

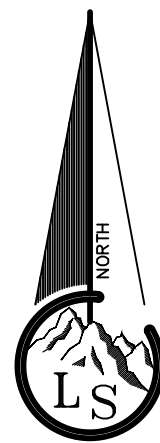


EAST 1/4 CORNER SECTION 35,
T 7 N, R 2 W, S.L.B.&M.
FOUND BRASS CAP MON.

2299.00'
2639.33'

N 00°03'07" E
BASIS OF BEARING

SOUTHEAST CORNER SECTION 35,
T 7 N, R 2 W, S.L.B.&M.
FOUND BRASS CAP MON.



Scale ~ 1" = 20'

Legend

- x---x---x--- EXISTING FENCE
- ADJACENT PROPERTY
- STREET CENTERLINE
- ◆ SECTION CORNER
- ▲ STREET MONUMENT
- CURB NAIL
- REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

BOUNDARY DESCRIPTIONS

Parcel 1 (19-040-0085)
Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning on the West line of a State Highway at a point which bears North 0°03'07" East 2299.00 feet along the Section line and North 89°18'53" West 709.35 feet and South 01°00' West 197.57 feet from the Southeast corner of said Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian; to the true point of beginning, thence running South 01°00' West 124.07 feet along the West line of said Highway to the Southern edge of a concrete driveway, thence along said driveway and driveway extended North 88°34'52" West 150.00 feet; thence North 01°00' East 126.69 feet; thence South 87°35' East 150.04 feet to the point of beginning.

Contains 18,802 s.f.

Parcel 2 (19-040-0080)
Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning on the West line of a State Highway at a point which bears North 0°03'07" East 2299.00 feet along the Section line and North 89°18'53" West 709.35 feet and South 01°00' West 321.64 feet from the Southeast corner of said Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian; to the true point of beginning, thence running South 01°00' West 84.87 feet along the West line of said Highway, thence West 150.02 feet; thence North 01°00' East 88.58 feet to the Southern line of a driveway extended; thence along said driveway and driveway extended South 88°34'52" East 150.00 feet to the point of beginning.

Contains 13,010 s.f.

NARRATIVE

This survey was requested by Question Fielding as part of a Boundary Line Adjustment between lots 19-040-0080 and 19-040-0085.

Documents used to aide in this survey:

- Weber County Tax Plat 19-040 (current and prior years).
- Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
- Plats of Record #51-065 LDT Subdivision
- Record of Surveys: #156

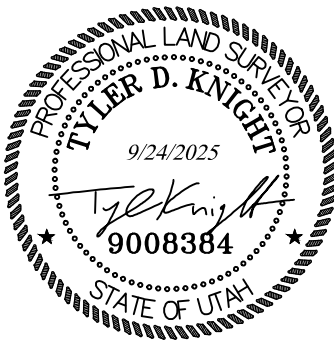
Current deed for subject parcel (19-040-0085), Entry No.3332819 recorded on July 15, 2024 of Weber County Records, has an "Excepting therefrom" clause with a description that appears to be intended to be the farm behind the house (19-040-0050). This clause description has what appears to be an erroneous call from the Section corner to the point of beginning being "West 602.25 feet" causing all but the front 27 feet of this parcel to be inside the "Excepting" part. Historically parcels 19-040-0050, 19-040-0080, 19-040-0085 and Lot 1 of L.D.T. Subdivision had been owned by Lewis and Amelia Taylor. In the year 2000 Mr. Taylor had his properties surveyed and created the L.D.T. Subdivision. The survey used a tie from the Section corner (709.35 feet) to the physical location of the properties and the right-of-way for the Highway. This survey also showed parcels 19-040-0080 & 19-040-0085 though they were "Not a Part of the subdivision. Said parcels were subsequently created by Deeds in March of 2000 and did not contain the currently used "Excepting therefrom" clause. It is unknown why this clause has been added to the current deed description. For the purposes of this survey and related Boundary Line Adjustment, the excepting clause has not been included in the descriptions.

Basis of bearing is state plane grid from monuments as shown.

RECEIVED
OCT 17 2025
FILE # 8195

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and hold certificate no. 9008384-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. Monuments have been placed as represented on the plat.



Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Question Fielding

Project Address: 2161 N. 2000 W. Farr West UT, 84404

Parcel ID No 19-040-0085 SE 1/4 of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian.	DRAWN BY: TDK
Revisions:	CHECKED BY: TDK
	DATE: 9/14/2025
	FILE: 4484

Record of Survey

SHEET
1 of 1

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.