

SECTION COMPARISON DIAGRAM

NARRATIVE

Boundary Consultants was retained by Stuart Gibby to set the corners of Parcel "B" of Pleasant View Landing Subdivision as the neighbor is constructing a fence which is encroaching on that parcel. This survey was carried out using a Trimble 5600 RTK GNSS receiver, a Trimble 5700 GNSS receiver, and a Trimble 5800 GNSS receiver. 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°57'01" West 2785.96 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 #4. The Northwest corner of Section 30, Township 7 North, Range 1 West, Salt Lake Base, Section 12E, T7N, R1W, depicted on that certain 2018 Weber County Section 12E Sheet #7N2W25N2E.

NOTE: Reference Monument #4, described above, has been destroyed and replaced with a new monument in a different location, (also labeled as Monument #4) the updated monumented Basis of Bearing for this survey is North 00°22'48" East 2665.03 feet measured between the 1963 brass cap monument marking the West Quarter Corner of Section 30, Township 7 North, Range 1 West and the 2024 brass cap monument marking the Northwest Corner of Section 30 of said Township and Range of the Salt Lake Base and Meridian.

We calculated the corners for Parcel B using common boundary calls between the Gibby Parcels depicted on Record of Survey 6830 and the subdivision plat for Pleasant View Land subdivision, previously "Proposed Lindee's Loft Subdivision". When those corners were placed on the ground it became apparent that the corners for Parcel B did not match the improvements by 2.2 feet. It appears that the ambiguity between "Gibby" and "Pleasant View Land" has been created by the respective surveyors using differing locations for the west line of the Northwest Quarter of Section 30 based upon current and past monumentation.

Pleasant View Landwing was created by Hansen and Associates, (It was originally called Lindee's Loft Subdivision), in 2019-2020, recorded July 19, 2021 as said Pleasant View Landwing. When Boundary Consultants was retained by Webster County Surveyor's Office in 2021, the Pleasant View Landwing and the surrounding utilities were being installed which were encroaching on the Gibby property. In our research of the Gibby property and the surrounding properties no record of survey was found for the subdivision being constructed, as a result we reached out to Webster County Assessor's Office and they advised that the preliminary plat for the proposed "Lindee's Loft", (A.K.A "Pleasant View Landwing"), Subdivision. When we retraced the proposed "Lindee's Loft Subdivision" plat we did not find the monument for Northwest Corner of Section 30 in place, and fixed its location using Weber County Surveyor's Reference Monuments Nos 2 and 4, depicted on the plat. The Northwest Corner of Section 30 was located 186.60' to the northwest corner had been updated in 2018 with the distance from Reference Monument No. 2 being changed from 186.60' to 187.15'.

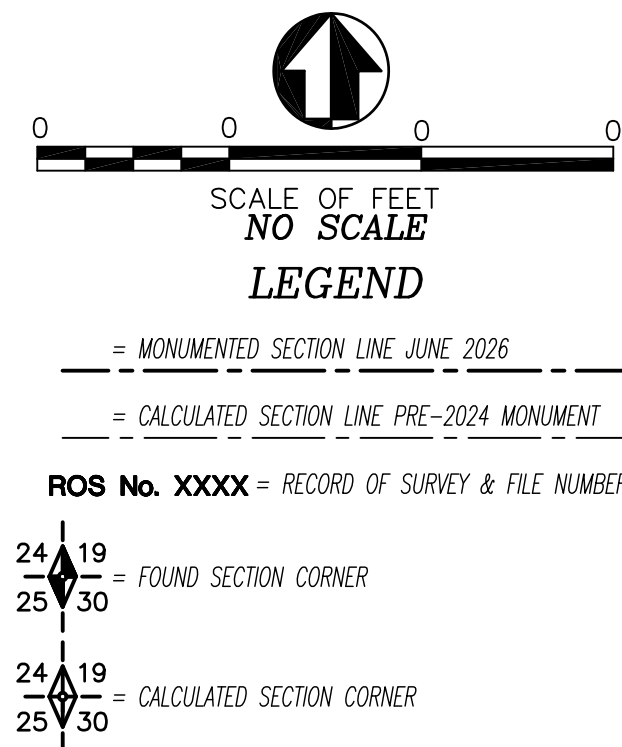
1, David Hawkes, was employed by the Weber County Surveyor's Office in 1980, myself, Jack Carver, and Mick Holmes installed the aforesaid Reference Monument No. 4. In the course of that installation we dug up and exposed the brass cap monument marking the northwest corner of section 36, which was buried 18 inches below the ground surface. The cap was galvanized and the measurements were made to the section monument from the newly installed Reference Monument 4 and the found 1962 brass cap Reference Monument No. 2 using a steel tape with a tensioning spring and plumb-bobs to obtain an accurate horizontal measurement. The distance from the 1962 reference monument to the section monument measured in 1962, checked in 1963, and memorialized on Weber County Surveyor's Tie Sheet No. 68 in 1963, updated in 1980. When Reference Monument #3 depicted on the 2018 tie sheet, which is a Weber County Brass Cap stamped 1980, is added to the solution for the said northwest corner, the published tie distance of 528.57 feet closely matches the distance of 528.53 feet published on the 1963 tie sheet. The distance on the 2018 Tie Sheet of Reference Monuments 2, 3, and 4 to the 1962 location of the said Northwest Corner DO NOT intersect.

