



Legend

- Set Nail & Washer
- Set Rebar & GBE Cap w/ Lathe and Flagging
- Set 1/2 Rebar w/ Flagging along Property Line
- Section Corner

(W.C.S.) Weber County Surveyor Data
(Meas.) Measured Bearing or Distance
(Calc.) Calculated Bearing or Distance

- Fence
- Section Line
- Overall Boundary line
- Parcel Line
- County Line

ORIGINAL RECORD DESCRIPTION

All of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey

DESCRIPTIONS FROM 2017 SURVEY

PARCEL 1 (PETERSON)
Beginning at the Northwest corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, as currently monumented with a 1/2 inch rebar no cap (which is South 89°08'42" West 5,408.02 feet from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap); and running thence North 89°08'42" East 677.63 feet; thence South 01°00'41" East 5,250.50 feet; thence South 89°49'23" West 656.86 feet along the South Line of the Section to the Southwest corner of said Section 23; thence North 01°14'20" West 5,242.83 feet along the West line of said Section to the POINT OF BEGINNING.
Containing 80.3615 acres, more or less.

Parcel 2 (Skip Warner)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 4,731.39 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 676.62 feet along the North line of said Section; thence South 00°47'04" East 5,258.25 feet to the South line of said Section; thence South 89°49'23" West 655.86 feet along said South line; thence North 01°00'41" East 5,250.50 feet to the POINT OF BEGINNING.
Containing 80.3615 acres, more or less.

Parcel 3 (Vern Warner)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 4,054.77 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 675.63 feet along the North line of said Section; thence South 00°33'29" East 5,266.07 feet to the South line of said Section; thence South 89°49'23" West 654.86 feet along said South line; thence North 00°47'07" West 5,258.25 feet to the POINT OF BEGINNING.
Containing 80.3615 acres, more or less.

Parcel 4 (Lawrence)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 3,379.14 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 674.64 feet along the North line of said Section to the North Quarter Corner of said Section; thence South 00°19'57" East 5,273.95 feet along the North-South Quarter Section line South Quarter Corner of said Section; thence South 89°49'23" West 653.87 feet along said South line; thence North 00°33'29" West 5,266.07 feet to the POINT OF BEGINNING.
Containing 80.3615 acres, more or less.

Parcel 5 (Pattison)
Beginning at the North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 2,704.51 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 542.17 feet along the North line of said Section; thence South 00°09'07" East 5,280.35 feet to the South line of said Section; thence South 89°49'23" West 525.56 feet along said South line to the South Quarter corner of said Section; thence North 00°19'57" West 5,273.95 feet along the North-South Quarter Section line to the POINT OF BEGINNING.
Containing 64.674 acres, more or less.

Parcel 6 (Rasmussen)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 2,164.34 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 541.53 feet along the North line of said Section; thence South 00°01'38" West 5,286.79 feet to the South line of said Section; thence South 89°49'23" West 524.92 feet along said South line; thence North 00°09'08" East 5,280.35 feet to the POINT OF BEGINNING.
Containing 64.674 acres, more or less.

Parcel 7 (Smith)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 1,620.81 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 540.90 feet along the North line of said Section; thence South 00°12'53" West 5,293.28 feet to the South line of said Section; thence South 89°49'23" West 524.28 feet along said South line; thence North 00°01'38" East 5,286.79 feet to the POINT OF BEGINNING.
Containing 64.674 acres, more or less.

Parcel 8 (Leach)
Beginning at a point on the North line of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being 1,079.91 feet South 89°08'42" West from the Northeast corner of said Section as Monumented with a Box Elder County Brass Cap; and running thence North 89°08'42" East 540.27 feet along the North line of said Section; thence South 00°15'07" West 5,298.81 feet to the South line of said Section; thence South 89°49'23" West 523.65 feet along said South line; thence North 00°12'23" East 5,293.28 feet to the POINT OF BEGINNING.
Containing 64.674 acres, more or less.

