

PART OF THE SW 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Record of Survey Date: March 2015

Legend

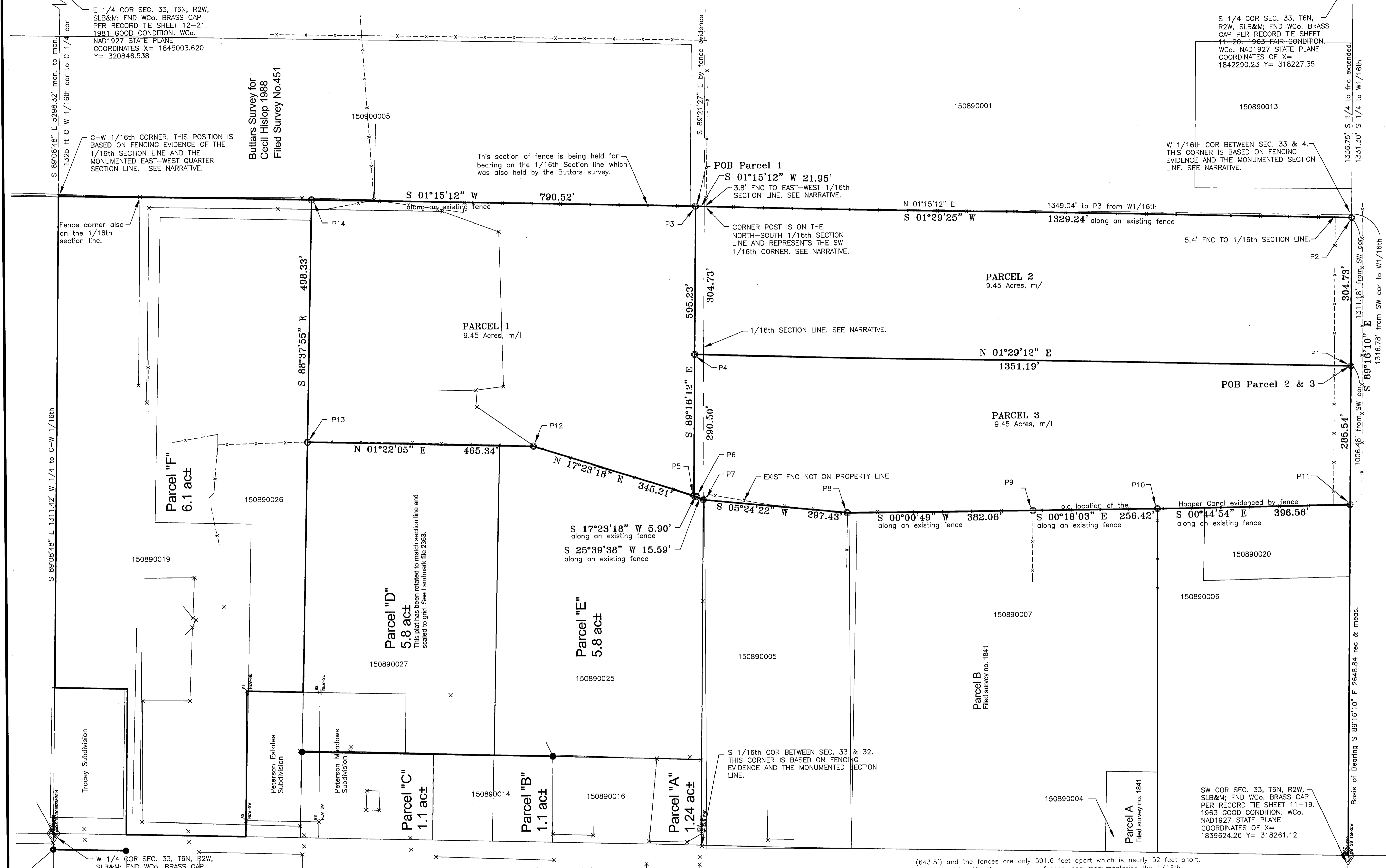
NORTH

EXISTING FENCE

FND SECTION CORNER

SET #5x24" REBAR AND CAP STAMPED LANDMARK

Scale ~ 1" = 100'

