

LEGEND

- BOUNDARY LINE
- EXISTING FENCE LINES
- PLOTTED DEED LINES
- SECTION CORNER
- FOUND MONUMENT
- SET 3/4" IRON PIN w/CAP
- POWER POLE
- AREA WITHIN 5000 WEST STREET



1:15.98' ALONG SECTION LINE

POINT OF BEGINNING

FOUND WEST QUARTER CORNER SEC. 17, T5N, R2W, S1/4BM

REBAR & CAP SET ON R/W LINE

EXISTING CANAL

EXISTING DITCH

EXISTING FENCE LINE VARIES FROM 1.00' TO 2.00' FROM PLOTTED LINE

SEE NARRATIVE NOTE # 1

REBAR & CAP SET ON R/W LINE

EXISTING CANAL

EXISTING DITCH

DEBBIE MANDUZZE

REBAR & CAP SET ON R/W LINE

EXISTING CANAL

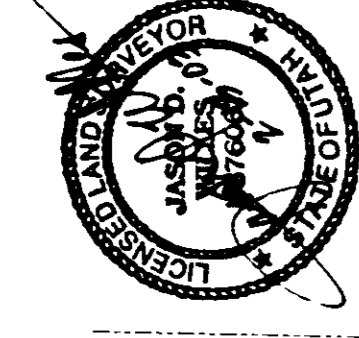
DEBBIE COPE

REBAR & CAP SET ON R/W LINE

FOUND SOUTH WEST QUARTER CORNER SEC. 17, T5N, R2W, S1/4BM

RECORD OF SURVEY FOR
**HOOPER IRRIGATION COMPANY
 HANCOCK AND MILES PROPERTIES**
 SOUTH-WEST 1/4 SECTION 17
 TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN

003013



DATE: 2-13-03

JASON D. WILLES, PLS

AS SURVEYED DESCRIPTION

A PORTION OF THE MARGARET M. HANCOCK PROPERTIES AND THE RALPH AND SHARON MILES PROPERTY RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PORTIONS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN EXTENSION OF A FENCE LINE WHICH IS 50.00 FEET WEST 1.1548 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE THE FOLLOWING (TWO) COURSES BEING TO AND ALONG SAID FENCE LINE AND THE EXTENSION THEREOF:
 COURSE 1: S89°05'58"E 663.78' TO THE WEST LINE EXTENSION OF PUMPKIN SUBDIVISION, THENCE SOUTH 02°02'40"W 377.29' TO THE WEST LINE EXTENSION OF SAID PUMPKIN SUBDIVISION, THENCE SOUTH 89°09'29"W 150.00' FEET ALONG THE NORTH LINE OF ROY-MARG SUBDIVISION PHASE 1 TO A REBAR AND CAP BEARING THE NAME MOUNTAIN ENGINEERING WHICH IS ON THE WEST LINE OF SAID ROY-MARG SUBDIVISION, THENCE NORTH 88°11'50"W 302.49' FEET ALONG SAID FENCE LINE AND THE EXTENSION THEREOF TO A FENCE LINE, THENCE NORTH 07°17'39"E 242.94' FEET ALONG SAID FENCE LINE TO A FENCE LINE, THENCE NORTH 89°17'49"W 356.42' FEET ALONG SAID FENCE LINE AND THE EXTENSION THEREOF TO THE EAST NORTH-OF-WAY LINE OF 5100 WEST STREET, THENCE SOUTH 02°28'40"W 744.89' FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 02°28'40"W 744.89' FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

SUBJECT TO THE PUBLIC USE OF THE WESTERLY 33.00 FEET FOR 5100 WEST TOWNSHIP PURPOSES. PARCEL CONTAINING 5.83 ACRES MORE OR LESS.

BASES OF BEARING: THE WEST-QUARTER CORNER OF SECTION 17 TO THE SOUTHWEST CORNER OF SECTION 17 BEARS SOUTH 02°28'40"W WEST.

NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT PORTIONS OF THE MARGARET M. HANCOCK AND RALPH AND SHARON MILES PROPERTIES AS SHOWN ON THE RECORD MAP OF THE WEBER COUNTY RECORDS. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE HOOPER IRRIGATION COMPANY FOR A PROPOSED PURCHASE.

PROCEDURE: THE DEEDS OF RECORD FOR THE SUBJECT AND SURROUNDING PARCELS WERE OBTAINED AND THE DIMENSIONS AND BEARINGS WERE CHECKED AGAINST THE ORIGINAL DEEDS AND THE INSTRUCTIONS CONTAINED THEREIN. ALL OF THE PLOTTED DEED LINES WERE THEN NOTATED ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SECTION TO MATCH PREVIOUS RECORDS OF SURVEY AND THE OCCUPATION LINES. A FIELD SURVEY WAS THEN PERFORMED TO LOCATE THE EXISTING FENCES, ROADS, AND OTHER EVIDENCE OF OCCUPATION IN THE AREA.