Parcel 9 (Chandler)
Beginning at the Northeast corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, as Monumented with a Box Elder County Brass Cap; and running thence South 00°33'50" West 5,306.38 feet along the Section line to the Southeast corner of said Section; thence South 89°49'23" West 523.00 feet along the South line of said Section; thence North 00°23'07" East 5,299.91 feet to the North line of said Section; thence North 89°08'42" East 539.65 feet along the North line of said Section to the POINT OF BEGINNING.
Containing 64.674 acres, more or less.

NARRATIVE

This Survey was requested by the 9 Property owners for the purpose of re-establishing the boundaries of the hereon described Parcels of Ground to remonument the parcel lines and prepare new descriptions. previously a Survey done by Great Basin Engineering in October 2017 completed this, See Weber County Surveyor's Office Filing #6164 for prior retracement notes and determinations.

Since the completion of the original survey Weber and Box Elder Counties determined this Township to be fraudulently surveyed along the Interior Lines by Benson and as Prepared a De-pendant Re-survey of Township 8 North, Range 1 West, SLB&M, in October 2020, and and part of that re-survey dismissed the 2017 survey findings and calculated and set new corner positions for Section 23. (Weber County Surveyor's Office Filing # 6941.

The New Positions rotated and shifted the Section West and South of the 2017 Survey, while also narrowing the East-West dimensions along the Northern Line and widening it along the Southern Line of the Section and shortening it in a North-South Direction along the Eastern Boundary line and lengthening it along the Western Boundary line.

The New Section Corners around the Section were Set in the Fall of 2021. In June of 2022, we recovered and located all 8 Weber County Aluminum Caps. they were Found to be in Good Condition as described on the tie sheets on record.

After finding the new corner positions the West Half of the Section was then divided into 4 Parcels and the East Half was divided into 5 parcels, with a 3/8" Rebar and GBE Cap set at the exterior corners of these parcels and at the Center of Section.

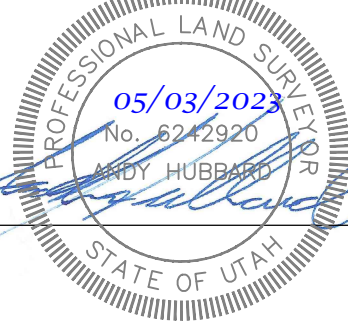
Additional Points were set along the Perimeter of each parcel in the locations shown on this map, these points were set with a 1/2" rebar and No Cap per the property owners request.

The Basis of Bearing for this Survey is a line between the Southwest corner and North Quarter Corner of the Section with a bearing of South 89°20'07" East (South 89°20'04" East W.C.S.)

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

RECEIVED
MAY 04 2023
FILE # 7540



Record of Survey

Section 23-Weber-Box Elder

All of Section 23, T8N, R1W, SLB&M, U.S. Survey
Weber County, and Box Elder County, Utah

January 2023

SHEET NO.

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of 2

17N828 2022

See Sheet 2 of 2 for New Parcel Descriptions

Parcel 1 (Peterson)
Beginning at the Northwest corner of Section 23 Township 8 North, Range 1 West Salt Lake Base
and Meridian; and running thence South 89°20'07" East 665.37 feet along the Section line; thence
South 00°46'51" West 5,306.18 feet to the Section line; thence North 89°50'51" West 666.00 feet
along the Section line to the Southwest corner of said Section 23; thence North 00°47'22" East
2,656.23 feet along the Section line to the West Quarter corner of said Section 23; thence North
00°47'06" East 2,655.90 feet to a point to the POINT OF BEGINNING.
Containing 81.126 acres, more or less.

Parcel 2 (Skip Warner)
Commencing at the Northwest corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian; thence 665.37 feet South 89°20'07" East along the Section line to the POINT OF BEGINNING; and running thence South 89°20'07" East 666.36 feet along the Section line; thence South 00°46'51" West 5,300.22 feet to the Section line; thence North 89°50'51" West 666.40 feet along the Section line; thence North 00°46'51" East 5,306.18 feet to the POINT OF BEGINNING. Containing or 81.126 acres, more or less.

