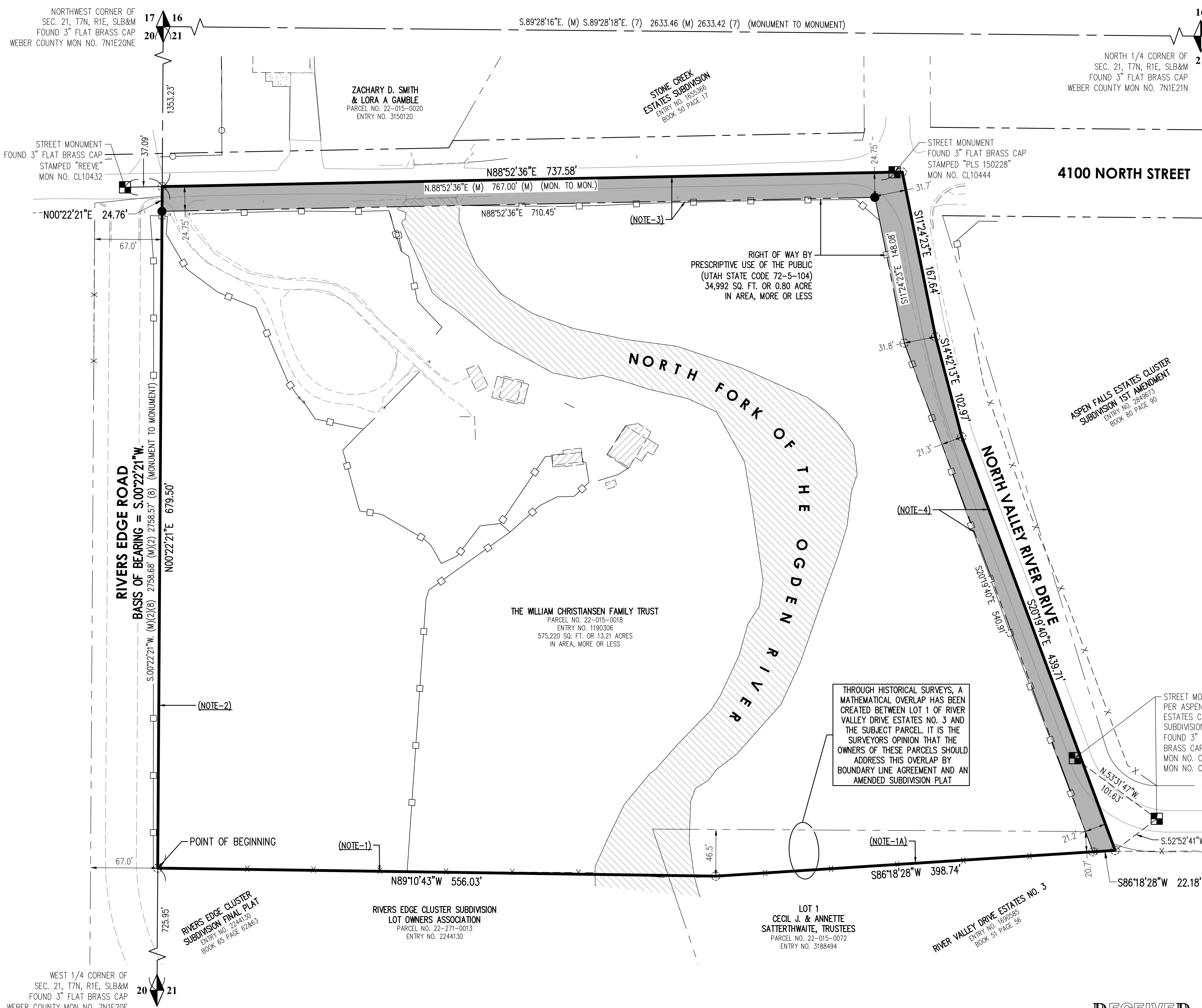

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