The 1963-1980 location was used to fix the 1962 location of the Northwest Corner of Section 30 used in the preparation of Records of Survey No.'s 6830, 7566, and 8392. Not the 2018 tie sheet which we believe contains a blunder in the "measured" distance from the 1962 Reference Monument No. 2 to the section corner.

It is apparent that Hansen and Associates' location of the Northwest Corner of Section 30 was not established using the same methodology, placing the location of the corner North 65°25'57" East 1.16 feet of our calculated location. The location held by "Hansen" is also the location used to re-establish Northwest Corner in 2014.

The diagram hereon depicts the relationship of the conflicting monument locations, and documents the relationship between Boundary Consultants' surveys in this area and others that are using the 2018 and 2024 locations of the Northwest Corner of Section 30, facilitating a common basis for retracement. Boundary Consultants has consulted with the Weber County Surveyor's Office on this matter and they concur that discrepancies exist in the section corners location.

In retracing Parcel B of the Pleasant View Landing Subdivision we held the southerly boundary of the Gibby property as depicted on Record of Survey No. 6830 and adjusted the north boundary of said Parcel B to match the aforesaid survey placing the discrepancies in the prescriptive right-of-way the North Ogden Canal negating any effect of those discrepancies, and preserving an accurate retracement of the North, South and East boundaries of said "Parcel B".



