REV	BY	REVISION / SUBMITTAL
6/1/95	EHC	INITIAL REVIEW DRAWING
6/1/95	EHC	CLIENT REVIEW DRAWING
10/12/95	DM	WEBER COUNTY SURVEYOR'S OFFICE SUBMITTAL
12/11/95	DM	FINAL SUBMITTAL

PROJECT NO: ARHUNT.0595.PLC.BNY01
CLIENT: ARCHIE HUNT, WEST PLAIN CITY, UTAH
MEC PROJECT MANAGER: E.H. CHRISTENSEN, P.E.
MEC PROJECT ENGINEER: DAVID WERTH, E.I.T.
MEC DESIGNER: DAVID WERTH, E.I.T.
BOUNDARY/DESIGN SURVEY: JAMES L. STEPHENS, P.E., R.L.S.
DESIGN CHECK: EHC SURVEY CHECK: JLS

A BOUNDARY SURVEY FOR ARCHIE HUNT
A PART OF THE
NW 1/4 OF SECTION 21, T.7N., R.2W., SLB&M
WEBER COUNTY, UTAH
DECEMBER 1995

DISCUSSION OF SURVEY

General

The described and shown survey was conducted for Mr. Archie F. Hunt of West Plain City, Utah to subdivide a 14.0 acre parcel of land within the northwest quarter of Section 21 Township 7 North, Range 2 West, SLB&M. The parcel is to be divided into three separate 4.46 acre lots as shown on the Archie Hunt Subdivision Plat dated December 1995.

