

North Quarter Corner Section 34,
Township 7 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap
monument as per tie sht. #712W34U.

10-037-0008
NILSON LAND DEVELOPMENT, LLC.
ENTRY #3373800
ROS 5548

PLAIN CITY
ORDINANCE #2013-02
ENTRY #2617472

1975 NORTH STREET

SUBJECT PARCEL
Contains 1.38 acres
±59,973 sq. ft.

10-037-0114
SHELTON
ENTRY #2018547

10-038-0044
REESE
ENTRY #3403320

BASIS OF BEARING
S89°58'26"E 2649.27' Meas.
S89°56'26"E 2649.27' per ROS 1038
S89°56'26"E 2649.27' per ROS 1038
S89°56'26"E 2649.27' per ROS 1038

NARRATIVE:

Boundary Consultants was retained by Amee Andreason to survey the subject parcel, prior to subdividing it into 2 lots.
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEIOD Model CONUS 12B @ height 4224.22 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 89°58'26" East 2646.27 feet, measured, between the Weber County brass cap monuments marking the south line of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian as depicted hereon.
The Subject Parcel is the remainder of that particular parcel of land transferred to Max Wayne and Mardene H. Andreason by that certain Warranty Deed recorded as Entry 895274, in Book 1435, at Page 2460 of the Weber County Records, excepting therefrom those certain parcels or strips of land noted hereon. It also includes that portion of 1975 North Street vacated by Plain City Ordinance 2013-02, Entry 2617472 of said county records lying north of and perpendicular to the subject parcel, and the remainder of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry #550507, in Book 965, at Page 726 of said county records.
The southerly boundary has been held at the ancient fence line which is monumenting the northerly right of way line of 1900 North Street. The fence which closely matches the deeded right of way line as described in that certain Quit Claim Deed to Weber County, recorded in Book 111, at Page 216 of the Weber County Records. The deed description commences at the Southeast Corner of Section 34 then runs in cardinal directions without a defined basis of bearing. When the direction of WEST is rotated to North 89°58'26" West, (our measured bearing for the south line of the Southeast Quarter of Section 34), the north line of the described strip of land closely matches fence lines running along that right of way. The boundary was extended beyond the southwest end of the fence and extended to the east boundary of that certain parcel of land transferred to Weber County by that certain Quit Claim Deed recorded in Book 111, at Page 378 of said county records.
The west boundary line has been fixed at the east line of the aforesaid parcel quit claimed to Weber County terminating at its northeast corner. The subject parcel's boundary the runs perpendicular the south line of Vacated 1975 North Street, described in Plain City Ordinance #2013-02, recorded January 28, 2013 as Entry 2617472, of said county records.
The north boundary has been fixed at the south right of way line of 1975 North Street by offsetting the described centerline in said Ordinance 30.00 feet to the south.
The east boundary has been held at the ancient fence line monumenting the acquiesced boundary between the subject parcel and Weber County Tax Parcel 19-037-0114, owned in fee by Raymond Thomas and Julie Ann Shelton.

RECORD DESCRIPTION:

WARRANTY DEED: ENTRY #3259740;

Part of the Southeast and Southwest Quarters of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Beginning at a point on the south line of a 6 rod wide road, where the same intersects the east line of said Southwest Quarter of said Section 34, said point being 462 feet NORTH of the Southeast Corner of said Quarter Section, and running thence EAST 105 feet; thence SOUTH to the north line of the right-of-way of the Ogden Rapid Transit Company, thence northwesterly along said right-of-way which is 16.8 rods WEST and 107.6 feet South 07' West from the point of beginning.

Together with that vacated portion of 1975 North Street, Entry #2617472.

Less and excepting all lands contained in the above tract which were heretofore conveyed to Weber County by virtue of that certain Quit Claim Deed recorded October 23, 1929 in Book 111, Page 216.

Also excepting that portion within the county road as recorded in Book 687, Page 364.

Situated in Weber County, State of Utah

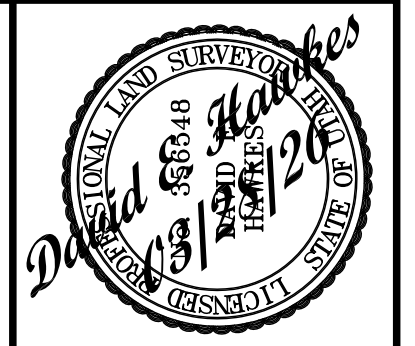
SURVEYED DESCRIPTION:

PROPOSED SUBDIVISION BOUNDARY DESCRIPTION:

A parcel of land lying and situate in the South Half of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising the remaining 1.38 acres of those particular parcels of land described in the following two (2) deeds, 1) Warranty Deed, Entry #3259740, recorded October 17, 2022, and 2) Quit Claim Deed, recorded May 13, 1971, as Entry #550507, in Book 965, at Page 726 of the Weber County Records. Excepting therefrom the following three (3) parcels of land described in the following deeds 1) Quit Claim Deed, recorded October 23, 1929, in Book 111, at Page 216, 2) Quit Claim Deed, recorded November 25, 1929, in Book 111, at Page 378, and Warranty Deed, Entry #363264, recorded August 23, 1961, in Book 687, at Page 364, of the Weber County Records. Together with the vacated portion of 1975 North Street described in that certain "An Ordinance of Plain City, Utah..." Ordinance #2013-02, recorded January 28, 2013 as Entry #2617472 of said Weber County Records. Basis of bearing for subject parcel being South 89°58'26" East 2649.27 feet, measured, between Weber County monument #6N2W3NE monumenting the South Quarter Corner of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian and Weber County monument #6N2W3NE monumenting the Southeast Corner of said Section 34. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian thence South 89°58'26" East 98.86 feet coincident with the south line of the Southeast Quarter of said Section 34; thence departing said section line North 00°1'34" East 263.47 feet to a point on the north right of way line of 1900 North Street and a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; thence North 63°05'57" West 423.22 feet coincident with said north right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 07°15'03" East 28.52 feet coincident with the east line of that particular parcel of land described in that certain Quit Claim Deed recorded in Book 111, at Page 378 of the Weber County Records, to the northeast corner thereof and a number five rebar and cap stamped "PLS 356548"; thence North 00°43'39" East 38.09 feet perpendicular to the center line of 1975 North Street, as described in Plain City Ordinance #2013-02, recorded as Entry 2617472 of the Weber County Records, to the south right of way line of said 1975 North Street and a number five rebar and cap stamped "PLS 356548"; thence South 89°16'21" East 378.41 feet coincident with said south right of way to a number five rebar and cap stamped "PLS 356548"; thence South 01°05'35" West 251.12 feet along an ancient fence and acquiesced boundary line to the point of beginning.

Contains 1.38 acres or ±59,973 sq. ft.



DATE: 03-28-26
SCALE: 1"=30'
PROJECT NUMBER: 2606001

RECORD OF SURVEY OF WEBER COUNTY
TAX PARCEL 19-037-0115
LYING AND SITUATE IN THE SOUTH HALF OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1

