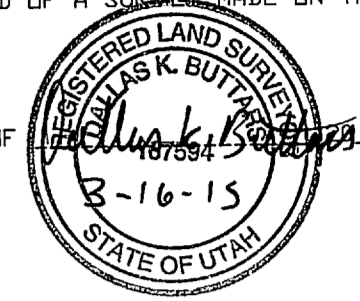


**SURVEYOR'S CERTIFICATE**

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-29-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS RECORD OF SURVEY PLAT IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND.



SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**RECORD DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SAID PARCEL BEING RECORDED AS ENTRY NUMBER 2657789 IN THE DEED RECORDS OF WEBER COUNTY, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°43' WEST 95 FEET AND SOUTH 217° EAST 400 FEET AND SOUTH 59°28' WEST 150 FEET OF NORTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 12; RUNNING THENCE NORTH 72°29' WEST 44 FEET ALONG COUNTY ROAD, THENCE SOUTH 2°33' WEST 140 FEET; THENCE NORTH 72°29' EAST 115 FEET; THENCE NORTH 15° WEST 140 FEET TO BEGINNING.

**AS SURVEYED DESCRIPTION**

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT LOCATED 3857.07 FEET N77°30'39"E (SAID POINT BEING LOCATED BY RECORD 95 FEET S89°43'W AND 400 FEET S217°E AND 150 FEET S59°28'W FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12); RUNNING THENCE NORTH 07°22'50" WEST 10.40 FEET TO A FENCE LINE IDENTIFYING THE SOUTH LINE OF A COUNTY ROAD; THENCE SOUTH 87°49'11" WEST 40.51 FEET ALONG SAID COUNTY ROAD FENCE (DEED N73°31'W 44 FEET); THENCE SOUTH 10°10'10" WEST 140.00 FEET ALONG AN EXISTING FENCE LINE TO THE BANK OF THE SOUTH FORK OF THE OGDEN RIVER (DEED S2°33'W 140 FEET); THENCE NORTH 89°39'16" EAST 83.18 FEET (DEED N72°29'115 FEET); THENCE NORTH 72°29' WEST 129.60 FEET ALONG A PORTION OF AN EXISTING FENCE LINE AND FENCE EXTENDED (N15°W 140 FEET) TO THE POINT OF BEGINNING; CONTAINING 0.2 ACRE, MORE OR LESS.

**NARRATIVE**

THIS SURVEY WAS REQUESTED TO IDENTIFY THE BOUNDARY THAT EXIST ON THE GROUND FOR THE PROPERTY AS DEEDED BY DOCUMENT RECORDED AS ENTRY NUMBER 2657789, REBAR & CAPS WERE SET AS SHOWN.

THE LOCATION OF THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12 IS UNABLE TO BE ACCURATELY IDENTIFIED WITHOUT A GREAT DEAL OF SECTION RETRACEMENT DUE TO THE LACK OF GOVERNMENT MONUMENTS FOR THIS SECTION. PLATTING THE DEEDS BY DOING A SIMPLE BREAKDOWN OF THE SECTION AS BEST POSSIBLE PLACES THE NEIGHBORHOOD IN THE LOCATION SHOWN ON THE PLAT WITH DASHED LINES. THIS LOCATION DOES NOT REMOTELY CONFORM TO THE LOCATIONS OF THE OCCUPATION. THEREFORE, THE OCCUPATIONS OF THE AREA ARE BEING HELD TO A BEST FIT LOCATION OF THE DEEDS. THIS NECESSITATES MOVING AND ROTATING THE DEEDS.

