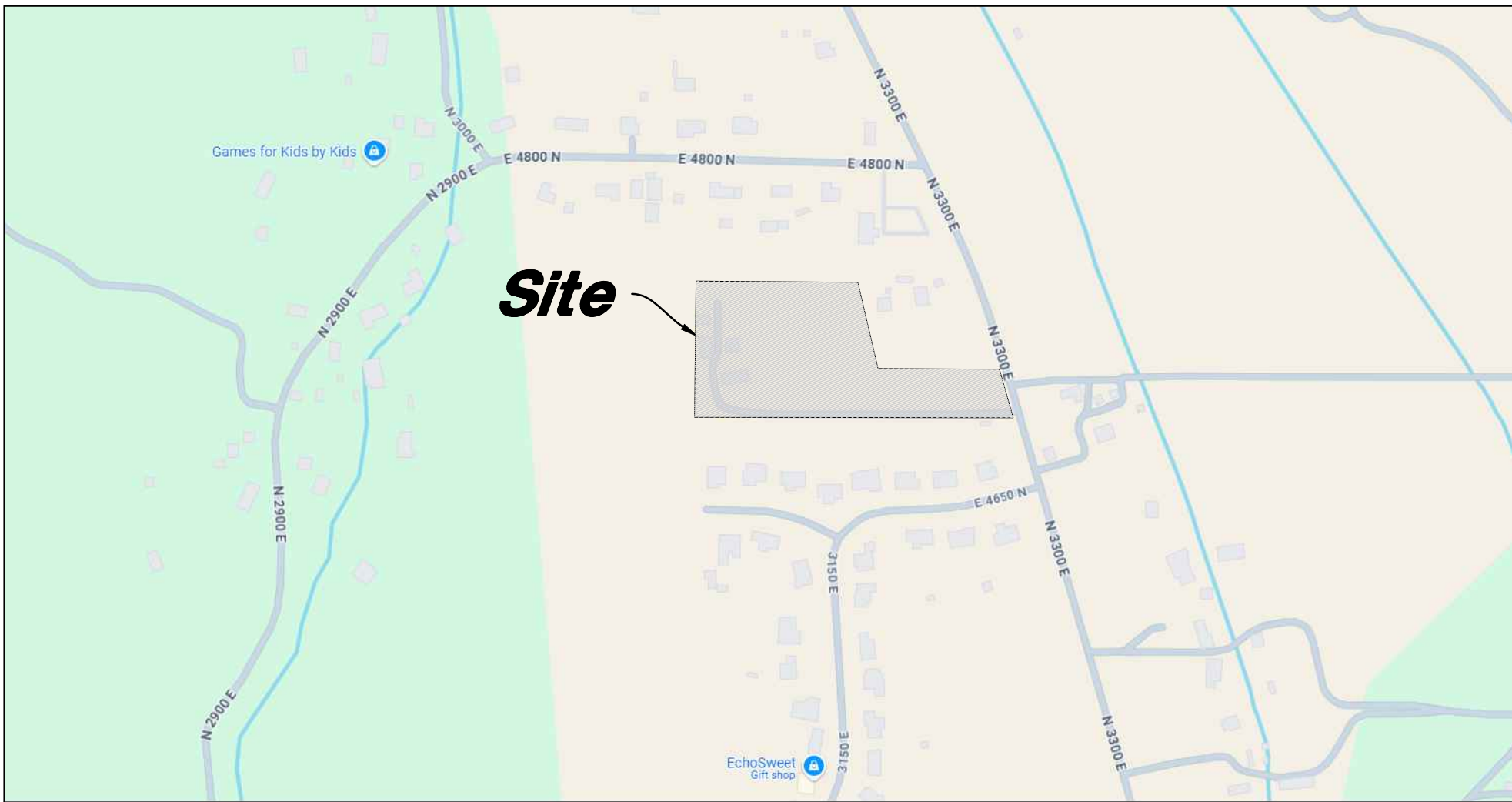
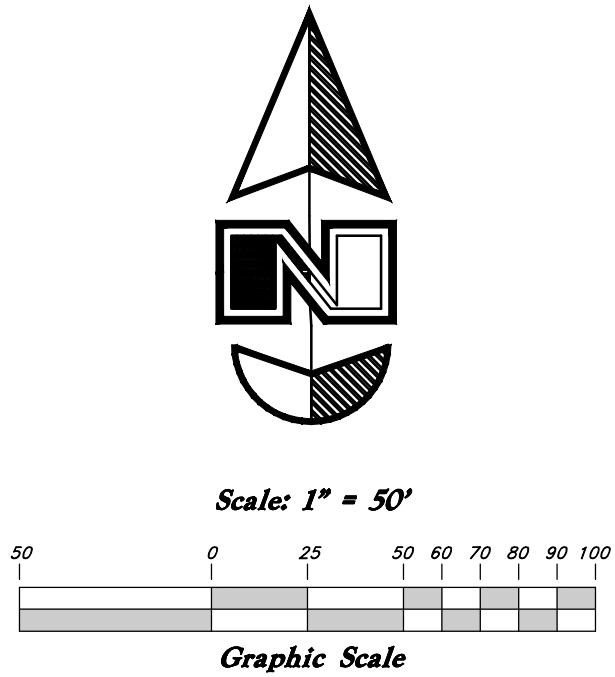


