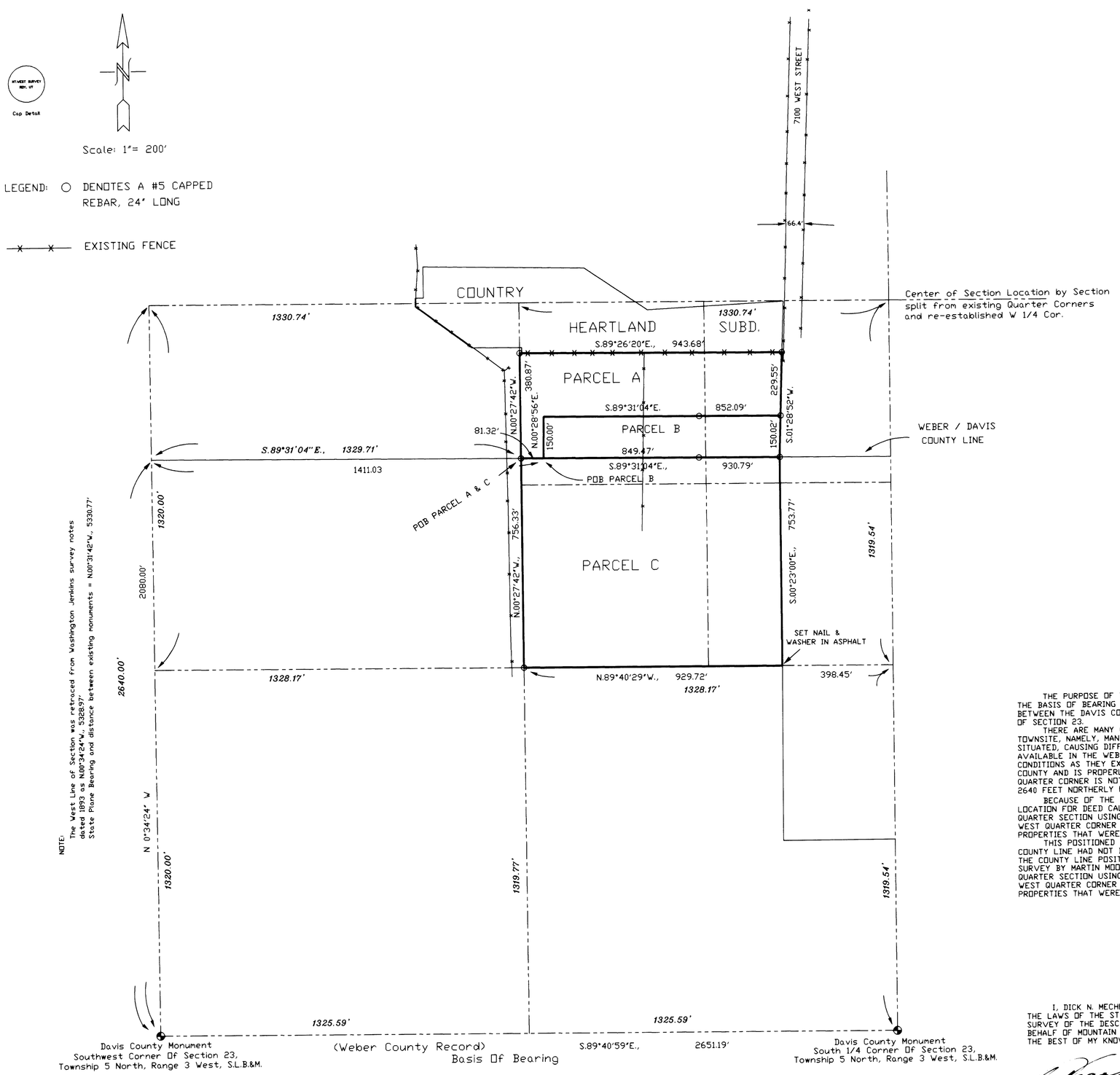
002074

Cap Detail

Scale: 1"= 200'

LEGEND: ○ DENOTES A #5 CAPPED REBAR, 24" LONG

EXISTING FENCE



NOTE:
The West Line of Section was retraced from Washington Jenkins survey notes dated 1893 as N.00°34'24"W., 5328.97'
State Plane Bearing and distance between existing monuments = N.00°31'42"W., 5330.77'

PARCEL A DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEBER-DAVIS COUNTY LINE AND THE SOUTHEAST CORNER OF THE FOWER PROPERTY WHICH IS N.00°34'24"W., 2080.00 FEET AND S.89°31'04"E., 1329.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.00°27'42"W., 380.87 FEET TO THE EXTENDED SOUTH LINE OF COUNTRY HEARTLAND SUBDIVISION;
THENCE S.89°26'20"E., 943.68 FEET TO THE WEST LINE OF 7100 WEST STREET AS ESTABLISHED BY SAID SUBDIVISION;
THENCE S.01°28'52"W., 229.55 FEET ALONG SAID WEST LINE;
THENCE N.89°31'04"W., 852.09 FEET;
THENCE S.00°28'56"W., 150.00 FEET TO THE WEBER-DAVIS COUNTY LINE;
THENCE N.89°31'04"W., 81.32 FEET ALONG SAID COUNTY LINE TO THE POINT OF BEGINNING AND CONTAINING 5.25 ACRES, MORE OR LESS.

