

FOUND WEBER COUNTY BRASS CAP
NORTHWEST CORNER SECTION 30
T.7 N., R. 1 W., SLB&M

NORTH 89°35'02" EAST
5321.07' MEASURED

FOUND WEBER COUNTY BRASS CAP
NORTHEAST CORNER SECTION 30
T.7 N., R. 1 W., SLB&M

RECORD OF SURVEY DORATHY IMAN

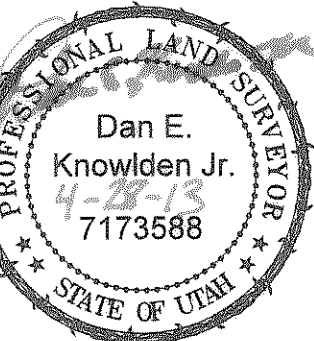
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST
AND
THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7173588 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE DESCRIBED PROPERTY HEREIN WAS PERFORMED UNDER MY DIRECTION.

25 DAY OF April 2013

DAN E. KNOWLDEN JR. PLS 7173588



RECORD BOUNDARY DESCRIPTION

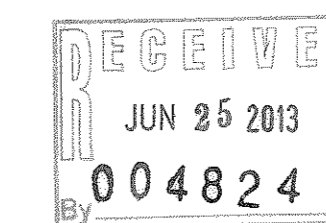
BEGINNING AT A POINT SOUTH 00°09' WEST 374.41 FEET AND EAST 203.62 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30, THENCE RUNNING SOUTH 51°35' WEST 75 FEET; THENCE SOUTH 23°05' WEST 170 FEET; THENCE SOUTH 18°10' WEST 85.80 FEET; THENCE NORTH 46°14'32" WEST 385.30 FEET ALONG AN EXISTING FENCE; THENCE NORTH 36°2'13" EAST 271.69 FEET ALONG A FENCE; THENCE SOUTH 57°16'38" EAST 138.50 FEET ALONG A FENCE; THENCE NORTH 32°07' EAST 111.2 FEET ALONG A FENCE TO THE CENTER OF THE NORTH OGDEN IRRIGATION CANAL CO. CANAL; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 173 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, AND PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE NORTH OGDEN IRRIGATION CO. CANAL SAID POINT BEING SOUTH 00°42'39" WEST 374.41 FEET ALONG THE SECTION LINE AND SOUTH 89°26'21" EAST 203.62 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30, RUNNING THENCE SOUTH 52°08'39" WEST 75.00 FEET; THENCE SOUTH 23°38'39" WEST 170.00 FEET; THENCE SOUTH 18°43'39" WEST 85.71 FEET TO A POINT ON THE MOUNTAIN ORCHARDS, L.L.C PROPERTY LINE ON FILE AS ENTRY NUMBER 2067992 IN THE WEBER COUNTY RECORDERS OFFICE. THENCE NORTH 63°34'53" WEST 10.08 FEET ALONG SAID PROPERTY LINE TO A POINT ON THE ORCHARDS PHASE 1 SUBDIVISION ON FILE AS ENTRY NUMBER 2066841 IN THE WEBER COUNTY RECORDERS OFFICE. RUNNING THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS; (1) NORTH 19°23'25" EAST 9.16 FEET; (2) NORTH 62°53'25" WEST 341.16 FEET TO A POINT ON THE MOUNTAIN ORCHARDS, L.L.C PROPERTY LINE ON FILE AS ENTRY NUMBER 2067992 IN THE WEBER COUNTY RECORDERS OFFICE. RUNNING THENCE ALONG SAID PROPERTY LINE THE FOLLOWING THREE (3) CALLS; (1) NORTH 37°04'10" EAST 258.25 FEET; (2) SOUTH 56°33'59" EAST 138.50 FEET; (3) NORTH 32°49'39" EAST 118.86 AND EXTENSION OF SAID PROPERTY LINE TO THE CENTERLINE OF THE NORTH OGDEN IRRIGATION CO. CANAL; THENCE SOUTH 48°11'14" EAST 172.93 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

CONTAINING 2.13 ACRES MORE OR LESS.