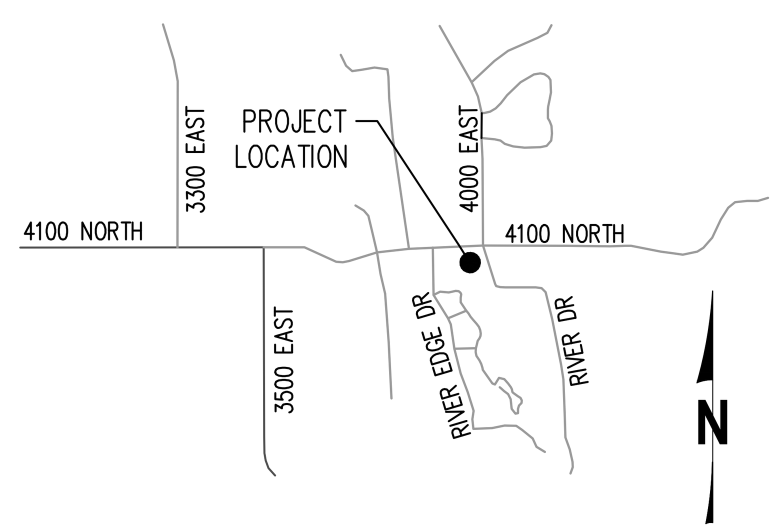
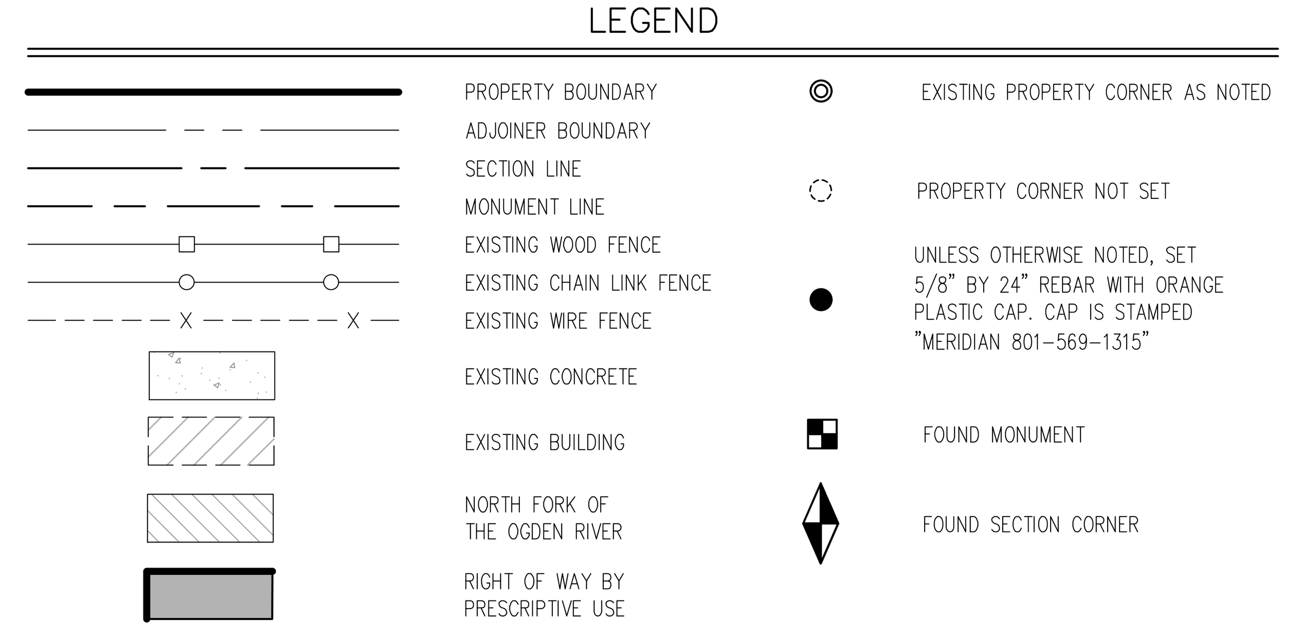
SCALE 1"=60'