RESULTS: UPON PLOTTING THE DEEDS IT WAS FOUND THAT FOR THE MOST PART, THE RECORDED DESCRIPTIONS CORRESPOND VERY NEARLY WITH EXISTING LINES OF OCCUPATION AND CALLS TO MONUMENTS. THERE ARE, HOWEVER, A FEW SHORT GAPS AND OVERLAPS IN THE RECORD AND SOME OF THESE ARE DESCRIBED IN THE NARRATIVE. THE SURVEY WAS PERFORMED TO LOCATE THE EXISTING BUILT FOR THE PLANNED AND ROY-MARG PHASE SUBDIVISIONS, LOC OF THE OTHER PARCELS THAT HAVE BEEN IN PLACE FOR A LONG PERIOD OF TIME AND RECOGNIZED BY THE PROPERTY OWNERS AS THE BOUNDARY MARKERS BETWEEN THEIR PROPERTIES. THE FOLLOWING NOTES DETAIL THE DISCREPANCIES THAT AFFECT THE 'AS SURVEYED' PORTION OF GROUND:

1. THERE IS A GAP BETWEEN THE NORTH LINE OF THE HANCOCK PARCEL AND THE SOUTH LINE OF THE RIVER RIDGE LC PARCEL. THE DIMENSIONS SHOWN HEREON ARE FROM THE FENCE LINE TO THE HANCOCK NORTH LINE. THE FENCE LINE APPEARS TO BE VERY OLD AND IS THE ONLY PHYSICAL LINE THAT SEPARATES THE TWO PROPERTIES. IT SEEMS THAT THE FENCE IS THE BEST EVIDENCE OF THE BOUNDARY BUT BECAUSE IT FALLS ON THE GREATER SIDE OF THE RECORD LINES IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE EXECUTED FOR THE PURPOSES OF CLEARING TITLE.
2. THERE IS AN OVERLAP BETWEEN THE HANCOCK SOUTH LINE AND THE STEPHENSON NORTH LINE. THE DIMENSIONS SHOWN HEREON ARE FROM THE FENCE LINE TO THE HANCOCK SOUTH LINE. THE FENCE LINE APPEARS TO BE VERY OLD AND IS THE ONLY PHYSICAL LINE THAT SEPARATES THE TWO PROPERTIES. IT SEEMS THAT THE FENCE IS THE BEST EVIDENCE OF THE BOUNDARY BUT BECAUSE IT FALLS ON THE GREATER SIDE OF THE RECORD LINES, BUT IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE EXECUTED FOR THE PURPOSES OF CLEARING TITLE.
3. THERE ARE NO GAPS OR OVERLAPS IN THIS AREA BUT THE FENCE LINE IS OFF OF THE PLOTTED LINES. THE DIMENSIONS SHOWN HEREON ARE FROM THE FENCE LINE TO THE PLOTTED LINES OF BOTH THE MILES AND HOOPER PROPERTIES. THIS FENCE LINE ALSO APPEARS TO BE VERY OLD AND IS THE ONLY PHYSICAL LINE THAT SEPARATES THE TWO PROPERTIES. IT SEEMS THAT THE FENCE IS THE BEST EVIDENCE OF THE BOUNDARY BUT BECAUSE IT FALLS ON THE GREATER SIDE OF THE RECORD LINES IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE EXECUTED FOR THE PURPOSES OF CLEARING TITLE.
4. THERE IS A GAP BETWEEN THE SOUTH LINE OF THE HANCOCK PARCEL AND THE NORTH LINES OF THE MANDUZZE AND GREER PARCELS. THE DIMENSIONS SHOWN HEREON ARE FROM THE FENCE LINE TO THE HANCOCK SOUTH LINE. THE FENCE LINE APPEARS TO BE VERY OLD AND IS THE ONLY PHYSICAL LINE THAT SEPARATES THE TWO PROPERTIES. IT SEEMS THAT THE FENCE IS THE BEST EVIDENCE OF THE BOUNDARY BUT BECAUSE IT FALLS ON THE GREATER SIDE OF THE RECORD LINES, BUT IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE EXECUTED FOR THE PURPOSES OF CLEARING TITLE.

FOUND WEST QUARTER CORNER SEC. 17, T5N, R2W, S1/4BM

BASES OF BEARING: S00°38'40"W FROM THE WEST QUARTER TO THE SOUTHWEST CORNER OF SECTION 17 (2,854.42' MEASURED)

5500 SOUTH

0.96'

SEE NARRATIVE NOTE # 1

589°39'55"E

149.69'

500°39'40"W

377.29'

589°05'58"E

663.78'

EXISTING DITCH

EXISTING DITCH

EXISTING CANAL

EXISTING DITCH

EXISTING FENCE LINE VARIES FROM 1.00' TO 2.00' FROM PLOTTED LINE

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REBAR & CAP SET ON R/W LINE

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DEBBIE MANDUZZE

REBAR & CAP SET ON R/W LINE

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DEBBIE COPE

REBAR & CAP SET ON R/W LINE

FOUND WEST QUARTER CORNER SEC. 17, T5N, R2W, S1/4BM

5100 WEST

698.31'

N89°05'20"W

M. 01.63 ± 0.05

0.62'

302.49'

N89°11'35"W

18.85'

500°38'40"W

N89°05'20"W

150.00'

FOUND REBAR & CAP MOUNTAIN ENG.

FOUND REBAR & CAP MOUNTAIN ENG.

PUMPKIN SUBDIVISION

CONCRETE MON. STAMP ALONG PROPERTY LINE

ROY-MARG SUBDIVISION PHASE 1

FOUND REBAR & CAP MOUNTAIN ENG.

FOUND REBAR & CAP MOUNTAIN ENG.

DAVID & ZORA STEPHENSON

RALPH & SHARON MILES

FOUND REBAR & CAP MOUNTAIN ENG.

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 003013
 MMR 07 2003
 Weber County Surveyor

PREPARED BY
J.U.B.
 Engineers • Surveyors • Planners
 240 WEST CENTER STREET, SUITE 200
 OREM, UT 84057
 801-226-0393
 PROJECT #53617
 DECEMBER 2002

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RECORD OF SURVEY MAP FOR
**HOOPER IRRIGATION COMPANY
 HANCOCK AND MILES PROPERTIES**
 WEBER COUNTY, UTAH
 SCALE 1" = 60'