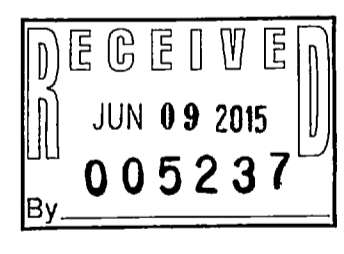


BOUNDARY DESCRIPTION

Parcel 1:
 A part of the Southwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°16'10" East along the monumented section line between the Southwest Corner and the South Quarter Corner of said Section 33, the Southwest Corner having coordinates of X=1839624.26 Y=318261.12 and the South Quarter Corner having coordinates of X=1842290.23 Y=318227.35 of record in the Weber County Surveyor's Office being published as NAD1927 coordinates;
 BEGINNING at a point located 1316.78 feet South 89°16'10" East along the monumented section line to the West Sixteenth (W 1/16th) Corner as evidenced in a survey by Landmark Surveying, Inc for Rollo Peterson as project number 3497 and 1349.04 feet North 01°15'12" East along Sixteenth (1/16th) section line FROM the Southwest Corner of said Section 33;
 RUNNING thence North 89°16'12" West 595.23 feet to an existing fence line as deeded in a Quit Claim Deed Entry no. 1116299 Book 1585 page 148 which is also evidenced by a 1982 Survey by Nelson Surveying and Engineering (Chester L. Nelson, PLS) Drawing No. P.S. 82-09;
 Thence North 17°23'18" East 345.21 feet along said fence;
 Thence North 01°22'05" East 465.34 feet along an existing fence;
 Thence South 88°37'55" East 498.33 feet to said Sixteenth (1/16th) section line;
 Thence South 01°15'12" West 792.61 feet along said Sixteenth (1/16th) section line and an existing fence line to the point of beginning.
 Containing 9.48 acres, more or less.

Parcel 2:
 A part of the Southwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°16'10" East along the monumented section line between the Southwest Corner and the South Quarter Corner of said Section 33, the Southwest Corner having coordinates of X=1839624.26 Y=318261.12 and the South Quarter Corner having coordinates of X=1842290.23 Y=318227.35 of record in the Weber County Surveyor's Office being published as NAD1927 coordinates;
 BEGINNING at a point located 1006.48 feet South 89°16'10" East along the monumented section line FROM the Southwest Corner of said Section 33;
 RUNNING thence North 01°29'12" East 1351.19 feet;
 Thence South 89°16'12" East 304.73 feet to the West Sixteenth (W 1/16th) Corner as evidenced in a survey by Landmark Surveying, Inc for Rollo Peterson as project number 3497;
 Thence South 01°15'12" West 21.95 feet to the West Sixteenth (W 1/16th) Corner as evidenced in a survey by Nelson Surveying and Engineering (Chester L. Nelson, PLS) Drawing No. P.S. 82-09;
 Thence the following two (2) courses along said existing fence and the survey of Chester L. Nelson, 1) South 17°23'18" West 5.90 feet, 2) South 25°39'38" West 15.59 feet said point being the southeast corner of Parcel "D" of said Nelson survey;
 Thence leaving said fence line South 05°24'22" West 297.43 feet to an existing fence corner;
 Thence South 00°00'49" West 382.06 feet along an existing fence representing the east line of Parcel "B" of a record of survey no. 001841 of the Weber County Surveyor's Office, said survey being done in 1996 by Chester L. Nelson; Thence South 00°18'03" East 256.42 feet along said fence being documented as being on the west side of the Hooper Canal in said 1996 survey to an existing fence corner;
 Thence South 00°44'54" East 396.56 feet along an existing fence line to section line;
 Thence South 89°16'10" East 285.54 feet along said section line to the point of beginning.
 Containing 9.48 acres, more or less.

