

Rules Living Trust (3-R)
Parcel No. 220-71-0003

Wildflower INC. LLC
Parcel No. 220-22-0137

Conilyn Poulson Judge
Family Living Trust (2-R)
Parcel No. 220-71-0002

Michael L. & Melanie B.
Jensen Revocable Trust i-R
Parcel No. 220-71-0001

Michael L. & Melanie B.
Jensen Revocable Trust
Parcel No. 222-93-0001

Dennis Miller
Parcel No. 220-22-0057

Parcel 1
3.024 Acres

Parcel 2
1.901 Acres

Tysen Butters
Parcel No. 220-40-0015

Tysen Butters
Parcel No. 220-40-0015

Osprey Ranch LLC
Parcel No. 220-40-0042

RECORD BOUNDARY DESCRIPTIONS

Parcel: 22-017-0005
PART OF LOT 4-R, BLAKE HOLLEY SUBDIVISION, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4-R AND RUNNING THENCE SOUTH 89°27' WEST 319.46 FEET; THENCE NORTH 14°59'22" EAST 295.52 FEET; THENCE SOUTH 73°16'33" EAST 281.10 FEET; THENCE SOUTH 7°24'25" WEST 203.22 FEET TO THE POINT OF BEGINNING.

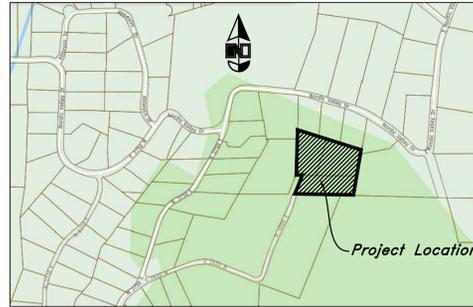
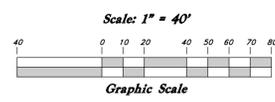
Parcel: 22-017-0004
PART OF LOT 4-R, BLAKE HOLLEY SUBDIVISION, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4-R AND RUNNING THENCE SOUTH 89°27' WEST 469.36 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE SOUTH 19°35'32" WEST 169.47 FEET TO THE SECTION LINE; THENCE NORTH 89°27' EAST 505.48 FEET ALONG SAID SECTION LINE; THENCE NORTH 7°24'25" EAST 160.65 FEET TO THE POINT OF BEGINNING.

Parcel: 22-022-0104
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLAKE HOLLEY SUBDIVISION; RUNNING THENCE SOUTH 89°27' WEST 469.36 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE SOUTH 19°35'32" WEST 169.47 FEET TO THE SECTION LINE; THENCE NORTH 89°27' EAST 505.48 FEET ALONG SAID SECTION LINE; THENCE NORTH 7°24'25" EAST 160.65 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, 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.

06/16/2023
No. 12542803
TYLER R. HARPER
Professional Land Surveyor
STATE OF UTAH
Tyler R. Harper



Vicinity Map
(Not to Scale)

Legend

- Existing Asphalt
- Existing Concrete
- Existing Building
- Found Public Land Monument
- Light Pole
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Boundary Line
- Existing Fence Line
- Existing Concrete
- Existing Ditch
- Record Measurement
- Weber County Surveyor NAD 83 Bearing Sheet
- Not of Record
- Personal Rep Deed
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



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JUN 20 2023
FILE # 7572

NARRATIVE

A. Layne Christensen requested this Survey to retrace the property boundary and create two buildable parcels out of the three currently owned parcels. After working with the Weber County on this matter, it was determined that a subdivision plat was unnecessary since Layne already has two buildable parcels that are legally grandfathered. With this determination, it was decided to only provide legal descriptions to reconfigure the three parcels into two new parcels according to Survey.

B. A line bearing North 89°15'42" West measured between the Southwest Corner and South Quarter Corner of Section 28 T7N, R1E, SLB&M. Bearing was chosen according to R17 NAD 83 Bearings.

C. Line segments on the Survey shown hereon contain quotations with a letter "A." Said lettering corresponds to the lettering of this narrative. Data contained within parentheses denote data found of record. Notations in this narrative and on the Survey plat map shown with an "R" followed by a number, such as "R27", are cross-reference data to the Data Reference Table.

D. Retracement of this line relied heavily on the call and location of the Northwest Corner of Big Sky Subdivision No. 1. In the field investigation of said point, a rebar with no cap and tee post with 20' of PVC pipe was found about 10 feet West of the calculated position. When following R15 from said found location, the record bearings, and distances, found that the math came up short of the called-for section line in R6. During Surveyor's site investigation Layne had informed the Surveyor that an old barbed wire fence used to run down the Section line and that he had believed the fence line to be the property line. At the time of Survey, no physical evidence of the fence was visible until Surveyor investigated the area with the metal detector. With the help of the metal detector, the fence remnants were located up to three-tenths of a foot underground. When comparing the old fence line with the retracement of R15, they were in harmony—with the parcel evidence from the client and the found position of Big Sky working with the record. Surveyor held the retracement of R15 as the property line despite it being over the measured section line of today's standards.