DATE: 07-01-26

NO_SCALE

NO_SCALE

RECORD OF SURVEY OF WEBER COUNTY

TAX PARCELS 17-062-0044, -0099, & 17-436-0025

CLARIFYING SECTIONAL CONTROL USED IN ROS NO.s 6830, 7566, 8392

LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants

5554 West 2425 North. Hooper. Utah

801-792-1569
dave@boundarvconsultants.biz

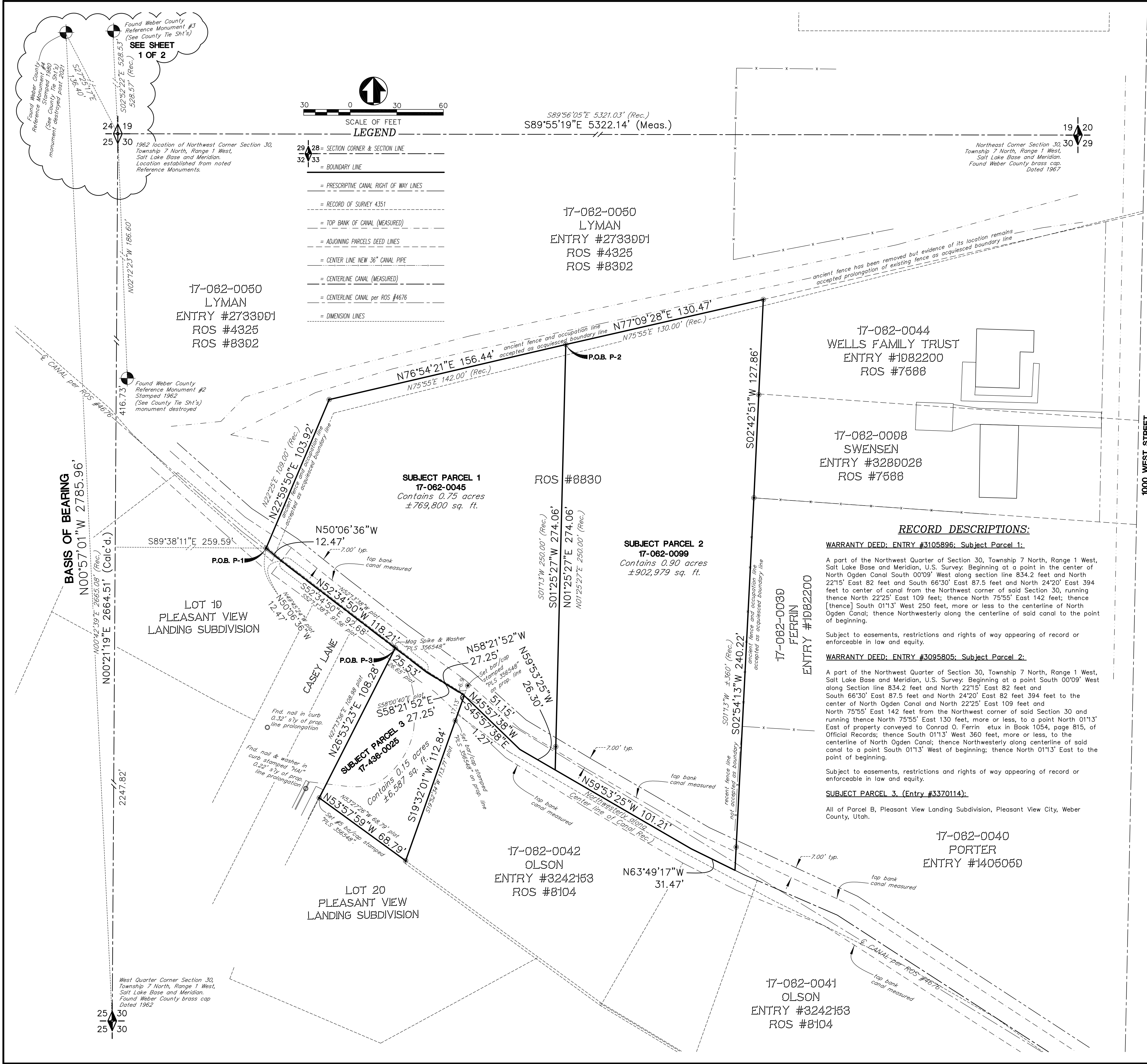
DESIGNED

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SURVEYED DESCRIPTIONS:

SUBJECT PARCEL 1:

A parcel of land lying and situate in the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Comprising 0.75 acres contained in the occupied area of that particular parcel of land described in that certain Warranty Deed recorded as Entry #3105896 of the Weber County Records. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°57'01" West 2785.96 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 #4 to the Northwest corner of said Section 30, depicted on that certain Weber County Section Tie Sheet #7N2W25NE. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 thence North 00°21'19" East 2247.82 feet coincident with the calculated west line of said Northwest Quarter Section; Thence South 89°38'11" East 259.59 feet to a point on the center line of the North Ogden Canal a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning. Thence coincident with the location of an ancient fence and acquiesced boundary line, located August 13, 2020, the following two (2) courses 1) North 22°59'50" East 103.92 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 76°54'12" East 156.44 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 01°25'27" West 274.06 feet to a number five rebar and cap stamped "PLS 356548" and the center line of the North Ogden Canal, said center line being determined in March of 2021 by locating the banks of said canal and splitting them to determine said centerline, prior to a portion of it being covered and piped; Thence the following five (5) courses coincident with said centerline 1) North 59°53'25" West 26.30 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 45°57'38" West 51.15 feet to a number five rebar and cap stamped "PLS 356548"; 3) North 58°21'52" West 27.25 feet to a number five rebar and cap stamped "PLS 356548"; 4) North 52°34'50" West 118.21 feet to a number five rebar and cap stamped "PLS 356548"; 5) North 50°06'36" West 12.47 feet to the point of beginning.

SUBJECT PARCEL 2:

A parcel of land lying and situate in the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Comprising 0.90 acres contained in the occupied area of that particular parcel of land described in that certain Warranty Deed recorded as Entry #3105896 of the Weber County Records. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°57'01" West 2785.96 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 #4 to the Northwest corner of said Section 30, depicted on that certain Weber County Section Tie Sheet #7N2W25NE. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 thence North 00°21'19" East 2247.82 feet coincident with the calculated west line of said Northwest Quarter Section; Thence South 89°38'11" East 259.59 feet to a point on the center line of the North Ogden Canal a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the location of an ancient fence and acquiesced boundary line, located August 13, 2020, 1) North 22°59'50" East 103.92 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 76°54'12" East 156.44 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning. Thence continuing coincident with said ancient fence line North 77°09'28" East 130.47 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 02°42'51" West 127.86 feet to and ancient fence corner marking the northwest corner of the Conrad O. Ferrin, et ux property described in that certain deed recorded in Book 1054, at Page 815 of the Weber County Records; Thence South 02°54'13" West 147.42 feet coincident with an ancient fence and acquiesced boundary line to the center line said North Ogden Canal; Thence the following two (2) courses coincident with said centerline, said center line being determined in March of 2021 by locating the canal and splitting them to determine said centerline, 1) North 63°49'17" West 31.47 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 59°53'25" West 101.21 feet to a number five rebar and a cap stamped "PLS 356548"; Thence departing said canal North 01°25'27" East 274.06 feet to the point of beginning.

