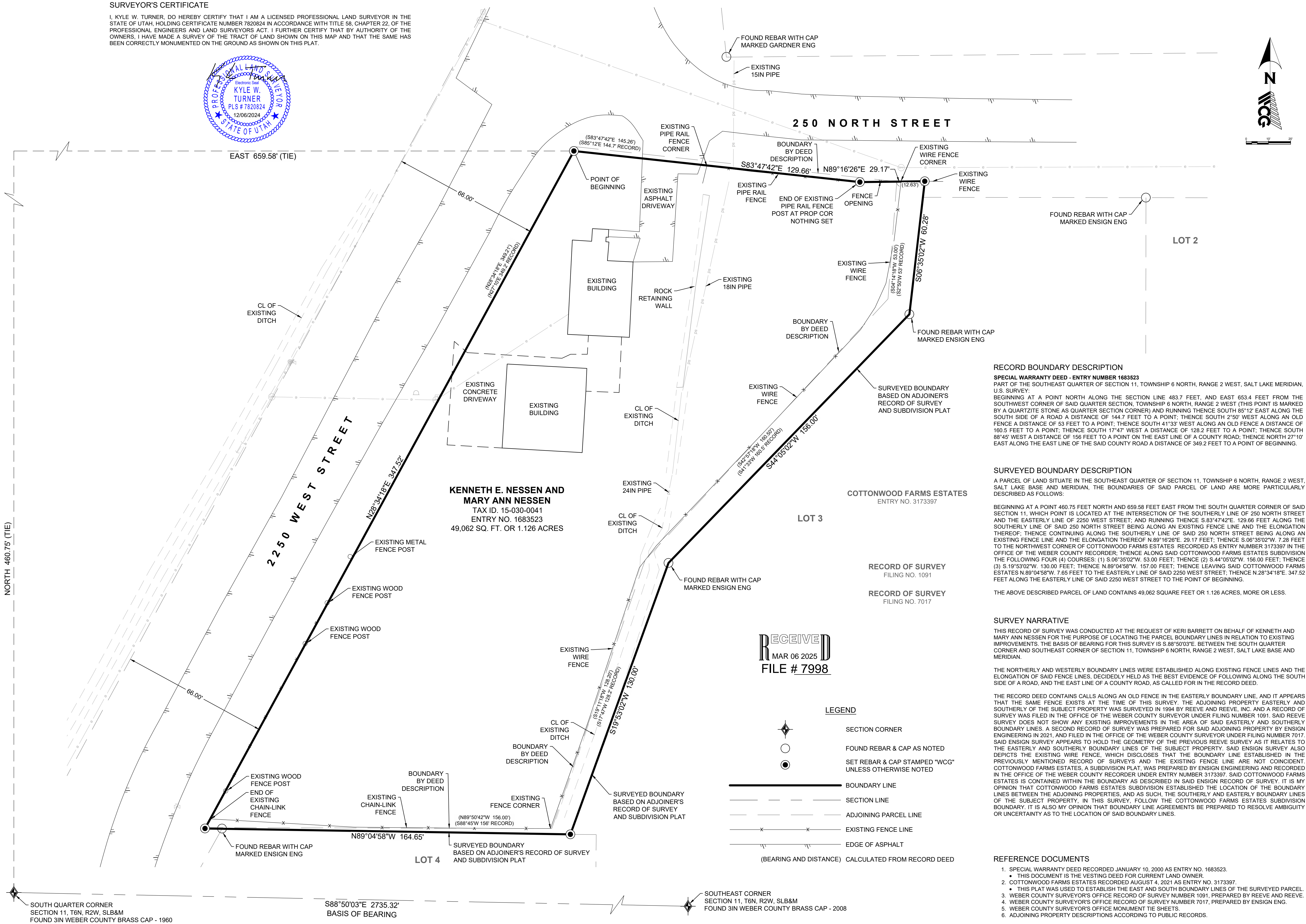
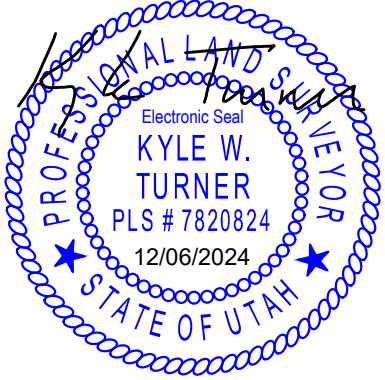


