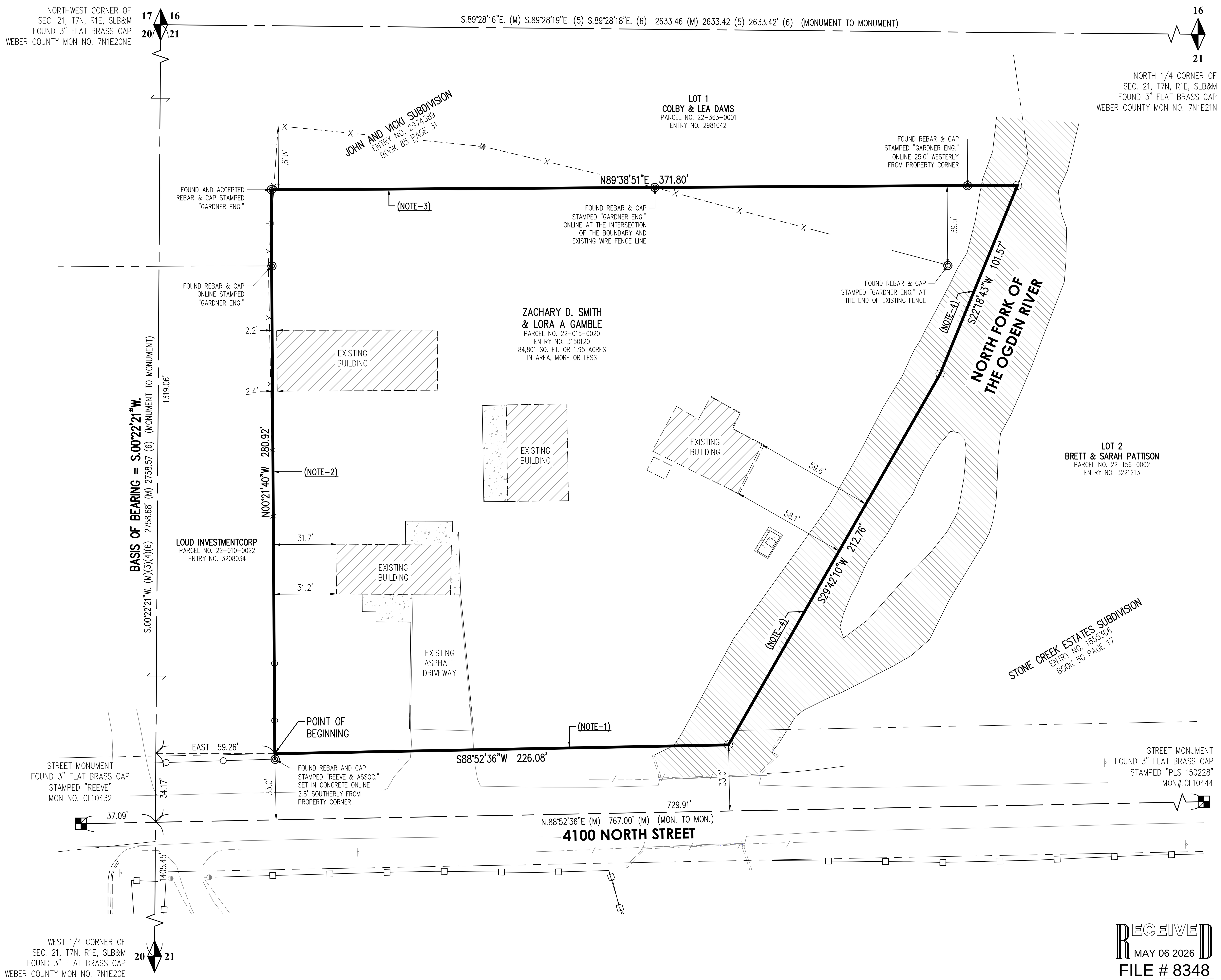

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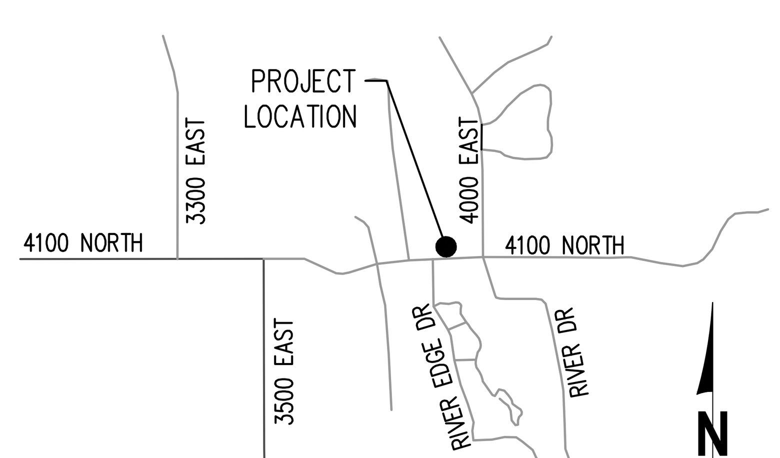
SCALE 1"=30'



VICINITY MAP (NTS)

LEGEND

PROPERTY BOUNDARY	EXISTING PROPERTY CORNER AS NOTED
ADJOINER BOUNDARY	PROPERTY CORNER NOT SET
SECTION LINE	FOUND MONUMENT
MONUMENT LINE	FOUND SECTION CORNER
EXISTING WOOD FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING WIRE FENCE	
EXISTING CONCRETE	
EXISTING BUILDING	
NORTH FORK OF THE OGDEN RIVER	