SUBJECT PARCEL 3. (Entry #3370114):

All of Parcel B, Pleasant View Landing Subdivision, Pleasant View City, Weber County, Utah.

More particularly described by survey as follows:

A parcel of land lying and situate in the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Comprising the 0.15 acres contained in "Parcel B", Pleasant View Landing Subdivision. Basis of Bearing for this survey is GEODETIC NORTH as determined by GPS or North 00°57'01" West 2785.96 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 #4 to the Northwest corner of said Section 30, depicted on that certain Weber County Section Tie Sheet #7N2W25NE. Subject Parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 30 thence North 00°21'19" East 2247.82 feet coincident with the calculated west line of said Northwest Quarter Section; Thence South 89°38'11" East 259.59 feet to a point on the measured center line of the North Ogden Canal and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said measured center line, 1) South 50°06'36" East (S49°45'24"E per plat) 12.47 feet; 2) South 52°34'50" East 92.68 feet (S52°13'28"E 91.56 feet per plat) to a "MAG Spike" and washer stamped "PLS 356548" and the True Point of Beginning; Thence continuing the following three (3) courses coincident with the measured center line of said canal, 1) South 52°34'50" East 25.53 feet (S52°13'38"E 26.65 feet per plat); 2) South 58°21'52" East (S58°00'40"E per plat) 27.25 feet; 3) South 45°57'38" East 1.27 feet; Thence departing said canal center line South 19°32'01" West 112.84 feet (S19°52'34"W 113.71 feet per plat) to a number five rebar and cap stamped "PLS 356548"; Thence North 53°57'59" West 68.79 feet (S53°27'26"E per plat) to a number five rebar and cap stamped "PLS 356548"; Thence North 26°53'23" East 108.28 feet (N27°13'56"E 108.98 feet per plat) coincident with the east right of way line of Casey Lane to the point of beginning.

RECORD DESCRIPTIONS:

WARRANTY DEED: ENTRY #3105896: Subject Parcel 1:

A 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 in the center of North Ogden Canal South 00°09' West along section line 834.2 feet and North 22°15' East 82 feet and South 66°30' East 87.5 feet and North 24°20' East 394 feet to center of canal from the Northwest corner of said Section 30, running thence North 22°25' East 109 feet; thence North 75°55' East 142 feet; thence [thence] South 01°13' West 250 feet, more or less to the centerline of North Ogden Canal; thence Northwesterly along the centerline of said canal to the point of beginning.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

WARRANTY DEED: ENTRY #3095805: Subject Parcel 2:

A 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 00°09' West along Section line 834.2 feet and North 22°15' East 82 feet and South 66°30' East 87.5 feet and North 24°20' East 394 feet to the center of North Ogden Canal and North 22°25' East 109 feet and North 75°55' East 142 feet from the Northwest corner of said Section 30 and running thence North 75°55' East 130 feet, more or less, to a point North 01°13' East of property conveyed to Conrad O. Ferrin, et ux in Book 1054, page 815, of Official Records; thence South 01°13' West 360 feet, more or less, to the centerline of North Ogden Canal; thence Northwesterly along centerline of said canal to a point South 01°13' West of beginning; thence North 01°13' East to the point of beginning.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

SUBJECT PARCEL 3. (Entry #3370114):

All of Parcel B, Pleasant View Landing Subdivision, Pleasant View City, Weber County, Utah.

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OF

FILE # 8402

JUL 06 2026

BOUNDARY CONSULTANTS

Professional Land Surveyors

5554 West 2425 North, Hooper, Utah

801-792-1569

dave@boundaryconsultants.biz

RECORD OF SURVEY OF WEBER COUNTY

TAX PARCELS 17-062-0044, -0099, & 17-436-0025

CLARIFYING SECTIONAL CONTROL USED IN ROS NO.s 6830, 7566, 8392

LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 30,

TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 07-01-26

SCALE: 1"=30'

PROJECT NUMBER: 2110001