VICINITY MAP (NTS)

LEGEND



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR PLS NO. 13941945 TRAVIS R. WILLIAMS STATE OF UTAH 05/05/2026

TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: MAY 5, 2026

RECORD DESCRIPTION

QUIT CLAIM DEED IN FAVOR OF THE WILLIAM CHRISTIANSEN FAMILY TRUST – ENTRY NO. 1190306 IN BOOK 1635 AT PAGE 2710 (VERBATIM):

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 10 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 10 CHAINS, THENCE EAST 11 CHAINS; THENCE SOUTHEASTERLY ALONG CENTER OF ROAD TO A POINT THEREON, WHICH IS 12.5 CHAINS EAST, MORE OR LESS, FROM THE PLACE OF BEGINNING, THENCE WEST 12.5 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING

SURVEYED DESCRIPTION

AN ENTIRE TRACT OF PROPERTY, AS DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF THE CHRISTIANSEN FAMILY TRUST RECORDED AS ENTRY NO. 1190306 IN BOOK 1635 AT PAGE 2710 IN THE OFFICE OF THE WEBER COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID ENTIRE TRACT OF PROPERTY ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF RIVERS EDGE CLUSTER SUBDIVISION RECORDED AS ENTRY NO. 2244130 IN BOOK 65 AT PAGE 62 IN THE OFFICE OF THE WEBER COUNTY RECORDER AND THE SECTION LINE, SAID POINT IS 725.95 FEET N.00°22'21"E. ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (BASIS OF BEARING IS S.00°22'21"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 21); AND RUNNING THENCE ALONG SAID SECTION LINE N.00°22'21"E. 679.50 FEET TO THE INTERSECTION OF SAID SECTION LINE AND THE CENTERLINE OF 4100 NORTH STREET; THENCE ALONG SAID CENTERLINE N.88°52'36"E. 737.58 FEET TO THE INTERSECTION OF SAID CENTERLINE OF 4100 NORTH STREET AND THE MEASURED CENTERLINE OF AN EXISTING ASPHALT ROAD KNOWN AS NORTH VALLEY RIVER DRIVE; THENCE ALONG SAID MEASURED CENTERLINE THE FOLLOWING THREE (3) COURSES: 1) S.11°24'23"E. 167.64 FEET, 2) S.14°42'13"E. 102.97 FEET AND 3) S.20°19'40"E. 439.71 FEET TO A POINT IN AN EXISTING WIRE FENCE LINE; THENCE ALONG SAID EXISTING WIRE FENCE LINE S.86°18'28"W 398.74 FEET TO THE INTERSECTION OF SAID EXISTING WIRE FENCE LINE THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF SAID RIVERS EDGE CLUSTER SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND IT'S EXTENSION N.89°10'43"W. 556.03 FEET TO THE POINT OF BEGINNING

THE ABOVE-DESCRIBED ENTIRE TRACT OF PROPERTY CONTAINS 575,220 SQUARE FEET OR 13.21 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE PARCEL LINES OF THE SURVEYED PARCEL DESCRIBED HEREON AS REQUESTED BY THE UTAH DEPARTMENT OF TRANSPORTATION. THE BASIS OF BEARING FOR THIS SURVEY IS S.00°22'21"W. ALONG THE QUARTER SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN JUNE OF 2024.