LEGEND

(Note that not all Legend items may appear on survey)

Found Section Corner	Centerline Road
Calculated Section Position	Exist. Survey Monument Line
	Exist. Contour Major
	Exist. Contour Minor
	Exist. Top/Toe Line
Exist. Monument	Exist. Fence Line
	Exist. Concrete
Record	Exist. Overhead Power Line
Measured	Exist. Underground Storm Drain Line
Calculated	Exist. Underground Water Line
Exist. Typical	Exist. Underground Sewer Line
	Exist. Edge of Pavement Line
	Exist. 1" Diameter Power Cable
	Exist. Underground Fiber Optic
	Exist. Underground Power Line
	Exist. Underground Gas Line
	Exist. Underground Telco Line
	Exist. Landscaping
	Exist. Gas Meter
	Exist. Power Meter
	Exist. Water Valve
	Exist. Tree
	Exist. Fire Hydrant
	Exist. Communications Manhole
	Exist. Water Meter
	Exist. Post
	Exist. Irrigation Box
	Exist. Electrical Box
	Original Area of Overlap (40±).
	Area of Overlap after Ditch Alignment (5.7'±)



Vicinity Map
(Not to Scale)

RECORD DESCRIPTION

Parcel 1:
Lot 1, Conwell Acres Subdivision, according to the official plat thereof on file and of record in the office of the Weber County recorder.

Parcel 2:
A part of section 17, Township 7 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at a point South 0°34'42" West 2,353.62 feet (basis of bearing is South between west quarter corner and Southwest Corner of section 8, Township 7 North, Range 1 East) and South 89°58'56" East 366.70 feet from the Northwest corner of said Section 17 and thence running South 89°58'56" East 125.00 feet; thence South 9°19'53" East 297.36 feet, thence North 89°58'56" West 172.00 feet; thence North 0°14'14" West 293.41 feet to the point of beginning.

SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Susanne Felleson for the purpose of retracing these parcels.

The Basis of Bearings for this Survey is North 0°45'23" East between found West Quarter Corner of Section 8 and the Northwest Corner of Section 17. (As Shown).

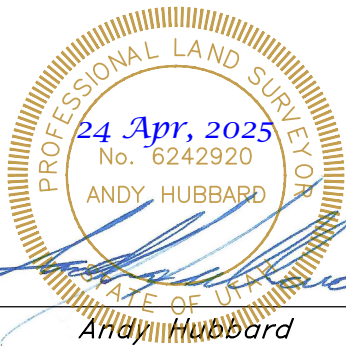
The following reference documents and plats were use to determine location of boundary:

- (1) Weber County Bearing Sheet, T7N, R1E, dated 07/02/2024
- (2) Conwell Acres Subdivision, dated Sept. 1993, Recorded August 30, 1993.
- (3) Conwell Acres Subdivision shows boundary lines along existing fence. As surveyed in field, actual fence line locations (20+ years old) conflicted with bearings shown on Subdivision plat. Subdivision plat rotated to align with lines of occupation.
- (4) Entry No. 2799625, Parcel 1: Deed description lies to "the center of an irrigation ditch". While said ditch no longer exists, aerial dated 6-17-58 shows evidence of position of ditch. Parcel 1's location per ditch location and deed description overlaps into Lot 1 of Conwell Acres Subdivision 40'±. Also, Parcel 1 is 40'± East of lines of occupation to North and Road to West. Location of Parcel 1 adjusted per lines of occupation and Road. Even with location adjustment there is still an overlap of 5.7'±. Also note that Parcel 1 does not mathematically close.
- (5) Entry No. 2799625: Adjusted East line of Adjoining parcel to West to hold lines of occupation.
- (6) Entry No. 3127327, Parcel 2: Adjusted parcel to hold East and North lines of Lot 1 of Conwell Acres Subdivision. Note that Parcel 1 of this Deed is Lot 1 of said Conwell Acres Subdivision.
- (7) Rebar and Cap marked Gardner Engineering accepted as property corner per Property Survey for Fellowship Bible Church, Dated July 1, 2020.

SURVEYOR'S CERTIFICATION

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License 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 Record of Survey correctly shows the true dimensions of the property surveyed.

RECEIVED
APR 25 2025
FILE # 8042



RECORD DESCRIPTION

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April 2025

SHEET NO.

ROS

25-700 FELLESON EDEN

Record of Survey

Felleson Property

4691 North 3300 East
Eden, Weber County, Utah
A part of Section 17, T7N, R1E, SLB&M, U.S. Survey

GREAT BASIN ENGINEERING



5746 SOUTH 1475 EAST, OGDEN, UTAH 84403
WWW.GREATBASINENGINEERING.COM

A part of Section 17, T7N, R1E, SLB&M, U.S. Survey

REV DATE DESCRIPTION