

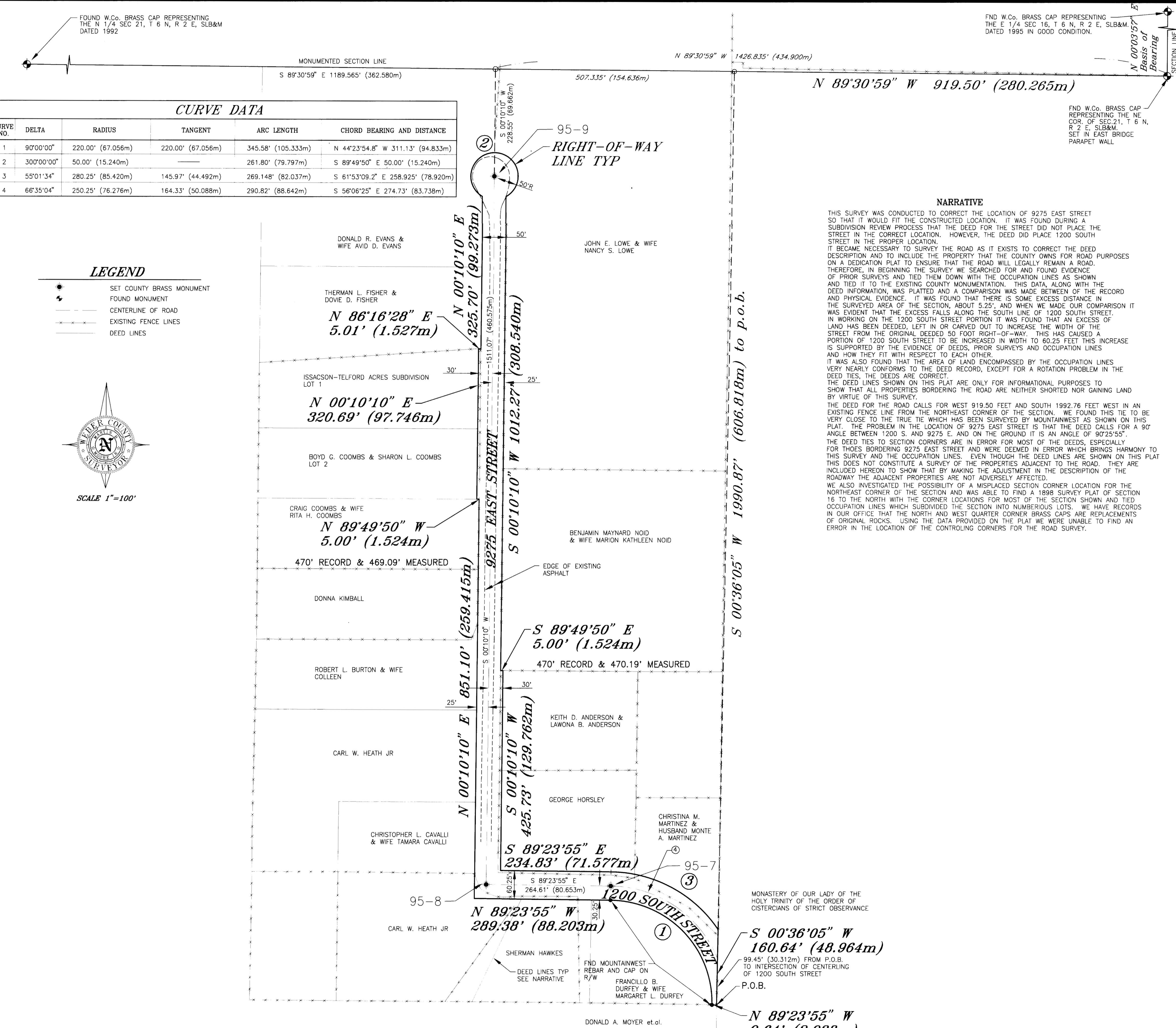
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NARRATIVE

THIS SURVEY WAS CONDUCTED TO CORRECT THE LOCATION OF 9275 EAST STREET SO THAT IT WOULD FIT THE CONSTRUCTED LOCATION. IT WAS FOUND DURING A SUBDIVISION REVIEW PROCESS THAT THE DEED FOR THE STREET DID NOT PLACE THE STREET IN THE CORRECT LOCATION. HOWEVER, THE DEED DID PLACE 1200 SOUTH STREET IN THE CORRECT LOCATION.