SURVEYOR'S CERTIFICATE

I, KYLE W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 7820824 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



RECORD BOUNDARY DESCRIPTION

SPECIAL WARRANTY DEED - ENTRY NUMBER 1683523
PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY:
BEGINNING AT A POINT NORTH ALONG THE SECTION LINE 483.7 FEET, AND EAST 653.4 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, TOWNSHIP 6 NORTH, RANGE 2 WEST (THIS POINT IS MARKED BY A QUARTZITE STONE AS QUARTER SECTION CORNER) AND RUNNING THENCE SOUTH 85°12' EAST ALONG THE SOUTH SIDE OF A ROAD A DISTANCE OF 144.7 FEET TO A POINT; THENCE SOUTH 2°50' WEST ALONG AN OLD FENCE A DISTANCE OF 33 FEET TO A POINT; THENCE SOUTH 41°33' WEST ALONG AN OLD FENCE A DISTANCE OF 160.5 FEET TO A POINT; THENCE SOUTH 17°47' WEST A DISTANCE OF 128.2 FEET TO A POINT; THENCE SOUTH 88°45' WEST A DISTANCE OF 156 FEET TO A POINT ON THE EAST LINE OF A COUNTY ROAD; THENCE NORTH 27°10' EAST ALONG THE EAST LINE OF THE SAID COUNTY ROAD A DISTANCE OF 349.2 FEET TO A POINT OF BEGINNING.

SURVEYED BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 460.75 FEET NORTH AND 659.58 FEET EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 11, WHICH POINT IS LOCATED AT THE INTERSECTION OF THE SOUTHERLY LINE OF 250 NORTH STREET AND THE EASTERLY LINE OF 2250 WEST STREET; AND RUNNING THENCE S 83°47'42"E, 129.66 FEET ALONG THE SOUTHERLY LINE OF SAID 250 NORTH STREET BEING ALONG AN EXISTING FENCE LINE AND THE ELONGATION THEREOF; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID 250 NORTH STREET BEING ALONG AN EXISTING FENCE LINE AND THE ELONGATION THEREOF N 89°16'26"E, 29.17 FEET; THENCE S 06°35'02"W, 7.28 FEET TO THE NORTHWEST CORNER OF COTTONWOOD FARMS ESTATES, RECORDED AS ENTRY NUMBER 3173397 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID COTTONWOOD FARMS ESTATES SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) S 06°35'02"W, 53.00 FEET; THENCE (2) S 44°05'02"W, 156.00 FEET; THENCE (3) S 19°53'02"W, 130.00 FEET; THENCE N 89°04'58"W, 157.00 FEET; THENCE LEAVING SAID COTTONWOOD FARMS ESTATES N 89°04'58"W, 7.65 FEET TO THE EASTERLY LINE OF SAID 2250 WEST STREET; THENCE N 28°34'18"E, 347.52 FEET ALONG THE EASTERLY LINE OF SAID 2250 WEST STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49,062 SQUARE FEET OR 1.126 ACRES, MORE OR LESS.

SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS CONDUCTED AT THE REQUEST OF KERI BARRETT ON BEHALF OF KENNETH AND MARY ANN NESSEN FOR THE PURPOSE OF LOCATING THE PARCEL BOUNDARY LINES IN RELATION TO EXISTING IMPROVEMENTS. THE BASIS OF BEARING FOR THIS SURVEY IS S.88°50'03"E, BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

THE NORTHERLY AND WESTERLY BOUNDARY LINES WERE ESTABLISHED ALONG EXISTING FENCE LINES AND THE ELONGATION OF SAID FENCE LINES, DECIDEDLY HELD AS THE BEST EVIDENCE OF FOLLOWING ALONG THE SOUTH SIDE OF A ROAD, AND THE EAST LINE OF A COUNTY ROAD, AS CALLED FOR IN THE RECORD DEED.

