

# Record of Survey for Proposed COPE SUBDIVISION

PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Survey Date: April 2015

NE COR SEC 22, T6N, R3W, SLB&M, FND W.C. MONUMENT PER TIE SHEET RECORDS, 1963 BRASS CAP.

E 1/16th Between Sec. 22 & 15. Location established by existing evidence. See narrative.

### BOUNDARY DESCRIPTION

A tract of land in the Northeast Quarter of Section 22, Township 6 North, Range 3 West, Salt Lake Base and Meridian, said tract being a part of property deeded as Entry Number 2388644 recorded on Feb. 2, 2009 in the deed records of Weber County, having a basis of bearing of North 89°15'15" West between the monumented Northeast Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1818394.965 Y= 334672.759) and North Quarter Corner (Weber County Surveyor NAD1927 State Plane Coordinates of X= 1815759.20 Y= 334706.94) of said Section 22, said tract being more particularly described as follows:  
BEGINNING at a point located 1316.36 feet North 89°15'15" West along the section line to the East Sixteenth (1/16th) Corner between Sections 15 and 22, said Township and Range as evidenced on the ground and surveyed in Landmark Surveying, Inc. project number 3504, and 1198.00 feet South 00°41'44" West along Sixteenth (1/16th) section line being represented by an existing fence line;  
RUNNING thence South 00°41'44" West 149.85 feet along said Sixteenth (1/16th) section line and existing fence line;  
Thence North 89°32'31" West 63.00 feet;  
Thence North 00°41'44" East 15.48 feet, to an existing fence line;  
Thence the following Four (4) courses along said existing fence line, 1) North 89°32'31" West 536.58 feet, 2) South 81°33'26" West 102.08 feet, 3) South 86°23'00" West 139.17 feet, and 4) North 89°40'38" West 486.48 feet to a point on the Quarter (1/4) Section line as evidenced on the ground and surveyed in said project number 3504;  
Thence North 00°41'44" East 230.80 feet along said Quarter (1/4) Section line;  
Thence South 89°15'23" East 906.80 feet (West 901.15 feet record by deed recorded Aug. 23, 2002 in Book 2256 Page 2929);  
Thence South 00°44'41" West 63.00 feet (North 63.00 feet of said record);  
Thence South 89°15'23" East 418.85 feet (West by said deed) to the point of beginning.  
Containing 5.9008 Acres, more or less.

### NARRATIVE

The purpose of the survey is to separate a parcel of land from the parent tract so that a home can be built on an agricultural parcel.  
The basis of bearing is as noted in the boundary description and shown hereon. In the process of identifying the boundaries of the property it was found that the North 1/4 corner is not located where the historic fencing and evidences would put the corner location. It appears to be about 15 feet too far to the east. Two separate fences that represent the 1/16th section lines were used to help identify the location for the 1/4 section line. These fences are old and well established. The fence which the current 1/4 corner is monumented in line with is actually built on the east side of a large ditch. To use the current monument for the N 1/4 would short the Northwest 1/4 of the Northeast 1/4 and place too much ground in the Northeast 1/4 of the Northwest 1/4 of the section. The county has not established the South and West 1/4 corners for this section and the bearing of the quarter section line was held to be parallel to the two existing 1/16th section fences.  
The north boundary of this parcel is a common line with property deeded in book 1114 page 393, which assumed the tract to be 1320 ft wide, however, the width is about 5.65 feet wider.  
Documents used in this survey:  
1. Weber County Recorder Ownership and Abstract records for parcels: 10-043-0005, 10-043-0006, 10-043-0029, 10-043-0070.  
2. Documents of Entry Number's; 899422, 900385, 1028452, 1033254, 1033256, 1037953, 1042917, 1074002, 1074003, 1130395, 1130397, 1179164, 1336250, 1351005, 1512584, 1531335, 1867352, 1870033, 2325916, 2388644, 2503880, 2640314, 2727539, 2727955, and Book and Page's; 228-587, 288-584, 624-578, 660-362, 669-158, 890-429, 1028-335, 1033-80, 1114-393.  
3. Weber County Surveyor Record of Survey numbers; 000419, 003804, 004198, 004202, 004336, 004658, 005146.  
4. Subdivision Plot Book and Page's; 47-20, 50-52, 62-6, 70-38, 74-84, 75-2.  
5. Weber County Surveyor Tie sheets; 17-10, 17-11.

## CLASSIC ACRES SUBDIVISION

NORTH FIELDS  
1

N 1/4 Cor by evidence. See narrative.

Basis of Bearing = N 89°15'15" W 2626.63' rec & meas  
Weber County NAD1927 State Plane as published.

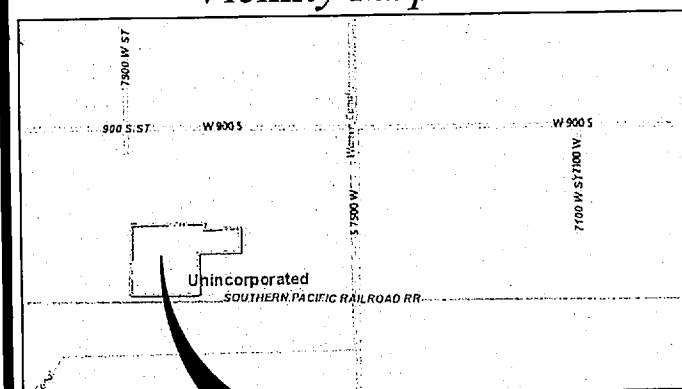
N 1/4 COR SEC 22, T6N, R3W, SLB&M, FND W.C. MONUMENT PER TIE SHEET RECORDS, 1963 BRASS CAP.

Scale ~ 1" = 60'

### Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▭ RIGHT-OF-WAY DEDICATION

### Vicinity Map



Project Location

Quarter Section line by fence evidence - See narrative.  
Quarter Section line by County Monument - See narrative.

Christopher Cook to  
Christopher Cook and Karlie Cook  
2727995 wd 3-27-2015

Parcel 1

subject to easement  
b1557 p2624

John A Cope to  
John A Cope and Gabriele H  
Cope  
2388644 qcd 2-2-2009

IRRIGATION & LAND DRAIN  
EASEMENT TYP - SIZE AS NOTED

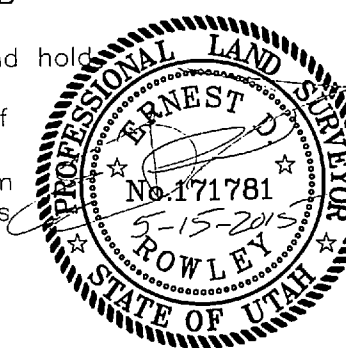
EXIST. FENCES TYP

Lot 1  
5.7872 Acres m/1

The Private r/w shown hereon has been reserved in deed Book 1028 Page 335 in 1973 with the following language: "It is understood that a strip of land 2 rods wide along the West line of the above described tracts as a public highway."

### SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
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West Haven, UT 84401  
801-731-4075

**DEVELOPER: John A. Cope**  
Address: 7715 West 900 South, Ogden, Utah 84404

NE 1/4 of Section 22,  
Township 6 North, Range 3 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: April 2015
	FILE: 3504