Parcel 3:
 A part of the Southwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 89°16'10" East along the monumented section line between the Southwest Corner and the South Quarter Corner of said Section 33, the Southwest Corner having coordinates of X=1839624.26 Y=318261.12 and the South Quarter Corner having coordinates of X=1842290.23 Y=318227.35 of record in the Weber County Surveyor's Office being published as NAD1927 coordinates;
 BEGINNING at a point located 1006.48 feet South 89°16'10" East along the monumented section line FROM the Southwest Corner of said Section 33;
 RUNNING thence North 01°29'12" East 1351.19 feet;
 Thence North 89°16'12" West 290.50 feet to an existing fence line as deeded in a Quit Claim Deed Entry no. 1116299 Book 1585 page 148 which is also evidenced by a 1982 Survey by Nelson Surveying and Engineering (Chester L. Nelson, PLS) Drawing No. P.S. 82-09;
 Thence the following two (2) courses along said existing fence and the survey of Chester L. Nelson, 1) South 17°23'18" West 5.90 feet, 2) South 25°39'38" West 15.59 feet said point being the southeast corner of Parcel "D" of said Nelson survey;
 Thence leaving said fence line South 05°24'22" West 297.43 feet to an existing fence corner;
 Thence South 00°00'49" West 382.06 feet along an existing fence representing the east line of Parcel "B" of a record of survey no. 001841 of the Weber County Surveyor's Office, said survey being done in 1996 by Chester L. Nelson; Thence South 00°18'03" East 256.42 feet along said fence being documented as being on the west side of the Hooper Canal in said 1996 survey to an existing fence corner;
 Thence South 00°44'54" East 396.56 feet along an existing fence line to section line;
 Thence South 89°16'10" East 285.54 feet along said section line to the point of beginning.
 Containing 9.48 acres, more or less.



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 herein in accordance with UCA 17-23-17. That this plot was prepared from the field notes of the survey and from documents and records as noted hereon.

NARRATIVE

The purpose of this survey is to provide descriptions that can be used to separate a parcel into 3 equal area parcels out of property deeded by Quit Claim deed E# 1116299 of Book 1585 page 148 owned by the Hazel H. Peterson Family Trust, dated August 15, 1990.

The basis of bearing for this survey is Weber County Surveyor's Office NAD1927 State Plane bearings as published and noted hereon.

The boundaries of the property are defined in the deed as follows:
 "The home and property located at 3016 South 4300 West, Ogden, Utah, County of Weber, more particularly described as follows: Part of the Southwest Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; Beginning 80 rods North of the Southwest Corner of said Section, Thence North 56 Rods, Thence East 39 Rods, Thence North 12 rods, Thence East 41 Rods, Thence South 148 rods to the South line of said Quarter Section; Thence West 39 Rods to the Hooper Canal, Thence Northerly along said canal 80 rods, more or less, Thence West 41 Rods, more or less, to the point of beginning."
 The deed then Excepts 3 parcels and gives the descriptions of the parcels.
 When examining the exception parcels it is found that the document is excepting two parcels known as Parcel A and Parcel B as described and surveyed by Chester L. Nelson, PLS, as a "Property Surveyed For Spencer E. Peterson Estate"

dated 12-20-1982. A copy of this plot is part of Landmark Surveying project files #2363 for Rollo Peterson. The third parcel excepted has the same description as deed E#864072 Book 1409 page 578 for parcel 15-089-0006. The Nelson survey also contained descriptions for Parcels C, D, E, & F. It was found in the research of the deed record that Parcels C, D, & E were eventually included in deed descriptions of parcels 15-089-0025 which is described as Parcel E, and parcel 15-089-0027 was originally Parcel D but has been subdivided and is now the remainder of that parcel. This survey of Nelson's is being held as the west boundary of much of this property since the parcel that I am surveying is a remainder based on that survey. The plot has been rotated to match W.C.O. (Weber County Surveyor's) bearings for this survey.

There is a second Parcel A & B (south of the Nelson survey plot) that was surveyed by Chester L. Nelson on 8-30-1996 and filed with the County as Survey No. 001841. The east boundary of that survey identifies an existing fence line as the property line and that fence is being held in this survey as the property line though there are slight differences in our measurements and those of Nelson's the fence is still the property line for corners PB, P9, & P10. The fence is also the best evidence of the property line between P10 & P11 due to colls in the deeds for the parcels to the west calling for a fence on the Hooper Canal. The canal no longer exists as an open ditch and the property owners have been utilizing the existing fence line as the boundary line, according to Rollo Peterson.