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 ZACHARY D. SMITH AND LORA A. GAMBLE, AS JOINT TENANTS – ENTRY NO. 3150120 (VERBATIM):

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 1320.0 FEET AND NORTH 88°18' EAST 69.0 FEET AND NORTH 0°07' EAST 33.02 FEET FROM THE NORTHWESTCORNER OF SAID SECTION 21 TO THE NORTH LINE OF COUNTY ROAD;RUNNING THENCE NORTH 88°22'18" EAST 205.16 FEET ALONG COUNTY ROAD; THENCE SOUTH 25°10' WEST 36.97 FEET; THENCE NORTH 88°18' EAST 20.1 FEET TO THE CENTER OF RIVER; THENCE ALONGSAID CENTERLINE OF RIVER THE FOLLOWING 2 COURSES, NORTH 25°10' EAST 265.70 FEET AND NORTH 14°00' EAST 72.45 FEET; THENCEWEST 340.00 FEET; THENCE SOUTH 283.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY BOUNDARY LINE CONFLICTS ALONG SAIDCENTERLINE OF SAID RIVER

SURVEYED DESCRIPTION

AN ENTIRE TRACT OF PROPERTY, AS DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF ZACHARY D. SMITH & LORA. GAMBLE RECORDED AS ENTRY NO. 3150120 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 RIGHT OF WAY LINE OF 4100 NORTH STREET AND THE EASTERLY BOUNDARY LINE OF PROPERTY SHOWN ON RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES, INC. FILED AS SURVEY NO. 3608 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR, SAID POINT IS 1319.06 FEET S.00°22'21"W. ALONG THE SECTION LINE AND 59.26 FEET EAST FROM THE NORTHWEST 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 EASTERLY BOUNDARY LINE AND ITS EXTENSION N.00°21'40"W. 280.92 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF JOHN AND VICKI SUBDIVISION RECORDED AS ENTRY NO. 2974389 IN BOOK 85 AT PAGE 31 IN THE OFFICE OF THE WEBER COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N.89°38'51"E. 371.80 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF STONE CREEK ESTATES SUBDIVISION RECORDED AS ENTRY NO. 1655366 IN BOOK 50 AT PAGE 17 IN THE OFFICE OF WEBER COUNTY RECORDER, SAID POINT IS ALSO IN THE CENTERLINE OF THE NORTH FORK OF THE OGDEN RIVER; THENCE ALONG SAID WESTERLY BOUNDARY LINE AND SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) S.22°18'43"W. 101.57 FEET AND 2) S.29°42'10"W. 212.77 FEET TO THE INTERSECTION OF SAID WESTERLY BOUNDARY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY S.88°52'36"W 226.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED ENTIRE TRACT OF PROPERTY CONTAINS 84,801 SQUARE FEET OR 1.95 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/ORIGINAL 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 LINES: THE SURVEYOR HELD THE NORTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET AS DESCRIBED IN QUIT CLAIM DEED IN FAVOR OF WEBER COUNTY RECORDED AS ENTRY NO. 718889 IN BOOK 1210 AT PAGE 194 (2). SURVEYOR HELD FOUND MONUMENTS AS THE CENTERLINE OF 4100 NORTH STREET.

(NOTE-2) WESTERLY BOUNDARY LINE: THE SURVEYOR HELD THE EASTERLY BOUNDARY LINE AND ITS EXTENSION OF PROPERTY SHOWN ON RECORD OF SURVEY PREPARED BY REEVE & ASSOCIATES, INC (3). SAID EASTERLY BOUNDARY LINE IS COINCIDENT WITH AN EXISTING WIRE FENCE. SAID BOUNDARY LINE HAS BEEN MARKED AND ACKNOWLEDGED AS THE BOUNDARY BY THE SUBJECT PARCELS CURRENT OWNER.

(NOTE-3) NORTHERLY BOUNDARY LINE: THE SURVEYOR HELD THE SOUTHERLY BOUNDARY LINE OF THE JOHN AND VICKI SUBDIVISION (4). SAID BOUNDARY LINE HAS BEEN MARKED AND ACKNOWLEDGED AS THE BOUNDARY BY THE SUBJECT PARCELS CURRENT OWNER.

(NOTE-4) EASTERLY BOUNDARY LINES: THE SURVEYOR HELD THE WESTERLY BOUNDARY LINE OF STONE CREEK ESTATES SUBDIVISION (5). SAID WESTERLY BOUNDARY LINES ARE COINCIDENT WITH THE CURRENT CENTERLINE OF THE NORTH FORK OF THE OGDEN RIVER.

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 ZACHARY D. SMITH & LORA A. GAMBLE: ENTRY NO. 3150120.
(2) QUIT CLAIM DEED IN FAVOR OF WEBER COUNTY: ENTRY NO. 718889 IN BOOK 1210 AT PAGE 194.
(3) RECORD OF SURVEY PREPARED BY REEVE AND ASSOCIATES, INC: SURVEY NO. 3603.
(4) JOHN AND VICKI SUBDIVISION: ENTRY NO. 2974389 IN BOOK 85 AT PAGE 31.
(5) STONE CREEK ESTATES SUBDIVISION: ENTRY NO. 1655366 IN BOOK 50 AT PAGE 17.
(6) WEBER COUNTY BEARING SHEET NAD1927 OF TOWNSHIP 7 NORTH RANGE 1 EAST SLB&M.
(7) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE WEBER COUNTY RECORDER.

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 ARE 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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ALL REPORTS, DESIGNS, FIELD DATA, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF MERIDIAN UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT

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: 4100 NORTH 3894 EAST, 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