

SIGNIFICANT OBSERVATIONS

- A There is a possible easement for the overhead power lines/power pole.
- B Fence along the East boundary encroaches into subject parcel up to 18.9'.
- Fence along the Southwest boundary encroaches into subject parcel up to 3.5'.

Graphic Scale

LEGEND

(Note that not all Legend items

may appear on survey)

(Rec.)

(Meas.)

(Calc'd)

Exist.

Тур.

Found Section Corner

Exist. Monument

Measured

Existing

Typical

Calculated

Exist. Gravel

Exist. Concrete

Exist. Dirt/Gravel

Exist. Power Pole

Exist. Telco. Box

Exist. Clean Out

Exist. Light Pole

Exist. Gas Meter

Exist. Landscaping

Exist. Power Meter

Exist. Water Valve

Exist. Fire Hydrant

Exist. Water Meter

Exist. Irrigation Box

Exist. Electrical Box

– Exist. Contour Minor — Exist. Top/Toe Line

Exist. Edge of Pavement Line

Exist. Communications Manhole

Exist. Tree

Exist. Post

— — — Exist. Aʻdjoining Parcel Line

— -- — -- Exist. Survey Monument Line

—— —— Exist. Overhead Power Line

– —so— — —so— — Exist. Underground Storm Drain Line

— —w— — —w— — Exist. Underground Water Line — —s— — —s— — Exist. Underground Sewer Line

──•—• Exist. 1" Diameter Power Cable

- --FO --- --- Exist. Underground Fiber Optic ---- --- Exist. Underground Power Line

– −c− − −c− Exist. Underground Gas Line

—— —— Exist. Underground Telco Line

---- - ---- Exist. Centerline Road

—————— Exist. Contour Major

---x---x---x--- Exist. Fence Line

---- Exist. Concrete

Set 5/8"x 24" Long

Exist. Asphalt Paving

Exist. Dirt/Scrub/Gravel

Exist. Grass/Landscaping

Rebar & Cap w/ Lathe

Calculated Section Position





RECORD DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North 200 feet and West 300 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 23, running thence South parallel to the East line of said Section 23, 345.20 feet; thence South 47°50'37" West 167.75 feet; South 35°47' West 30 feet; thence Northwesterly 290 feet, more or less, to a point 25 feet Northeasterly from the most Northerly corner of Lot 2, Eastwood Subdivision intersected with the Southeasterly line of a 66 foot Right—of—Way; thence Northeasterly along said Right—of—Way 150 feet, more or less, to a point of tangency; thence North 44°48' East 160.25 feet to a point of curve; thence along the arc of a 300.78 foot radius curve to the left to a point North 60°09' West of the point of beginning; thence South 60°09' East to the point of beginning.

AS-SURVEYED DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North 1°23'00" East 197.81 feet along the Section line and North 88°37'00" West 302.12 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 23 and running thence South 0°59'16" West 343.22 feet to the most Northerly corner of Lot 43, Eastwood Subdivision No. 4; thence along Lot 4 the following two (2) courses: South 47°57'53" West 165.73 feet; thence South 35°53'16" West 30.00 feet; thence North 34°13'44" West 287.00; thence Northeasterly along the arc of a 733.00 foot radius curve to the left a distance of 74.88 feet, having a radial bearing of North 35°41'46" West (Central angle being 5°51'10", Long Chord bears North 5°22'38" East 74.84 feet); thence North 47°12'04" East 194.13 feet to a point of curvature; thence Northeasterly along the arc of a 330.78 foot radius curve to the left a distance of 109.18 feet (Central angle being 18°54'39", Long Chord bearing North 37°44'44" East 108.68 feet; thence South 60°01'44" East 46.85 feet to the point of beginning.

SURVEYOR'S NARRATIVE

This Boundary Survey was done at the request of Lina Hill for the purpose of retracing this parcel.

A line between the found Southwest Corner of Section 23 and the found West Quarter Corner of Section 23 was assigned a bearing of North 0°58'58" East as the basis of bearings to retrace and honor the Weber County Bearing Sheet, dated 04/08/2025.

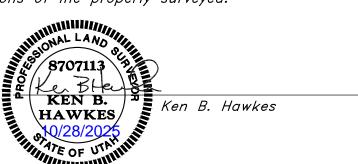
Warranty Deed Entry No. 3173860 (1) description used to initially define Parcel No. 07-092-0002 boundary. However, document has ambiguous information therein. Generated boundary as follows: Calculated Southeast Quarter of Section 23, T5N, R1W, SLB&M, per Weber County Bearing Sheet, dated 04/05/2025. Surrounding Subdivisions Eastwood Subdivision (#298139)(2), Eastwood Subdivision No. 4 (# 512475)(3), Property Survey for Verl Gessell/Rose Hamilton (#499)(4), Unfiled Survey by Fred W. Malan (File No. A17-428)(5), Personal Representative's Deed Entry No. 3027506 (6) and Quit Claim Deed Entry No. 3306116 (7) all appear to have the same basis of bearings. (2) thru (7) were rotated 0°07'16" clockwise in order to hold the East line of the South 1/16 Corner of said Section 23. Southeast Right-of-Way line of Woodland Drive determined by Warranty Deed Entry No. 3173860 (1), Eastwood Subdivision (#298139)(2) and improvements on the ground. Warranty Deed Entry No. 3173860 (1) rotated 0°07'16" clockwise to hold Northwest line of Eastwood Subdivision No. 4 (a common line and bearing). East line of (1) was adjusted to match the West line of adjoining Unfiled Survey by Fred W. Malan (File No. A17-428)(5).

Deed book 744, Page 255 (a Right of Way Easement) was aligned to match East line of (3) (note that Right of Way Easement did not close and closure was determined by holding the 120 foot length along East line thereof and then intersecting the Bearings of the other two courses. It appeared that the intention of said Right of Way Easement was to abut the East line of (1) and was repositioned accordingly.

Property corners were set as shown.

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8707113, 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.



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and site plan design drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. No underground explorations were performed to locate the underground utilities.

SOUTH 1475 EAST 060E

0 4 0

Lina Hill
6194 S Woodland Drive

Sur

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October 2025

ROS

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