The East line of this property is intended to be the north-south 1/16th section line. This line is evidenced by a corner post which is about 21.95 feet south of

P3. The bearing that is selected for the boundary north of the SW 1/16th is a "best fit" of the other fences to the north of the SW 1/16th as well as a Butters survey. In 1988 Larry Butters did a survey of parcel 150890005. This survey closely matches the existing fences. Using this survey and some of the fence evidence to the north of the SW 1/16th corner a line was established and extended to the south which set a point about 5.4 feet east of the fence line at the south line of the section near P2. To hold the fence to the south of the SW 1/16th corner and extend the line north would adversely affect the properties to the northeast and place even more ground in parcel 150890001 than it already has which property was originally deeded as the SE 1/4 of the SW 1/4. The distance from the S 1/4 corner to the fence is 1336.7 and the distance from the fence to the SW corner of the section is 1311.3. Comparing the distances of the next mile to the west the total from the SW corner of Sec 32 to the S 1/4 of Sec 33 would divide into three equal parts of 264.2 (the monumentation does not represent this split) and would place the 1/16th line being discussed at 1321 feet west of the S 1/4 corner which would be about 10 feet east of the fence corner near P2. Using the 1/16th section line as I have established it changes these distances to 1331.3 and 1316.8. The distance noted in deed E#1116299 for parcel 150890002 colls the south line of this property to be 39 rods

(643.5') and the fences are only 591.6 feet apart which is nearly 52 feet short. After examining the deeds, surveys, fences, and monumentation the 1/16th section line is established as shown hereon. Matters of possible occurrence in the fence between P2 and P3 have been discussed with Rollo Peterson and he has told me that he is not willing to try to claim the property east of his fence line. He indicated that the fence has been there "probably 100 years" and as far as he was concerned the fence is the property line. With that statement from the client I have held the existing fence line as the east boundary of the property.

The north boundary of the property is an extension of the north line of Parcel D of the Nelson 1982 survey. North of this line is owned by Rollo Peterson and he is going to be the owner of the property to the south of this line once the deeds are recorded that are being written for this transaction.

Documents used in this survey:

1. Weber County Recorder ownership records and electronic abstracts for parcels: 15-089-0001, 15-089-0002, 15-089-0003, 15-089-0005, 15-089-0006, 15-089-0007, 15-089-0013, 15-089-0019, 15-089-0020, 15-089-0025, 15-089-0026, 15-089-0027, 15-089-0028, 971754, 975535, 1036655, 1043555, 1099501, 1116299, 1254684, 1406857, 1406858, 430508, 1527738, 1538737, 1560075, 1799682, 1872788, 1881567, 1881569, 2109221, 2233890, 2261087, 2413724.
2. Deeds of record, E# 560583, 864072, 907329, 957092, 971754, 975535, 1036655, 1043555, 1099501, 1116299, 1254684, 1406857, 1406858, 430508, 1527738, 1538737, 1560075, 1799682, 1872788, 1881567, 1881569, 2109221, 2233890, 2261087, 2413724.
3. Records of Survey, 000451, 001841. Also, survey plot done prior to the 1987 filing requirement by Chester L. Nelson for Spencer Peterson Estate dated 12-20-82 as Drawing Number P.S. 82-09. A copy of which is part of

Landmark's project 2363 for Rollo Peterson.

4. Subdivision plats, Book 16 pg 23, Book 17 pg 45, Book 18 pg 39, Book 23 pg 45, Book 34 pg 50, Book 47 pg 61, Book 57 pg 12, & Book 60 pg 86.
5. Weber County Surveyor Bearing Sheet for T6N, R2W having a revision date of 3-2-2005. The sheet records for monuments 11-19, 11-20, 12-19, 12-21 and 62132-2-5250 bm.

Landmark Surveying, Inc.
 A Complete Land Surveying Service
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 801-731-4075

CLIENT: Rollo & Kay Peterson
 Address: 2954 South 4300 West, Ogden, Utah 84401

SW 1/4 of Section 33,
Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: 4/13/2015
	FILE: 3497

3497 Rollo & Kay Peterson, R/S, 6/18/2015

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