Parcel 3 (Vern Warner)
Commencing at the Northwest corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian; thence 1,331.74 feet South 89°20'07" East along the Section line to the POINT OF BEGINNING; and running thence South 89°20'07" East 667.11 feet along the Section line; thence South 00°46'51" West 5,294.26 feet to the Section line; thence North 89°50'51" West 667.15 feet along the Section line; thence North 00°46'51" East 5,300.22 feet to the POINT OF BEGINNING.
Containing 81.125 acres, more or less.

Parcel 4 (Lawrence)
Beginning at a North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being the POINT OF BEGINNING; and running thence South 00°46'51" West 5,288.29 feet along the Quarter Section line to the South Quarter corner of said Section 23; thence North 89°50'51" West 667.90 feet along the Section line; thence North 00°46'51" East 5,294.26 feet to the Section line; thence South 89°20'07" East 667.87 feet along the Section line to the POINT OF BEGINNING.

Containing 81.125 acres, more or less.

Parcel 5 (Pattison)
Beginning at a North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian said point being the POINT OF BEGINNING; and running thence South 89°20'09" East 532.45 feet along the Section line; thence South 00°46'51" West 5,283.50 feet to the Section line; thence North 89°51'03" West 532.48 feet along the Section line to the South Quarter corner of said Section 23; thence North 00°46'51" East 5,288.29 feet along the Quarter Section line to the POINT OF BEGINNING.

Containing 64.611 acres, more or less.

Parcel 6 (Rasmussen)
Commencing at the North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian; thence 532.45 feet South 89°20'09" East along the Section line to the POINT OF BEGINNING; and running thence South 89°20'09" East 532.93 feet along the Section line; thence South 00°46'51" West 5,278.71 feet to the Section line; thence North 89°51'03" West 532.96 feet along the Section line; thence North 00°46'51" East 5,283.50 feet to the POINT OF BEGINNING. Containing 64.611 acres, more or less.

Parcel 7 (Smith)
Commencing at a North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian; thence 1,065.38 feet South 89°20'09" East along the Section line to the POINT OF BEGINNING; and running thence South 89°20'09" East 533.42 feet along the Section line; thence South 00°46'51" West 5,273.92 feet to the Section line; thence North 89°51'03" West 533.45 feet along the Section line; thence North 00°46'51" East 5,278.71 feet to the POINT OF BEGINNING. Containing 64.611 acres, more or less.

Parcel 8 (Leach)
Commencing at a North Quarter corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian; thence 1,598.80 feet South 89°20'09" East along the Section line to the POINT OF BEGINNING; and running thence South 89°20'09" East 533.90 feet along the Section line; thence South 00°46'51" West 5,269.12 feet to the Section line; thence North 89°51'03" West 533.93 feet along the Section line; thence North 00°46'51" East 5,273.92 feet to the POINT OF BEGINNING.
Containing 64.611 acres, more or less.

Parcel 9 (Chandler)
Beginning at the Northeast corner of Section 23, Township 8 North, Range 1 West, Salt Lake Base and Meridian, said point being the POINT OF BEGINNING; and running thence South 00°46'42" West 2,632.22 feet along the Section line to the East Quarter corner of said Section 23; thence South 00°46'32" West 2,632.09 feet along the Section line to the Southeast corner; said Section 23; thence North 89°51'41" West 534.24 feet along the Section line to the North 00°46'51" East 5,269.12 feet to the Section line; thence South 89°20'09" East 534.24 feet along the Section line to the POINT OF BEGINNING.

Containing 64.611 acres, more or less.

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MAY 04 2023
FILE # 7540



Record of Survey

Section 23-Weber-Box Elder

*All of Section 23, T8N, R1W, SLB&M. U.S. Survey
Weber County, and Box Elder County, Utah*

January 2023

SHEET NO.

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