PARCEL B DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEBER-DAVIS COUNTY LINE WHICH IS N.00°34'24"W., 2080.00 FEET AND S.89°31'04"E., 1411.03 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION. 23, AND RUNNING:
THENCE N.00°28'56"E., 150.00 FEET;
THENCE S.89°31'04"E., 852.09 FEET TO THE WEST LINE OF 7100 WEST STREET;
THENCE S.01°28'52"W., 150.02 FEET ALONG SAID WEST LINE TO THE WEBER-DAVIS COUNTY LINE;
THENCE N.89°31'04"W., 849.47 ALONG SAID COUNTY LINE TO THE POINT OF BEGINNING AND CONTAINING 2.93 ACRE, MORE OR LESS.

PARCEL C DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEBER-DAVIS COUNTY LINE WHICH IS N.00°34'24"W., 2080.00 FEET AND S.89°31'04"E., 1329.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE S.89°31'04"E., 930.79 FEET ALONG SAID COUNTY LINE;
THENCE S.00°23'00"E., 753.77 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23;
THENCE N.89°40'29"W., 929.72 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23;
THENCE N.00°27'42"W., 756.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 702,314 SQUARE FEET OR 16.12 ACRES, MORE OR LESS, INCLUDING ANY PART CONTAINED IN 7100 WEST STREET.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO MARK THE PARCELS ON THE GROUND AS SHOWN. THE BASIS OF BEARING USED IS THE WEBER COUNTY SURVEY GRID BEARING AND DISTANCE BETWEEN THE DAVIS COUNTY MONUMENTS AT THE SOUTHWEST CORNER AND SOUTH QUARTER OF SECTION 23.

THERE ARE MANY CONFUSING PROBLEMS IN SURVEYING WEST OF THE HOOPER TOWNSITE, NAMELY, MANY OF THE SECTION CORNER MONUMENTS HAVE BEEN ERRONEOUSLY SITUATED, CAUSING DIFFICULTY IN RETRACEMENT. HOWEVER, OLD SURVEY RECORDS WERE AVAILABLE IN THE WEBER COUNTY SURVEY OFFICE TO ALLOW AN ACCURATE RETRACEMENT OF CONDITIONS AS THEY EXISTED IN 1893. THE SOUTHWEST CORNER OF THE SECTION LIES IN DAVIS COUNTY AND IS PROPERLY MONUMENTED ACCORDING TO THE 1893 SURVEY NOTES. THE WEST QUARTER CORNER IS NOT IN PLACE, HOWEVER THE POSITION MORE PRATICAL THAN ANY FALLS 2640 FEET NORTHERLY FROM THE SOUTHWEST CORNER.

BECAUSE OF THE LACK OF FENCES AND EXISTING FENCES NOT BEING IN CORRECT LOCATION FOR DEED CALLS. CONSEQUENTLY, LINES WERE ESTABLISHED BY SPLITTING THE QUARTER SECTION USING THE EXISTING SECTION QUARTER CORNERS AND THE RE-ESTABLISHED WEST QUARTER CORNER AS SHOWN ON THIS PLAT AND THEN ESTABLISHING SURROUNDING PROPERTIES THAT WERE PARCELED OUT BY DEED CALLS TO THE SIXTEENTH SECTION LINES.

THIS POSITIONED MANY OF THE DEED LINES AND BY APPEARANCES, THE WEBER-DAVIS COUNTY LINE HAD NOT BEEN POSITIONED CORRECTLY BY DEED AS THE DISTANCES DID NOT FIT THE COUNTY LINE POSITION AS ASCERTAINED BY OLD COUNTY SURVEY DISTANCES AND IN A SURVEY BY MARTIN MOORE, JR. IN 1989, WHICH PLACED THE COUNTY LINE IN THE SAME LOCATION. QUARTER SECTION USING THE EXISTING SECTION QUARTER CORNERS AND THE RE-ESTABLISHED WEST QUARTER CORNER AS SHOWN ON THIS PLAT AND THEN ESTABLISHING SURROUNDING PROPERTIES THAT WERE PARCELED OUT BY DEED CALLS TO THE SIXTEENTH SECTION LINES.

RECEIVED
OCT 23 1998
Weber County Surveyor

SURVEYOR'S CERTIFICATE

I, DICK N. MECHEM, UTAH PROFESSIONAL LAND SURVEYOR NO. 155649, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT, UNDER MY SUPERVISION, A SURVEY OF THE DESCRIBED LAND WAS MADE AT THE REQUEST OF MR. PAUL ARAVE, AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, L.L.C., IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DICK N. MECHEM L.P.L.S.

PROFESSIONAL LAND SURVEYOR #155649 DICK N. MECHEM STATE OF UTAH

RECORD OF SURVEY for PAUL ARAVE

Located In The Southwest One-Quarter Of Section 23, Township 5 North, Range 3 West, S.L.B.&M.

REVISED MAY 1998

Date	No.	Drwn	Ck'd
OCT. 1998	39A-01-97	DRH	DNM

MountainWest Professional Land Surveyors, L.L.C.
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