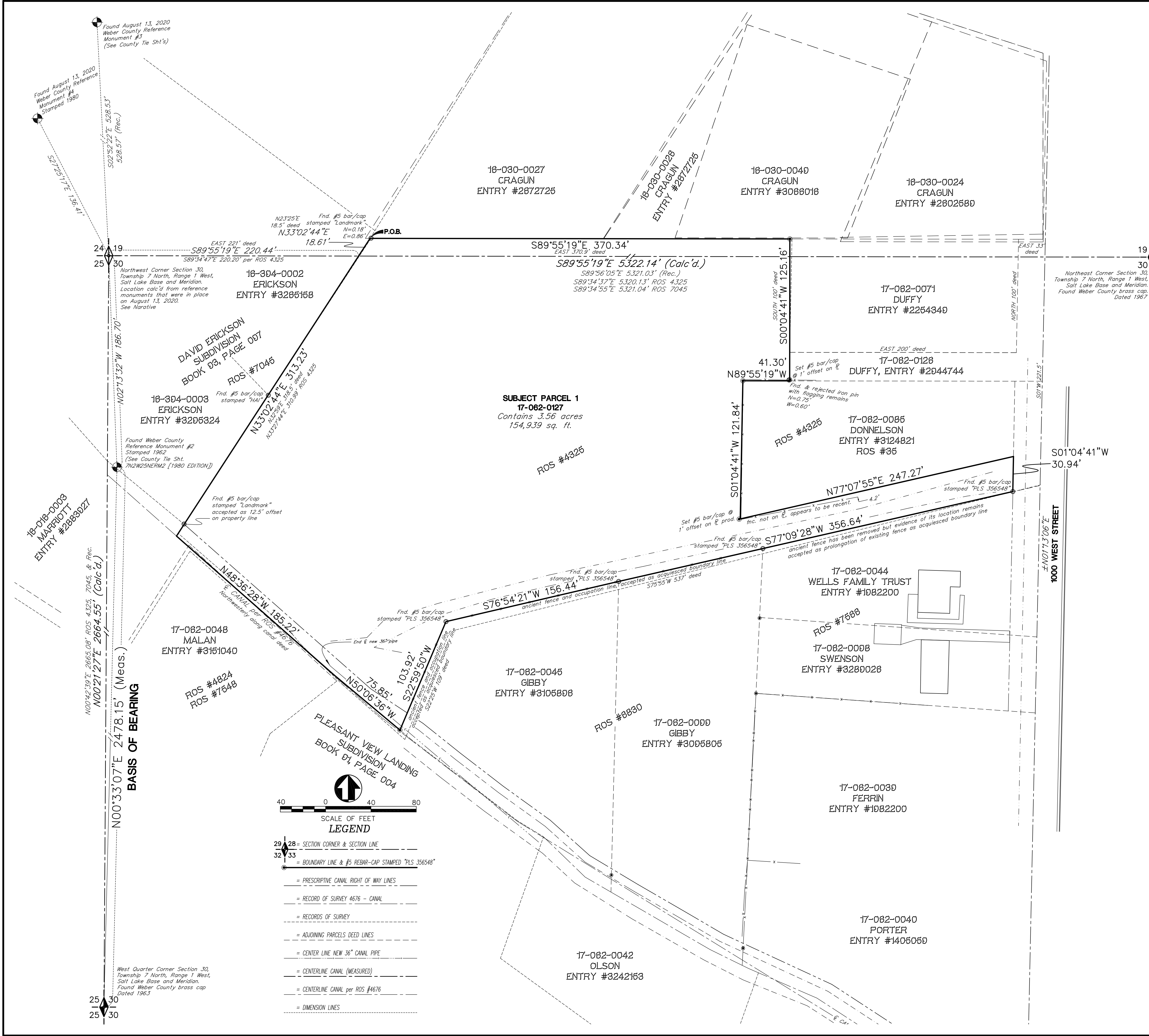




NARRATIVE:

Boundary Consultants was retained by Richard Lyman to survey the subject parcels, and set the corners thereof.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°33'07" West 2478.15 feet (measured) between the West Quarter Corner of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian and Weber County Reference Monument #2 to the Northwest corner of said Section 30, depicted on that certain Weber County Section Tie Sheet #7N2W25N2ERM2 (1980 edition).

The Northwest Corner of Section 30 was replaced by the Weber County Surveyor's Office in December 2024 along with a Reference Monument (RM#4), with the other Reference Monuments being re-tied and Tie Sheets updated. The math on the new tie sheets do intersect at the location of the historic corner, as well as the math on the tie sheet from 2002 or 2008. We have used and held the tie distances to the corner from the 1980 tie sheets, and the distance of 186.70 feet (186.60) stamped on Reference Monument #2. Using the distances as noted hereon there is a 3 point intersect which has been held and used in this survey. Ancient fence lines have been held as Acquiesced Boundaries, see Records of Survey 6830, and 7566.

