



•SURVEYOR'S CERTIFICATE•

I, DOUG L. GRAHAM, A PROFESSIONAL LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 22757 DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.  
DATE: JULY 22<sup>ND</sup> 1998



•RECORD DESCRIPTION•

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 1904.19 FEET AND EAST 1138.66 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 17; SAID POINT BEING ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1230.23 FEET SOUTH 89°24'30" EAST ALONG THE QUARTER SECTION LINE, SOUTH 88°53' WEST 150.08 FEET AND SOUTH 715.98 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 202.50 FEET; THENCE SOUTH 30.00 FEET; THENCE ALONG THE ARC OF A 697.12 FOOT RADIUS CURVE A DISTANCE OF 190.55 FEET, (CHORD BEARS SOUTH 7°49'50" WEST 189.95 FEET); THENCE SOUTH 15°39'40" WEST 357.60 FEET; THENCE NORTH 64°57'50" WEST 776.35 FEET TO A FENCE; THENCE NORTH 24°49' EAST 125.92 FEET AND NORTH 21°19' EAST 128.46 FEET ALONG AN EXISTING FENCE LINE; THENCE EAST 523.77 FEET TO THE POINT OF BEGINNING.

•SURVEYED BOUNDARY DESCRIPTION•

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT POINT S 88°47'16" E, 1290.41 FEET ALONG THE SECTION LINE, S 89°30'14" W 150.08 FEET AND SOUTH 728.43 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE N 89°00' E 202.50 FEET; THENCE S 00°18'51" W 30.00 FEET; THENCE ALONG THE ARC OF A 697.12 FOOT RADIUS CURVE A DISTANCE OF 190.55 FEET (LONG CHORD BEARS S 08°00'41" W 189.95 FEET); THENCE S 15°58'31" W 357.60 FEET; THENCE N 64°38'59" W 774.02 FEET TO AN EXISTING FENCE; THENCE N 25°07'51" E 125.92 FEET AND N 21°37'51" E 122.76 FEET MORE OR LESS ALONG SAID FENCE; THENCE N 89°49'00" E 523.77 FEET TO THE POINT OF BEGINNING. CONTAINS 7.04 ACRES

•NARRATIVE•

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY OF AN EXISTING PARCEL, OCCUPATION LINES AND EXISTING IMPROVEMENTS WERE RELIED UPON TO SET THE LOCATION OF THE PARCEL AS THE DEED AND ADJOINING DEEDS WERE CONFLICTING, CREATING GAPS AND OVERLAPS. MAJESTIC HEIGHTS SUBDIVISION PLAT AND IMPROVEMENTS WERE USED TO ESTABLISH 350 WEST AND THE SOUTHERLY BOUNDARY. AN EXISTING FENCE (CALLED FOR IN THE DEED) DETERMINED THE WESTERLY LINE, ALTHOUGH PORTIONS OF THE OLD FENCE HAD BEEN REPLACED AND THE BEARING CHANGE CALLED IN THE DEED IS NO LONGER APPARENT IN THE FENCELINE. THE EXISTING FENCES NEAR THE PARCEL AND IMPROVEMENTS TO THE LANE, AND THE LOCATION OF FENCES AND REBAR CORNERS (GREAT BASIN ENGINEERING) IN DIAMOND ESTATES SUBDIVISION WERE USED TO DETERMINE THE LOCATION FOR THE LANE, (30' RIGHT OF WAY IN DEED) ALONG THE NORTH BOUNDARY. BASIS OF BEARING IS UTAH STATE PLANE GRID.

**LANDMARK SURVEYING**  
A COMPLETE SURVEYING SERVICE  
2485 GRANT AVE. SUITE 208 OGDEN, UTAH 84401  
PH 807-4044

CLIENT: JANIE JAMES  
LOCATION: SW 1/4 17; T7N; R1W; S.L.B.&M  
SURVEYED: JULY 1998

REVISIONS:	DRAWN BY: M.E., D.L.G.
	CHECKED BY:
	DATE: 7/22/98
	FILE: 2000

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DEC 1 1998  
Weber County Surveyor

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