°55' East One Hundred Fifty-four and Nine-tenths (154.9) feet; thence North 39°27' East Seventy-six (76.0) feet; thence South 80°16' East One Hundred Forty-seven and Three-tenths (147.3) feet; thence South 50°33' East Twenty-two (22.0) feet to Station 25+41.0 of said Discharge Line, from which point from which point the Northwest corner of said Section 23 bears North 78°10' West Nine Hundred Ninety-nine and Nine (999.9) feet; thence continuing South 50°33' East Fifteen (15.0) feet; thence South 39°27' West Sixty-one (61.0) feet; thence South 5°33' East Five (5.0) feet; thence South 39°27' West Three Hundred Seventy-eight and Three-tenths (378.3) feet to a point in the center of said County Road; thence North 69°49' West along the center of said road Twenty-one and Two-tenths (21.2) feet to the point of beginning, containing 1.2 acres, more or less.

SURVEYOR'S NARRATIVE

This survey was performed at the request of the U.S. Department of the Interior, Bureau of Reclamation and Weber Basin Water Conservancy District for the purpose of marking on the ground the boundaries of the parcel of land shown hereon in preparation for fencing said boundaries.

This parcel was created in 1960 resulting from a condemnation proceeding with Weber Basin Water Conservancy District as the plaintiff. See Final Judgment of Condemnation, signed May 23, 1960 and recorded as Entry No. 336690 in Book 648 at Pages 353-359 in the office of the Weber County Recorder. The property was subsequently conveyed to the United States Of America under management of the United States Department of the Interior, Bureau of Reclamation.

This parcel was the first parcel divided from a larger tract of land owned by Philip Combe, making it the senior parcel in the area. The parcel adjoining easterly was created in November 1963 and has since been combined with its parent parcel. The parcel adjoining westerly, Parcel No. 07-086-0014, was created in December 1964 and has retained its original description. Parcel No. 07-086-0014 has been surveyed by Reeve & Associates, Inc. See the record of survey plat filed September 16, 2021 with the Weber County Surveyor's office as file no. 6977. This survey agrees with record data along its' common boundary with the Reclamation parcel. The only minor conflicts between the Reclamation parcel description and the adjoining parcel descriptions are the result of obvious errors in the adjoining parcel's descriptions. A previous survey of the Reclamation parcel, apparently performed by Reclamation employees, placed property corner monuments in error as shown hereon. No record has been found of this survey, therefore no explanation exists of how the property corner determinations were made. After consultation with Kriss Dow and Lance Youngberg, adjacent property owners, I concluded to place boundary monuments according to the bearings and distances found in the original Warranty Deed description received by the United States in 1961, as shown hereon.

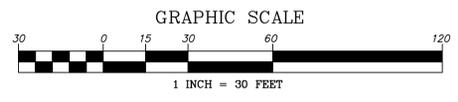
The Northwest Corner of Section 23 is currently marked with a brass monument dated 1960. Information obtained from the Weber County Surveyor indicates that the existing monument replaced a previous stone monument in the same location. This suggests that the monument in place today is the monument referred to in the description of the Reclamation parcel recorded in 1961 as the Northwest Corner of Section 23. For lack of any evidence to the contrary and in agreement with the Reeve & Associates survey of Parcel 07-086-0014 adjacent westerly, this survey has relied upon the Utah State Plane, North Zone for its bearing base.

LEGEND

- ◆ Found brass cap section corner monument as noted hereon
- Found 1" chrome washer on bathey bar survey monument incorrectly placed by Reclamation employee in about 2009.
- Found survey monument placed by Reeve and Associates (as noted)
- Set 2.5" aluminum cap on #5 rebar
- ◆ Set 1" aluminum cap on #5 rebar on property line (unless otherwise noted)
- Existing barbed wire fence line
- Existing chain link fence line.
- (21.2') Bearings or distances in parenthesis indicate record bearings or distances.