THROUGH THE PROCESS OF THIS SURVEY, THE SURVEYOR DISCOVERED DISCREPANCIES BETWEEN RECORD DEED LINES AND EXISTING OCCUPATION LINES LEADING TO LATENT AMBIGUITIES WITH THE SUBJECT PARCEL AND IT'S ADJOINERS. WITH THIS ANALYSIS THE SURVEYOR CHOSE TO HOLD EXISTING OCCUPATION LINES COUPLED WITH RECORD INFORMATION TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PARCEL (SEE NOTES BELOW):

(NOTE-1) SOUTHERLY BOUNDARY LINE: THE SURVEYOR HELD THE BOUNDARY LINE CREATED BY THE RIVERS EDGE CLUSTER SUBDIVISION FINAL PLAT ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE. SAID BOUNDARY LINE COINCIDES WITH AN EXISTING WOOD AND WIRE FENCE ALONG THE BOUNDARY OF THE SUBJECT PARCEL. SAID SUBDIVISION LINE WAS EXTENDED EASTERLY ACROSS THE NORTH FORK OF THE OGDEN RIVER TO THE INTERSECTION OF AN EXISTING OLD WIRE FENCE.

(NOTE-1A) SOUTHERLY BOUNDARY LINE: THE SURVEYOR DISCOVERED LATENT AMBIGUITIES BETWEEN THE SUBJECT PARCEL AND THE BOUNDARY LINE CREATED BY THE RIVER VALLEY DRIVE ESTATES NO. 3 (3). A MATHEMATICAL OVERLAP BETWEEN SAID RIVER VALLEY DRIVE ESTATES NO. 3 (3) AND QUIT CLAIM DEED IN FAVOR OF WILLIAM CHRISTANSEN FAMILY TRUST (1) WAS CREATED BY THE RECORDATION OF RIVER VALLEY DRIVE ESTATES NO. 3 (3). THE SURVEYOR HELD PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF THOMAS ATKINSON (5) COUPLED WITH AN OLD EXISTING WIRE FENCE AS THE BEST AVAILABLE EVIDENCE OF THIS PORTION OF THE SOUTHERLY BOUNDARY LINE. SAID FENCE LINE HAS BEEN ACCEPTED AS THE BOUNDARY LINE BY THE SUBJECT PARCEL'S OWNER SINCE THE DATE OF PURCHASE (1974) AND APPEARS TO REPRESENT THE EXTENTS OF OCCUPATION BY THE SUBJECT PARCELS SOUTHERLY ADJOINER.

(NOTE-2) WESTERLY BOUNDARY LINE: THE SURVEYOR HELD THE QUARTER SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENTS REPRESENTING THE NORTHWEST CORNER AND THE WEST QUARTER CORNERS OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN AS THE WESTERLY BOUNDARY LINE OF THE SUBJECT PARCEL.

(NOTE-3) NORTHERLY BOUNDARY LINE: THE SURVEYOR DISCOVERED LATENT AMBIGUITIES BETWEEN THE RECORD DEED LINES OF THE SUBJECT PARCEL, IT'S ADJOINERS, AND RIGHT OF WAY DEEDS ON RECORD AS TO THE LOCATION OF 4100 NORTH STREET. THE SURVEYOR HELD THE LINE CREATED BY FOUND CENTERLINE MONUMENTS SET BY REEVE & ASSOCIATES, INC AS THE SUBJECT PARCEL'S BOUNDARY LINE. AS PER STATE CODE 72-5-104 A RIGHT OF WAY WAS DEDICATED BY PRESCRIPTIVE USE OF THE PUBLIC ALONG 4100 NORTH STREET WHERE NOT CLEARED BY TITLE. EXISTING IMPROVEMENTS FROM THE ROAD CENTERLINE IN THE AREA COINCIDE WITH A THREE ROD ROAD WIDTH, AS SUCH A 1.5 ROD (24.75 FEET) HALF WIDTH WAS USED TO DETERMINE THE SOUTHERLY RIGHT OF WAY LINE, SAID WIDTH MATCHES WELL WITH AN EXISTING FENCE LINE ALONG THE SUBJECT PARCELS NORTHERLY LINE.