THERE IS A GAP IN THE DESCRIPTIONS BETWEEN THE EAST BOUNDARY OF THE HENDRICKS PROPERTY AND THAT OF THE WOODS' PROPERTY. THIS GAP IS BECAUSE THE BEARINGS OF THE EAST LINE OF HENDRICKS' AND THE WEST LINE OF THE WOODS' ARE NOT THE SAME BY SEVERAL DEGREES. ALSO, THE DESCRIPTION FOR THE HENDRICKS' PROPERTY HAS A CLOSING ERROR OF NEARLY 50 FEET. EXAMINING THE FENCES IN RELATION TO HENDRICKS' DEED IT IS APPARENT THAT THEIR EAST AND WEST FENCES CONFORM QUITE WELL TO THE DEED CALLS EXCEPT FOR A SMALL SECTION OF THE EAST FENCE NEAR THE NORTH END OF THE PROPERTY NEAR THE STREET. THE DEED ALSO STATES "... RUNNING THENCE NORTH 72°31' WEST 44 FEET ALONG COUNTY ROAD, ...". THE ONLY EVIDENCE OF THE "COUNTY ROAD" IS THE EXISTING FENCING ALONG THE ACCESS ROAD FOR THIS NEIGHBORHOOD. BECAUSE OF THE CALL FOR THE ROAD AND THE EXISTENCE OF THE FENCE ALONG THE SIDE OF THE ROAD THE ROAD FENCE IS BEING HELD AS THE EVIDENCE OF THE BOUNDS CALL IN THE DEED. HOLDING THE EAST AND WEST FENCE LINES AS WE HAVE DONE PLACES THE POB OF THE DESCRIPTION BANK OF THE RIVER. THE PHYSICAL LOCATION OF THE ROAD WE ARE HOLDING THE WEST PROPERTY LINE TO BE 140 FT AS CALLED FOR IN THE DEED WHICH PLACES THE SW CORNER OF THE PROPERTY ON THE BANK OF THE RIVER.

THE CLOSING ERROR IS BEING PLACED BETWEEN THE 2ND AND 3RD CALL OF THE DEED. THIS LOCATION IS BEING USED BECAUSE IT IS THE PLACE THAT LEAST DISRUPTS THE OCCUPATION AND GIVES THE PARCEL ACCESS TO THE RIVER EDGE ALONG THE ENTIRE LENGTH OF THE PROPERTY.