RECORD DESCRIPTIONS:

WARRANTY DEED: ENTRY #2733991:

Part of the Southwest Quarter of Section 19, and part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point 221 Feet EAST and North 32°25' East 18.5 feet from the Southwest Corner of said Section 19, and running thence EAST 370.9 feet; Thence SOUTH 100 feet; Thence EAST 200 feet to the west line of 1000 West Street; Thence NORTH 100 feet; Thence EAST 33 feet; Thence South 01' West 221.5 feet; Thence South 75°55' West 537 feet; Thence South 22°25' West 109 feet, more or less, to center of North Ogden Canal; Thence Northwestwardly along center of said canal to a point South 32°59' West 318.5 feet from the place of beginning; Thence North 32°59' East 318.5 to the place of beginning.

Except the following: Part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 89°34'47" East 221.0 feet; North 32°50'13" East 18.5 feet, and South 89°34'47" East 570.90 feet to the west line of 1000 West Street and South 01°25'13" West 191.61 feet along the west line of 1000 West Street to the point of beginning; And running thence South 77°28'27" West 247.27 feet; Thence North 01°25'13" East 121.84 feet; Thence South 89°34'47" East 240.0 feet to the west line of 1000 West Street; Thence South 01°25'13" West 66.43 feet along the west line of 1000 West to point of beginning. Together with a 30 foot right of way along the south line of the above described property.

Subject to the following right of way: Part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 89°34'47" East 221.0 feet along the Section Line, North 32°50'13" East 18.5 feet South 89°34'47" East 603.90 feet to the centerline of 1000 West Street, and South 01°25'13" West 221.5 feet along the center of said street, and South 75°55' West 33.63 feet from the Northwest Corner of Section Section 30; And running thence South 77°28'27" West 502.82 feet; Thence South 22°25' West 109 feet to the most southerly corner of the Charles R. and Richard G. Christofferson property; Thence North 49' West 91.18 feet; Thence North 51°35' East 97.61 feet; Thence North 75°55' East 290.81 feet; Thence North 01°25'13" East 10.25 feet; Thence North 77°28'27" East 247.27 feet; Thence South 01°25'13" West 30.91 feet to the point of beginning as recorded in Book 1538 Page 2195.

Subject to that portion lying within the bound of 1000 West Street for road purposes.

SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Southwest Quarter of Section 19 and the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Comprising the remaining 3.56 acres of that particular parcel land described in that certain Warranty Deed recorded as Entry #2733991 of the Weber County Records. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°33'07" East 2478.15 feet (measured) between the West Quarter Corner of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian and Weber County Reference Monument #2 to the Northwest corner of said Section 30, depicted on that certain Weber County Section Tie Sheet #7N2W25N2ERM2. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 thence North 00°33'07" East 2478.15 feet to the aforesaid reference monument; Thence North 02°13'32" East 186.70 feet; Thence South 89°55'19" East 220.44 feet; Thence North 33°02'44" East 18.61 feet to a point SOUTH 0.18 feet and WEST 0.86 feet from a number five rebar and cap stamped "Landmark" and the True Point of Beginning.

Thence South 89°55'19" East 370.34 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°04'41" West 125.16 feet to a point on the north line of that particular parcel of land described in that certain Warranty Deed recorded as Entry #3124821; Thence the following three (3) courses coincident with said parcel, 1) North 89°55'19" 41.30 feet along a fence line to a number five rebar and cap stamped "PLS 356548"; 2) South 01°04'41" West 121.84 feet along a fence line to a number five rebar and cap stamped "PLS 356548"; 3) North 77°07'55" East 247.27 feet along a fence line and the prolongation thereof to a point on the west prescriptive right of way of 1000 West street and a number five rebar and cap stamped "PLS 356548"; Thence South 01°04'41" West 30.94 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence South 77°09'28" West 356.64 feet to a number five rebar and cap stamped "PLS356548"; Thence South 76°54'21" West 156.44 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 22°59'50" West 103.92 to the center line of the North Ogden Canal; Thence the following two (2) courses coincident with said center line, 1) North 50°06'36" West 75.85 feet; 2) North 48°36'28" West 185.22 feet; Thence departing said center line North 33°24'44" East 313.23 feet to the point of beginning.

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

RECORD OF SURVEY OF WEBER COUNTY
TAX PARCEL 17-062-0127
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30,
AND THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 07-27-24
SCALE: 1"=40'
PROJECT NUMBER: 2412001