SURVEYOR'S CERTIFICATION

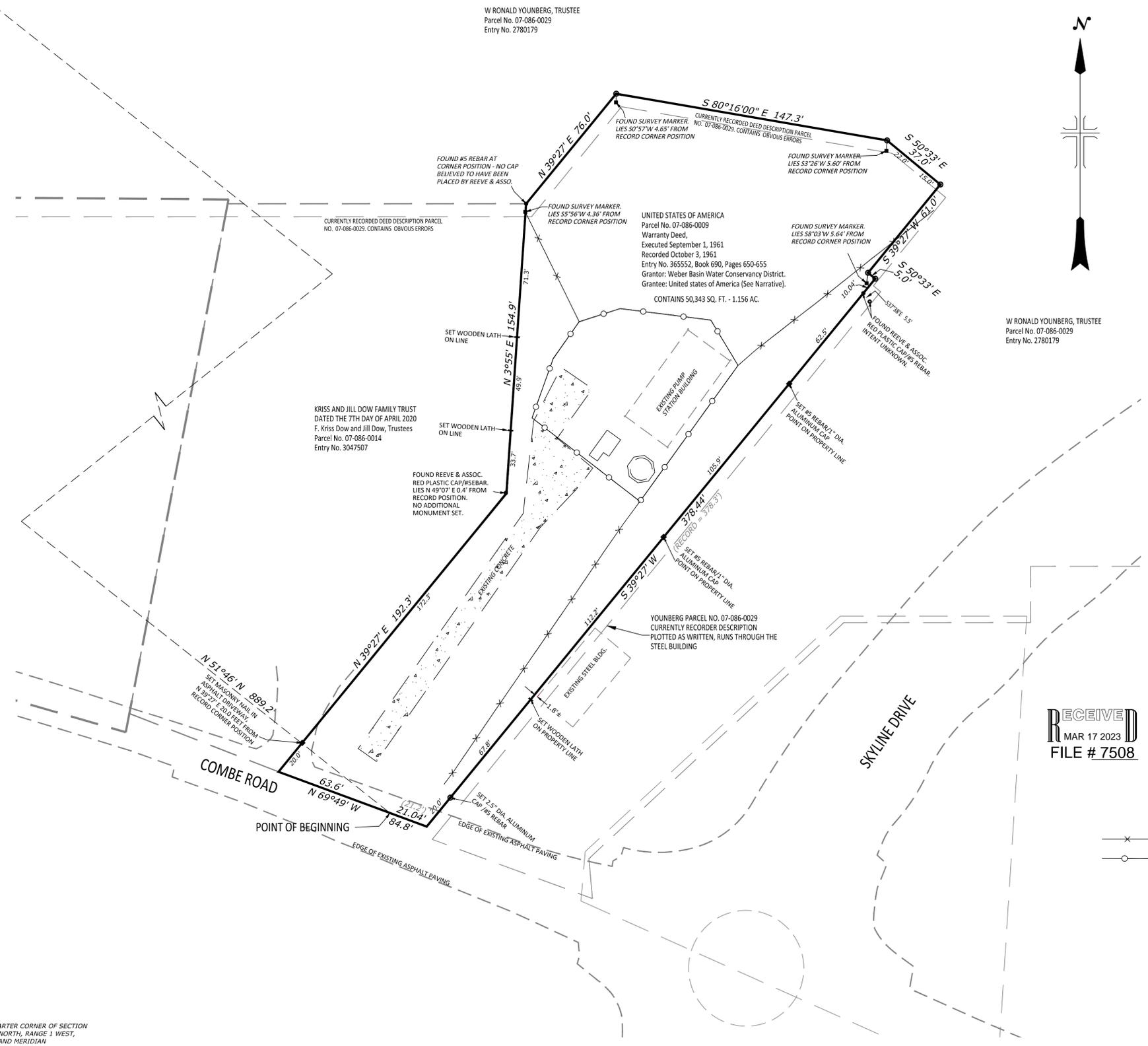
I, Nolan C. Hathcock, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding license No. 166346, do hereby certify that this plat represents the results of a survey performed by me and that the information shown hereon is true and correct to the best of my knowledge and belief.



FOUND NORTHWEST CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 3" BRASS CAP IN 8" CONCRETE CYLINDER DATED 1960.

S 0°40'38" W 2644.94 (MEASURED) SECTION LINE AND BASIS OF BEARING (S 0°40'20" W 2645.27 RECORD)

FOUND WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN 3" BRASS CAP DATED 2004.



RECEIVED
MAR 17 2023
FILE # 7508

W RONALD YOUNBERG, TRUSTEE
Parcel No. 07-086-0029
Entry No. 2780179

UNITED STATES OF AMERICA
Parcel No. 07-086-0009
Warranty Deed,
Executed September 1, 1961
Recorded October 3, 1961
Entry No. 365552, Book 690, Pages 650-655
Grantor: Weber Basin Water Conservancy District.
Grantee: United States of America (See Narrative).
CONTAINS 50,343 SQ. FT. - 1.156 AC.

W RONALD YOUNBERG, TRUSTEE
Parcel No. 07-086-0029
Entry No. 2780179

KRISS AND JILL DOW FAMILY TRUST
DATED THE 7TH DAY OF APRIL 2020
F. Kriss Dow and Jill Dow, Trustees
Parcel No. 07-086-0014
Entry No. 3047507