IT BECAME NECESSARY TO SURVEY THE ROAD AS IT EXISTS TO CORRECT THE DEED DESCRIPTION AND TO INCLUDE THE PROPERTY THAT THE COUNTY OWNS FOR ROAD PURPOSES ON A DEDICATION PLAT TO ENSURE THAT THE ROAD WILL LEGALLY REMAIN A ROAD. THEREFORE, IN BEGINNING THE SURVEY WE SEARCHED FOR AND FOUND EVIDENCE OF PRIOR SURVEYS AND TIED THEM DOWN WITH THE OCCUPATION LINES AS SHOWN AND TIED IT TO THE EXISTING COUNTY MONUMENTATION. THIS DATA, ALONG WITH THE DEED INFORMATION, WAS PLATED AND A COMPARISON WAS MADE BETWEEN OF THE RECORD AND PHYSICAL EVIDENCE. IT WAS FOUND THAT THERE IS SOME EXCESS DISTANCE IN THE SURVEYED AREA OF THE SECTION, ABOUT 5.25', AND WHEN WE MADE OUR COMPARISON IT WAS EVIDENT THAT THE EXCESS FALLS ALONG THE SOUTH LINE OF 1200 SOUTH STREET. IN WORKING ON THE 1200 SOUTH STREET PORTION IT WAS FOUND THAT AN EXCESS OF LAND HAS BEEN DEEDED, LEFT IN OR CARVED OUT TO INCREASE THE WIDTH OF THE STREET FROM THE ORIGINAL DEEDED 50 FOOT RIGHT-OF-WAY. THIS HAS CAUSED A PORTION OF 1200 SOUTH STREET TO BE INCREASED IN WIDTH TO 60.25 FEET THIS INCREASE IS SUPPORTED BY THE EVIDENCE OF DEEDS, PRIOR SURVEYS AND OCCUPATION LINES AND HOW THEY FIT WITH RESPECT TO EACH OTHER.

IT WAS ALSO FOUND THAT THE AREA OF LAND ENCOMPASSED BY THE OCCUPATION LINES VERY NEARLY CONFORMS TO THE DEED RECORD, EXCEPT FOR A ROTATION PROBLEM IN THE DEED TIES, THE DEEDS ARE CORRECT.

THE DEED LINES SHOWN ON THIS PLAT ARE ONLY FOR INFORMATIONAL PURPOSES TO SHOW THAT ALL PROPERTIES BORDERING THE ROAD ARE NEITHER SHORTED NOR GAINING LAND BY VIRTUE OF THIS SURVEY.

THE DEED FOR THE ROAD CALLS FOR WEST 919.50 FEET AND SOUTH 1992.76 FEET WEST IN AN EXISTING FENCE LINE FROM THE NORTHEAST CORNER OF THE SECTION. WE FOUND THIS TIE TO BE VERY CLOSE TO THE TRUE TIE WHICH HAS BEEN SURVEYED BY MOUNTAINWEST AS SHOWN ON THIS PLAT. THE PROBLEM IN THE LOCATION OF 9275 EAST STREET IS THAT THE DEED CALLS FOR A 90° ANGLE BETWEEN 1200 S. AND 9275 E. AND ON THE GROUND IT IS AN ANGLE OF 90°25'55".

FOR THOSE BORDERING 9275 EAST STREET AND WERE DEEMED IN ERROR WHICH BRINGS HARMONY TO THIS SURVEY AND THE OCCUPATION LINES. EVEN THOUGH THE DEED LINES ARE SHOWN ON THIS PLAT THIS DOES NOT CONSTITUTE A SURVEY OF THE PROPERTIES ADJACENT TO THE ROAD. THEY ARE INCLUDED HEREON TO SHOW THAT BY MAKING THE ADJUSTMENT IN THE DESCRIPTION OF THE ROADWAY THE ADJACENT PROPERTIES ARE NOT ADVERSELY AFFECTED.

WE ALSO INVESTIGATED THE POSSIBILITY OF A MISPLACED SECTION CORNER LOCATION FOR THE NORTHEAST CORNER OF THE SECTION AND WAS ABLE TO FIND A 1898 SURVEY PLAT OF SECTION 16 TO THE NORTH WITH THE CORNER LOCATIONS FOR MOST OF THE SECTION SHOWN AND TIED OCCUPATION LINES WHICH SUBDIVIDED THE SECTION INTO NUMEROUS LOTS. WE HAVE RECORDS IN OUR OFFICE THAT THE NORTH AND WEST QUARTER CORNER BRASS CAPS ARE REPLACEMENTS OF ORIGINAL ROCKS. USING THE DATA PROVIDED ON THE PLAT WE WERE UNABLE TO FIND AN ERROR IN THE LOCATION OF THE CONTROLLING CORNERS FOR THE ROAD SURVEY.