THE RECORD DEED CONTAINS CALLS ALONG AN OLD FENCE IN THE EASTERLY BOUNDARY LINE, AND IT APPEARS THAT THE SAME FENCE EXISTS AT THE TIME OF THIS SURVEY. THE ADJOINING PROPERTY EASTERLY AND SOUTHERLY OF THE SUBJECT PROPERTY WAS SURVEYED IN 1994 BY REEVE AND REEVE, INC. AND A RECORD OF SURVEY WAS FILED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR UNDER FILING NUMBER 1091. SAID REEVE SURVEY DOES NOT SHOW ANY EXISTING IMPROVEMENTS IN THE AREA OF SAID EASTERLY AND SOUTHERLY BOUNDARY LINES. A SECOND RECORD OF SURVEY WAS PREPARED FOR SAID ADJOINING PROPERTY BY ENSIGN ENGINEERING IN 2021, AND FILED IN THE OFFICE OF THE WEBER COUNTY SURVEYOR UNDER FILING NUMBER 7017. SAID ENSIGN SURVEY APPEARS TO HOLD THE GEOMETRY OF THE PREVIOUS REEVE SURVEY AS IT RELATES TO THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF THE SUBJECT PROPERTY. SAID ENSIGN SURVEY ALSO DEPICTS THE EXISTING WIRE FENCE, WHICH DISCLOSES THAT THE BOUNDARY LINE ESTABLISHED IN THE PREVIOUSLY MENTIONED RECORD OF SURVEYS AND THE EXISTING FENCE LINE ARE NOT COINCIDENT. COTTONWOOD FARMS ESTATES, A SUBDIVISION PLAT, WAS PREPARED BY ENSIGN ENGINEERING AND RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER UNDER ENTRY NUMBER 3173397. SAID COTTONWOOD FARMS ESTATES IS CONTAINED WITHIN THE BOUNDARY AS DESCRIBED IN SAID ENSIGN RECORD OF SURVEY. IT IS MY OPINION THAT COTTONWOOD FARMS ESTATES ESTABLISHED THE LOCATION OF THE BOUNDARY LINES BETWEEN THE ADJOINING PROPERTIES, AND AS SUCH, THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF THE SUBJECT PROPERTY, IN THIS SURVEY, FOLLOW THE COTTONWOOD FARMS ESTATES SUBDIVISION BOUNDARY. IT IS ALSO MY OPINION THAT BOUNDARY LINE AGREEMENTS BE PREPARED TO RESOLVE AMBIGUITY OR UNCERTAINTY AS TO THE LOCATION OF SAID BOUNDARY LINES.

REFERENCE DOCUMENTS

- SPECIAL WARRANTY DEED RECORDED JANUARY 10, 2000 AS ENTRY NO. 1683523.
- THIS DOCUMENT IS THE VESTING DEED FOR CURRENT LAND OWNER.
- COTTONWOOD FARMS ESTATES RECORDED AUGUST 4, 2021 AS ENTRY NO. 3173397.
- THIS PLAT WAS USED TO ESTABLISH THE EAST AND SOUTH BOUNDARY LINES OF THE SURVEYED PARCEL.
- WEBER COUNTY SURVEYOR'S OFFICE RECORD OF SURVEY NUMBER 1091, PREPARED BY REEVE AND REEVE.
- WEBER COUNTY SURVEYOR'S OFFICE RECORD OF SURVEY NUMBER 7017, PREPARED BY ENSIGN ENG.
- WEBER COUNTY SURVEYOR'S OFFICE MONUMENT TIE SHEETS.
- ADJOINING PROPERTY DESCRIPTIONS ACCORDING TO PUBLIC RECORDS.

23-264				PROJECT NO.				SHEET NO.			
KERI BARRETT				2197 WEST 250 NORTH				OGDEN, UT 84404			
RECORD OF SURVEY				WALL CONSULTANT GROUP				2198 SOUTH 1260 WEST			
				SALT LAKE CITY, UT 84119				PHONE: 801-449-1173			
				SCALE: 1" = 20'				DATE: DEC. 6, 2024			
				DRAWN BY: KWT				CHECKED BY: DRW			
				RECORD OF SURVEY				LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11			
				TOWNSHIP 6 NORTH, RANGE 2 WEST				SALT LAKE BASE & MERIDIAN			
				NO.				REMARKS			
				BY				DATE			
				REVISIONS							