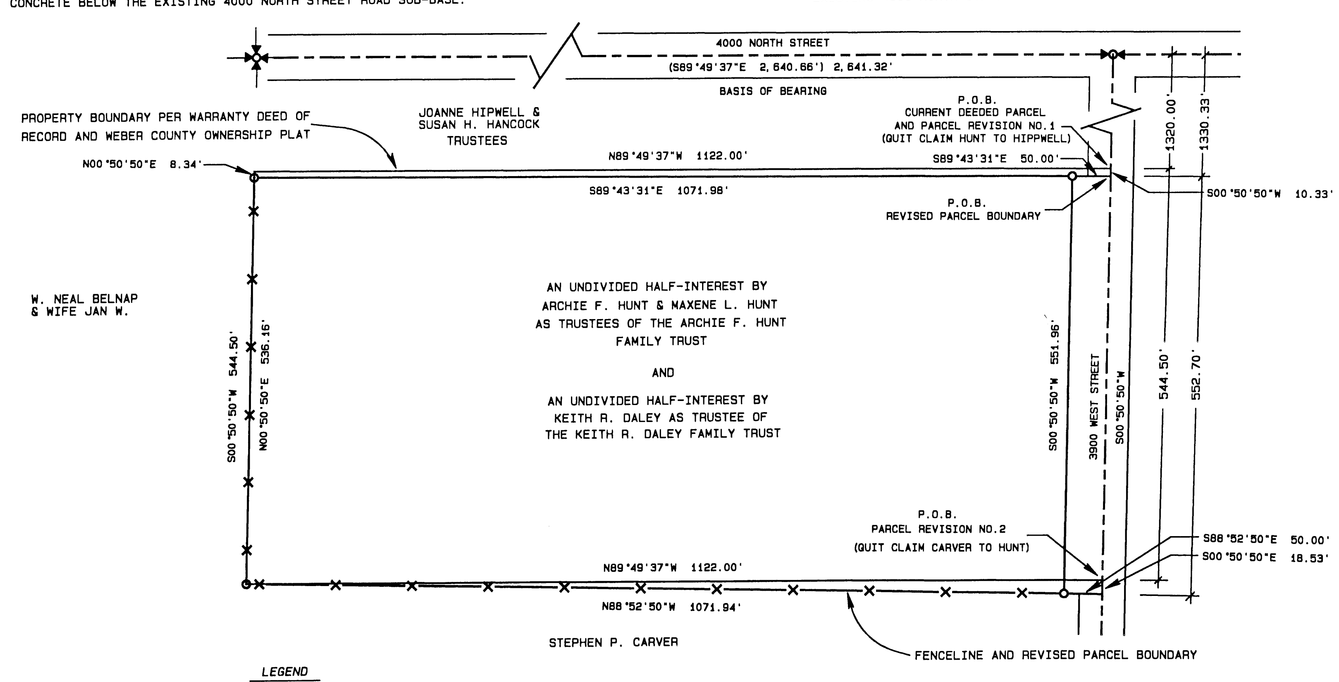
REVISION OF PARCEL BOUNDARY

From a survey on the ground, it was determined that the existing fence lines and common boundaries are inconsistent with parcel boundaries described in warrantee deeds and as shown on ownership plats currently on file with the Weber County Recorders office. To offer three subdivided lots for sale and to maintain existing fence lines and common boundaries, two boundary revision parcels of record are shown for exchange with surrounding landowners. Boundary Revision No.1 is to be exchanged with the Joanne Hipwell Trust to establish the north line of the revised parcel boundary. Boundary Revision No.2 is to be exchanged with Steven Paul Carver and Orella Emily Smith (husband and wife) to establish the south line of the revised parcel boundary.

WEBER COUNTY ROAD RIGHT-OF-WAY

To conform to County long-range road master plans, a 50.00 ft. right-of-way strip is hereby shown for the construction and maintenance of future road improvements and public utilities along 3900 West Street. Actual dedication of said right-of-way is provided on the Archie Hunt Subdivision Plat dated December 1995 as on file with the Weber County Recorders office.

GRAPHIC SCALE 1"=100'
0 100 200 300



LEGEND

- 1/2 INCH REINFORCING BAR AND CAP PLACED AS INDICATED TO MARK REVISED LOT CORNERS AND BOUNDARY LINES (REFERENCE ARCHIE HUNT SUBDIVISION PLAT-DECEMBER 1995). ALL BARS ARE 24 INCHES IN LENGTH WITH YELLOW CAPS DENOTING THE NAME AND REGISTRATION NUMBER OF THE CERTIFYING LAND SURVEYOR: STEPHENS RLS 4617.
- EXISTING FARM FENCE
- SECTION CORNER
- QUARTER CORNER

SURVEY NOTES

1. ALL BEARINGS SHOWN IN PARENTHESIS ARE UTAH STATE PLANE GRID BEARINGS CURRENTLY ON FILE WITH THE WEBER COUNTY SURVEYOR'S OFFICE (COUNTY MONUMENT POSITIONS AS OF JANUARY 1985 TOWNSHIP 7 NORTH, RANGE 2 WEST).
2. ALL DISTANCES SHOWN IN PARENTHESES ARE UTAH STATE PLANE GRID DISTANCES ALSO ON FILE WITH THE WEBER COUNTY SURVEYOR'S OFFICE AS CITED IN NOTE 1. DISTANCES AND BEARINGS SHOWN WITHOUT PARENTHESIS ARE AS MEASURED ON THE GROUND OR AS DETERMINED FOR CLOSURE OF LOT/PARCEL BOUNDARIES.

BOUNDARY DESCRIPTION
CURRENT DEEDED PARCEL

The following described parcel represents land under the current ownership of Archie F. Hunt and Maxene L. Hunt, trustees of the Archie F. Hunt Family Trust and Keith R. Daley as trustee of the Keith R. Daley Family Trust. The description represents information and data taken from recorded deeds and ownership plats currently on file with the Weber County Recorders office.

Beginning at a point which bears S 00° 50' 50" W, 1320.00 feet from the North Quarter Corner of Section 21, T.7N. and R.2W.; said point being the True Point of Beginning; thence continuing from the True Point of Beginning S 00° 50' 50" W, 544.50 feet along the East Line for the Northwest 1/4 Section and centerline of 3900 West Street; thence N 89° 49' 37" W, 1,122.00 feet; thence N 00° 50' 50" E, 544.50 feet; thence S 89° 49' 37" E, 1,122.00 feet to the True Point of Beginning. Containing 14.02 acres.