(NOTE-4) EASTERLY BOUNDARY LINES: THE SURVEYOR HELD THE MEASURED CENTERLINE OF THE EXISTING ASPHALT ROAD KNOWN AS NORTH VALLEY RIVER DRIVE PER RECORD DEED CALL IN WARRANTY DEED IN FAVOR OF WILLIAM CHRISTIANSEN FAMILY TRUST (1). CENTERLINE SHOWN ON ASPEN FALLS ESTATES CLUSTER SUBDIVISION 1ST AMENDED (4) DOES NOT MATCH EXISTING ASPHALT ROADWAY AND THE RECORD OWNER, WILLIAM CHRISTIANSEN, DID NOT SIGN THE SUBDIVISION PLAT. PER STATE CODE 72-5-104 A RIGHT OF WAY WAS DEDICATED BY PRESCRIPTIVE USE OF THE PUBLIC ALONG SAID ROAD. THE SURVEYOR HELD AN EXISTING FENCE LINE AS THE WESTERLY EXTENTS OF SAID PRESCRIPTIVE USE.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION ARE REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION, AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

(1) QUIT CLAIM DEED IN FAVOR OF THE WILLIAM CHRISTIANSEN FAMILY TRUST: ENTRY NO. 1190306 IN BOOK 1635 AT PAGE 2710.
(2) RIVERS EDGE CLUSTER SUBDIVISION FINAL PLAT: ENTRY NO. 2244130 IN BOOK 65 AT PAGE 62-63.
(3) RIVER VALLEY DRIVE ESTATES NO. 3: ENTRY NO. 1690585 IN BOOK 51 AT PAGE 56.
(4) ASPEN FALLS ESTATES CLUSTER SUBDIVISION 1ST AMENDED: ENTRY NO. 2849673 IN BOOK 80 AT PAGE 90.
(5) WARRANTY DEED IN FAVOR OF WILLIAM R. JR. AND JAYNE L. CHRISTIANSEN: ENTRY NO. 1099968 IN BOOK 1574 AT PAGE 2836.
(6) WARRANTY DEED IN FAVOR OF THOMAS ATKINSON: BOOK 17 AT PAGE 235.
(7) WARRANTY DEED IN FAVOR OF ROYAL B. WOOLEY: ENTRY NO. 452400 IN BOOK 807 AT PAGE 568.
(8) WEBER COUNTY BEARING SHEET NAD1927 OF TOWNSHIP 7 NORTH RANGE 1 EAST SLB&M.
(9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE WEBER COUNTY RECORDER/SURVEYORS OFFICE.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THIS SURVEY.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.

SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.
2. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN BLUE INK.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY SURFACE OR SUBSURFACE UTILITY OR SERVICE FACILITY.
4. THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY. OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.
5. LAND USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS HAVE NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.
6. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED, IS MADE FOR THE ORIGINAL PURCHASER AND NAMED PARTIES OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THE WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR IMPLIED.
8. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-73-502 SUBSECTIONS 2 AND 4.

NO.	REVISIONS	BY	DATE

DRAWN SSB
SURVEYED GB
CHECKED TRW
DATE 05-MAY-2026

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MERIDIAN ENGINEERING, INC.
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SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315

UTAH DEPARTMENT OF TRANSPORTATION
4501 SOUTH CONSTITUTION BLVD
TAYLORSVILLE, UTAH 84129

RECORD OF SURVEY

ADDRESS: 3941 N NORTH RIVER DR, LIBERTY, UTAH 84310

SITUATE IN THE NORTHWEST 1/4 OF SECTION 21, T7N, R1E, SLB&M

COMP. FILE 22112-02

PROJECT NO. 22112-02

SHEET NO. 1 OF 1

U:\Projects\2022\22112-MWN-HDR-Bridge Formula Program\22112-02-Warren Canal and North Fork Bridges\22112-02\dwg\22112-02_ROS_Christiansen.dwg May 05, 2026 - 2:14pm