NARRATIVE

VALLEY LAND SURVEYING WAS CONTRACTED BY DORATHY IMAN TO RETRACE AND STAKE HER PROPERTY LINES ON THE GROUND. WHILE RESEARCHING AND BEFORE FIELD WORK BEGAN, DORATHY PASSED AWAY. HER DAUGHTER GRETCHIN PERCHIN BECAME OUR CONTACT. PRIOR TO ANY FIELD WORK, ALL THE LEGAL DESCRIPTIONS WERE PLOTTED AND FIT TOGETHER WELL WITH THE EXCEPTION OF THE ORCHARDS PHASE 1 SUBDIVISION. THIS SUBDIVISION OVERLAPPED IMAN'S PROPERTY ON THE SOUTH BY +/-13'. IMAN'S LEGAL DESCRIPTION CALLED ALONG A FENCE ON THE SOUTH. WE CONTACTED MARK E. BABBITT WITH GREAT BASIN NORTH WHO CERTIFIED THE SUBDIVISION AND ASKED HIM ABOUT THE AREA IN QUESTION. HE CONFIRMED THAT PRIOR TO THE SUBDIVISION IMPROVEMENTS THEY LOCATED A FENCE LINE AND USED THAT AS THE BOUNDARY BETWEEN IMAN'S AND THE SUBDIVISION. WE ALSO ASKED HIM ABOUT THE TWO REMAINDER PARCELS THAT WERE LEFT OVER AFTER COUNTRY FIELDS PHASE 1 SUBDIVISION AND THE ORCHARDS PHASE 1 SUBDIVISION (BABBITT CERTIFIED BOTH) WERE CREATED. ONE REMAINDER IS ALONG IMAN'S WEST LINE AND THE OTHER NEAR RICHARD AND TAMERA SINGLETON PROPERTY ON THE SOUTH. HE WAS AWARE OF THE REMAINDER PARCELS BUT WAS UNABLE TO TELL US WHY THEY WERE NOT INCLUDED IN THE SUBDIVISIONS. BOTH VALLEY LAND SURVEYING AND GRETCHIN TRIED TO CONTACT THE OWNERS OF THE MOUNTAIN ORCHARDS, L.L.C. TO INQUIRE ABOUT PURCHASING OR DEEDING OVER THE REMAINDER ON THE WEST SIDE OF IMAN'S PROPERTY. NO CONTACT WAS EVER MADE. THIS REMAINDER PARCEL IS DELINQUENT WITH THE COUNTY FOR TAX PAYMENTS AND WILL BE SOLD IN 2013. WE WERE INSTRUCTED BY GRETCHIN TO SET THE CORNERS PER THE RECORD LEGAL DESCRIPTION FOR NOW AND THAT GRETCHIN WILL CONTINUE WATCHING FOR THE REMAINDER PARCEL TO BE SOLD BY THE COUNTY. GRETCHIN WILL ATTEMPT TO PURCHASE THE PROPERTY AT WHICH TIME VALLEY LAND SURVEYING WILL UPDATE THIS SURVEY AND SET ADDITIONAL CORNERS ON THE REMAINDER PARCEL. THE BASIS OF BEARING IS SOUTH 00°42'39" WEST BETWEEN TWO FOUND WEBER COUNTY MONUMENTS AS SHOWN ON THIS PLAT. THE SURVEY WAS COMPLETED IN NOVEMBER 2012.

- = FOUND SECTION CORNER
- = SET REBAR AND CAP
- = SECTION LINE
- = BOUNDARY LINE
- = EXISTING VINYL FENCE
- = EXISTING BARBWIRE FENCE
- = ADJACENT PROPERTY LINE

COUNTRY FIELDS
PHASE NO. 1

THE ORCHARDS
PHASE NO. 1

FOUND WEBER COUNTY BRASS CAP
WEST QUARTER CORNER SECTION 30
T.7 N., R. 1 W., SLB&M

THE MOUNTAIN
ORCHARDS L.L.C
(REMAINDER)

RICHARD AND TAMERA
SINGLETON

RICHARD AND TAMERA
SINGLETON

DORATHY L. IMAN TRUSTEE
2.13 ACRES

RICHARD AND COLEEN
IMAN

DAVID ERICKSON

DAVID ERICKSON

THE MOUNTAIN
ORCHARDS L.L.C
(REMAINDER)

NORTH OGDEN
IRRIGATION CANAL

EXISTING 12' GRAVEL ROAD

P.O.B.

P: (801) 616-6848
F: (801) 704-9384
surveydanpls@gmail.com
563 North Rees Ave.
Spanish Fork, UT 84660



DRAWN: DEK		PROJECT #		SCALES	
DESIGNER: DEK	DATE: 1/12/2013	VA051		HORIZ: 1"=40'	
REVIEWED: DEK				HORIZ: 1"=80'	

PROJECT NAME:

DORATHY IMAN

PROJECT LOCATION:

PLEASANT VIEW, UT

SHEET TITLE:

RECORD OF SURVEY

SHEET

1 of 1