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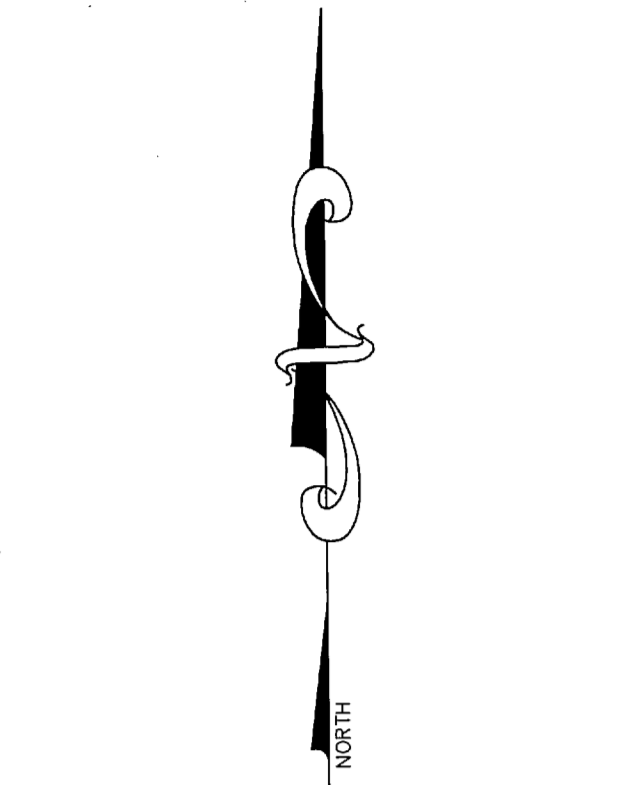
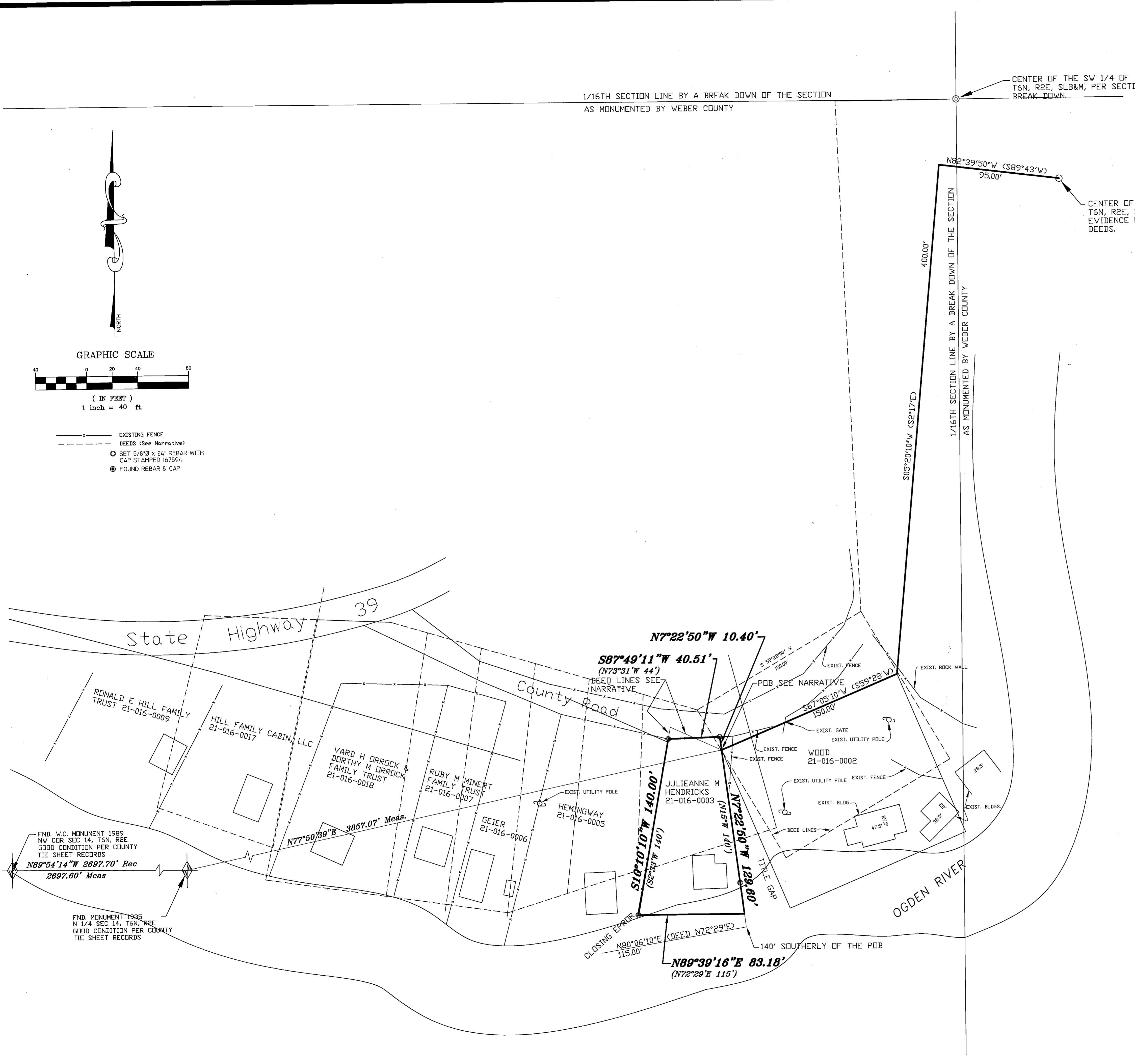
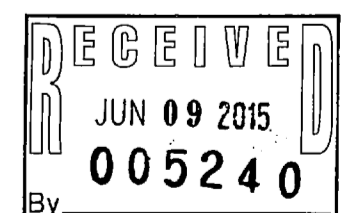
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NOTE: BECAUSE OF THE DISCREPANCY IN THE LINE OF OCCUPATION AND THE FENCE LINE NEAR THE NORTHEAST CORNER OF THE PROPERTY IT IS RECOMMENDED THAT A BOUNDARY LINE AGREEMENT BE MADE BETWEEN THE HENDRICKS' AND WOODS'.



- EXISTING FENCE
- - - DEEDS (See Narrative)
- SET 5/8" Ø x 24" REBAR WITH CAP STAMPED 167594
- FOUND REBAR & CAP

REVISIONS	
1.) _____	5.) _____
2.) _____	6.) _____
3.) _____	7.) _____
4.) _____	8.) _____

DRAWN BY: E.R.	DATE: 01-15-2015
CHECKED BY: D.B.	SCALE: 1" = 40'
JOB NO. 3450	

**LANDMARK SURVEYING, INC.**  
A COMPLETE LANDSURVEYING SERVICE  
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401  
PHONE 801-731-4075  
www.landmarksurveyutah.com

**RECORD OF SURVEY**

PREPARED FOR:  
**JULIE HENDRICKS**  
PROPERTY KNOWN AS: 11301 E. Old Highway 39, Huntsville, Utah 84317

SHEET  
**1**  
1  
SHEETS