WEBER COUNTY ACCEPTANCE AND DEDICATION

THIS IS TO CERTIFY THAT, AS THE WEBER COUNTY COMMISSION, WE HAVE REVIEWED THIS STREET/ROAD DEDICATION PLAT AND DO HEREBY APPROVE AND ACCEPT THIS PLAT. FURTHERMORE, ACTING FOR WEBER COUNTY, UTAH, THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY DEDICATE AND GRANT ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND AS STREETS AND NAME SAID STREETS AS SHOWN ON THIS PLAT, THE SAME TO BE USED AS A PUBLIC THROUGHFARE FOREVER.

SIGNED THIS _____ DAY OF _____, 19____.

APPROVED _____ ATTEST CLERK _____

WEBER COUNTY ATTORNEY

HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLETED WITH THIS _____ DAY OF _____, 19____.

COUNTY ATTORNEY SIGNATURE _____

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, 19____.

CHAIRMAN'S SIGNATURE _____

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLETED WITH THIS _____ DAY OF _____, 19____.

ENGINEER'S SIGNATURE _____

WEBER COUNTY SURVEYOR'S CERTIFICATION

I, ERNEST D. ROWLEY, DO HEREBY CERTIFY THAT I AM THE DULY APPOINTED CHIEF DEPUTY WEBER COUNTY SURVEYOR, STATE OF UTAH, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY HAS BEEN MADE UNDER MY DIRECTION, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT THIS SURVEY AND PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED THIS 7th DAY OF MARCH, 1996

BOUNDARY DESCRIPTION

BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE CORNER LOCATED N 89°30'59" W 919.50 FEET (280.265 meters) ALONG SECTION LINE AND S 00°36'05" W 1990.87 FEET (606.818 meters) FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AS MONUMENTED BY WEBER COUNTY; thence N 89°23'55" W 9.64 FEET (2.938 meters) ALONG A FENCE LINE TO AN EXISTING MOUNTAINWEST REBAR AND CAP; thence ALONG THE ARC OF A 345.58 FEET (105.333 meter) CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET (67.056 meters) AND A CHORD BEARING AND DISTANCE OF N 44°23'55" W 311.13 FEET (94.833 meters) TO AN EXISTING MOUNTAINWEST REBAR AND CAP; thence N 89°23'55" W 289.38 FEET (88.203 meters); thence N 00°10'10" E 851.10 FEET (259.415 meters); thence N 89°49'50" W 5.00 FEET (1.524 meters); thence N 00°10'10" E 320.69 FEET (97.746 meters); thence N 86°16'28" E 5.01 FEET (1.527 meters); thence N 00°10'10" E 325.70 FEET (99.273 meters); thence ALONG THE ARC OF A 261.80 FOOT (79.797 meters) CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (15.240 meters) AND A CHORD BEARING AND DISTANCE OF S 89°49'50" E 50.00 FEET (15.240 meters); thence S 00°10'10" W 1012.27 FEET (308.540 meters); thence S 89°49'50" E 5.00 FEET (1.524 meters); thence S 00°10'10" W 425.73 FEET (129.762 meters); thence S 89°23'55" E 234.83 FEET (71.577 meters); thence ALONG THE ARC OF 269.148 FEET (82.037 meters) CURVE TO THE RIGHT HAVING A RADIUS OF 280.25 FEET (85.420 meters) AND A CHORD BEARING AND DISTANCE OF S 61°53'09" E 258.925 FEET (78.920 meters); thence S 00°36'05" W 160.64 FEET (48.964 meters) TO THE POINT OF BEGINNING, AS SURVEYED AND MONUMENTED.

CONTAINING 2.74 ACRES MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N 00°03'57" E ALONG THE MONUMENTED LINE BETWEEN THE NORTHEAST CORNER OF SECTION 21 AND THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, BASED ON THE UTAH STATE PLANE GRID OF NAD 1983.

DEDICATION PLAT
for a Portion of
9275 EAST STREET &
1200 SOUTH STREET

LYING WITHIN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

Plat Prepared By
Ernest D. Rowley P.L.L.C.
Chief Deputy Surveyor

WEBER COUNTY SURVEYOR

2510 Washington Blvd. Mezz #1
Ogden, Utah 84401
409-241-8971
AUGUST 1995

RECEIVED
MAR 07 1996
Weber County Surveyor

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