REVISED PARCEL BOUNDARY DESCRIPTION

The following described parcel represents current boundary conditions as evidenced by existing fence lines and farming practices within and adjacent to the above described deeded parcel of land.

Beginning at a point which bears S 00° 50' 50" W, 1330.33 feet from the North Quarter Corner of Section 21, T.7N. and R.2W.; said point being the True Point of Beginning; thence continuing from the True Point of Beginning S 00° 50' 50" W, 552.70 feet along the East Line for the Northwest 1/4 Section, and centerline of 3900 West Street; thence N 88° 52' 50" W, 1,121.94 feet; thence N 00° 50' 50" E, 536.16 feet; thence S 89° 49' 31" 1,121.98 feet to the True Point of Beginning. Containing 14.02 acres.

BOUNDARY DESCRIPTION
PARCEL REVISION NO.1 (QUIT CLAIM HUNT TO HIPWELL)

The following described parcel represents a revision to the north boundary of the deeded parcel of land described above. The revision is made to realign the deeded north boundary to more accurately conform with existing boundaries established by current farming practices. Said existing north boundary is currently marked by an abrupt ground elevation change created by a prior leveling of the land for flood irrigation purposes.

Beginning at a point which bears S 00° 50' 50" W, 1320.00 feet from the North Quarter Corner of Section 21, T.7N. and R.2W.; said point being the True Point of Beginning as described for the Current Deeded Parcel; thence continuing from the True Point of Beginning S 00° 50' 50" W, 10.33 feet along the East Line for the Northwest 1/4 Section, and centerline of 3900 West Street; thence N 89° 43' 31" W, 1,121.98 feet; thence N 00° 50' 50" E, 8.34 feet; thence S 89° 49' 37" E, 1,122.00 feet to the True Point of Beginning. Containing 0.24 acres.

BOUNDARY DESCRIPTION
PARCEL REVISION NO.2 (QUIT CLAIM CARVER TO HUNT)

The following described parcel represents a revision to the south boundary of the deeded parcel of land described above. The revision is made to realign the deeded south boundary to more accurately conform with existing boundaries established by current farming practices. Said existing south boundary is currently marked by an existing fence line.

Beginning at a point which bears S 00° 50' 50" W, 1864.50 feet from the North Quarter Corner of Section 21, T.7N and R.2W.; said point being the True Point of Beginning; thence continuing from the True Point of Beginning S 00° 50' 50" W, 18.53 feet along the East Line for the Northwest 1/4 Section, and centerline of 3900 West Street; thence N 88° 52' 50" W, 1,121.94 feet; thence S 89° 49' 37" E, 1,122.00 feet to the True Point of Beginning. Containing 0.24 acres.

SURVEYORS'S CERTIFICATION

I, James L. Stephens, a registered professional land surveyor in the State of Utah, hereby certify this survey of property within Weber County, Utah to be a true and accurate representation of property currently under the ownership of Mr. Archie F. Hunt and Maxene L. Hunt, trustees of the Archie F. Hunt Family Trust and Keith R. Daley, trustee of the Keith R. Daley Family Trust, all within the Northwest quarter of Section 21 T.7N., R.2W. All lines, bearings, and lengths are based on information currently on file in the offices of the Weber County Surveyor and Recorder.

Signed this 18th day of December, 1995

154668
Utah Registration Number

STAMP/SIGNATURE

RECEIVED

BOUNDARY SURVEY & PLAT
FOR ARCHIE HUNT, WEST PLAIN CITY, UTAH

SUBDIVISION OF PROPERTY WITHIN THE NORTHWEST 1/4 OF SECTION 21,T7N,R2W

DECEMBER, 1995 — SHEET 1 OF 1

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