E. Holding the record angles with a measured distance due to the finding explained in subsection "D." Said position is also supported by the finding of property corner monuments in the area. In finding some of the points common to R4, a deed gap between the subject parcel and our parcel appears to exist. Based on the evidence available to the Surveyor at the time of the Survey, an opinion regarding the gap was formed, recognizing it as an error of the record and that the subject property has no claim into the measured gap of record.

F. Holding record being found to agree with R2 and the found monuments along said line.

G. Holding record being found to agree with R8, R16, and the found existing monuments along said line.

H. Holding the Section line as no evidence was found to deviate from the record and in agreeing with R13. Interestingly Surveyor found a pulled-up tee post with 20 feet of PVC pipe approximately 20 feet from the current property line. The point was disturbed, and the position is far from the record location, giving it little weight in the boundary analysis.

I. Property corners were found and monumented, as shown here on.

PROPOSED BOUNDARY DESCRIPTIONS

Parcel 1:
A parcel of ground being in the Southwest Quarter of Section 28, and the Northwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey being part of Lot 4 of Blake Holley Subdivision found at Book 20 Page 64 and part of ground conveyed Quit-Claim Deed found at Entry No. 2337568 of the Weber County Recorder's office.

Beginning at a point on the South line of said Quit-Claim Deed being found at an old buried barb wire fence, said point being measured 459.61 feet South 89°41'24" East and 659.85 feet North 03°07'36" East and 334.37 feet South 69°22'54" East and 851.84 North 19°54'08" East from a found rebar at the Northwest Corner of Big Sky Subdivision No. 1, said point also being 1527.48 feet North 89°15'42" West along the Section line and 4.65 feet South 19°54'08" West from the South Quarter Corner of said Section 28, and running thence North 89°17'24" West 389.14 feet along the North line of Warranty deed found and Entry No. 3197871 according to a record of survey prepared by Great Basin Engineering and Certified by Tyler R. Harper to a projection of the West line described in said Quit-Claim Deed; thence North 20°52'49" East 173.18 feet to the Southwest Corner of lot 4; thence North 00°44'17" East along the West line of said lot 4 172.54 feet; thence South 84°07'13" East 232.06 feet to a Great Basin Rebar and Cap; thence South 05°52'47" West 75.21 feet to a Great Basin Rebar and Cap; thence South 84°01'23" East 253.60 feet to the East bounds of said Lot 4; thence South 08°42'41" West 213.76 feet along said Lot 4 and the East bounds of said Quit-Claim Deed to the South Section line of said Section 28; thence North 89°15'42" West 116.24 feet along the Section line; thence South 19°54'08" West 4.65 feet to the Point of Beginning.

Containing 3.024 acres, more or less.

Parcel 2:
A parcel of ground being in the Southwest Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey being part of Lot 4 of Blake Holley Subdivision found at book 20 Page 64.

Beginning at a point on the East boundary of said Lot 4, said point being 1411.24 feet North 89°15'42" West along the Section line and North 8°42'41" East 213.76 feet from the South Quarter Corner of said Section 28, and running thence North 84°01'23" West 253.60 feet to a Great Basin Rebar and Cap; thence North 05°52'47" East 75.21 feet to a Great Basin Rebar and Cap; thence North 84°07'13" West 232.06 feet to the West bounds of said lot 4; thence along the West, North, and East bounds of said lot 4 the following three (3) courses: (1) North 00°44'17" East 183.44 feet, (2) South 71°59'16" East 521.10 feet, and (3) South 08°42'41" West 149.00 feet to the Point of Beginning.

Containing 6,800 square feet, more or less.

DATA REFERENCE TABLE

Reference No.	Document Type	Name/Grantee	Entry No./ Book Page/ File No.
R1	Subdivision	BIG SKY ESTATES NO 1	B15, P014
R2	Subdivision	BLAKE HOLLEY SUBDIVISION	B20, P064
R3	Easement	Blake J Holley	B1135, P2-3
R4	PRD	Dennis Miller	2962269
R5	Warranty Deed	LAYNE G CHRISTENSEN	1041765
R6	Quit-Claim Deed	LAYNE G CHRISTENSEN	2337568
R7	Quit-Claim Deed	LESLIE WELSH	832138
R8	Record of Survey	Michael Jensen	4203
R9	Subdivision	NORDIC VALLEY ESTATES NO 2	B16, P040
R10	Subdivision	NORDIC VALLEY MINOR SUBDIVISION	B84, P024
R11	Subdivision	NORDIC VIEW SUBDIVISION	B31, P074
R12	Warranty Deed	OSPREY RANCH LLC	3151962
R13	Record of Survey	Skyline Mountain Property	4608
R14	Warranty Deed	THOMAS E SLADE	1110686
R15	Warranty Deed	TYSEN BUTTERS	3197871
R16	Record of Survey	Zombokrtski	94
R17	Bearing Sheet	7N1E	Weber County
R18	Tie Sheet	7N1E32NE	Weber County
R19	Tie Sheet	7N1E33N	Weber County

NO.	DESCRIPTION	DATE	REV.

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4415 SALLC (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey

Layne Christensen
 Address: 2638 North 4000 East
 Eden City, Weber County, Utah
 A part of SW 1/4 of Section 28, T7N, R1E, SLB&M, U.S. Survey