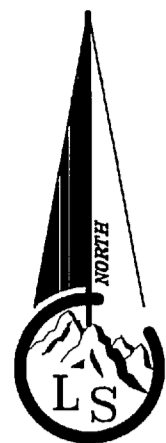


**PART OF THE SW 1/4 OF SECTION 35 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
WEST HAVEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: February 2015**



Scale ~ 1" = 60'

**Legend**

- EXISTING FENCE
- FND SECTION CORNER
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

2700 West  
N 00°54'04" E  
1085.00'

Street  
2654.67' Rec & Meas.

Adelino G Borrera & Sijiferedo Borrera  
E#1747674 & E#2306613

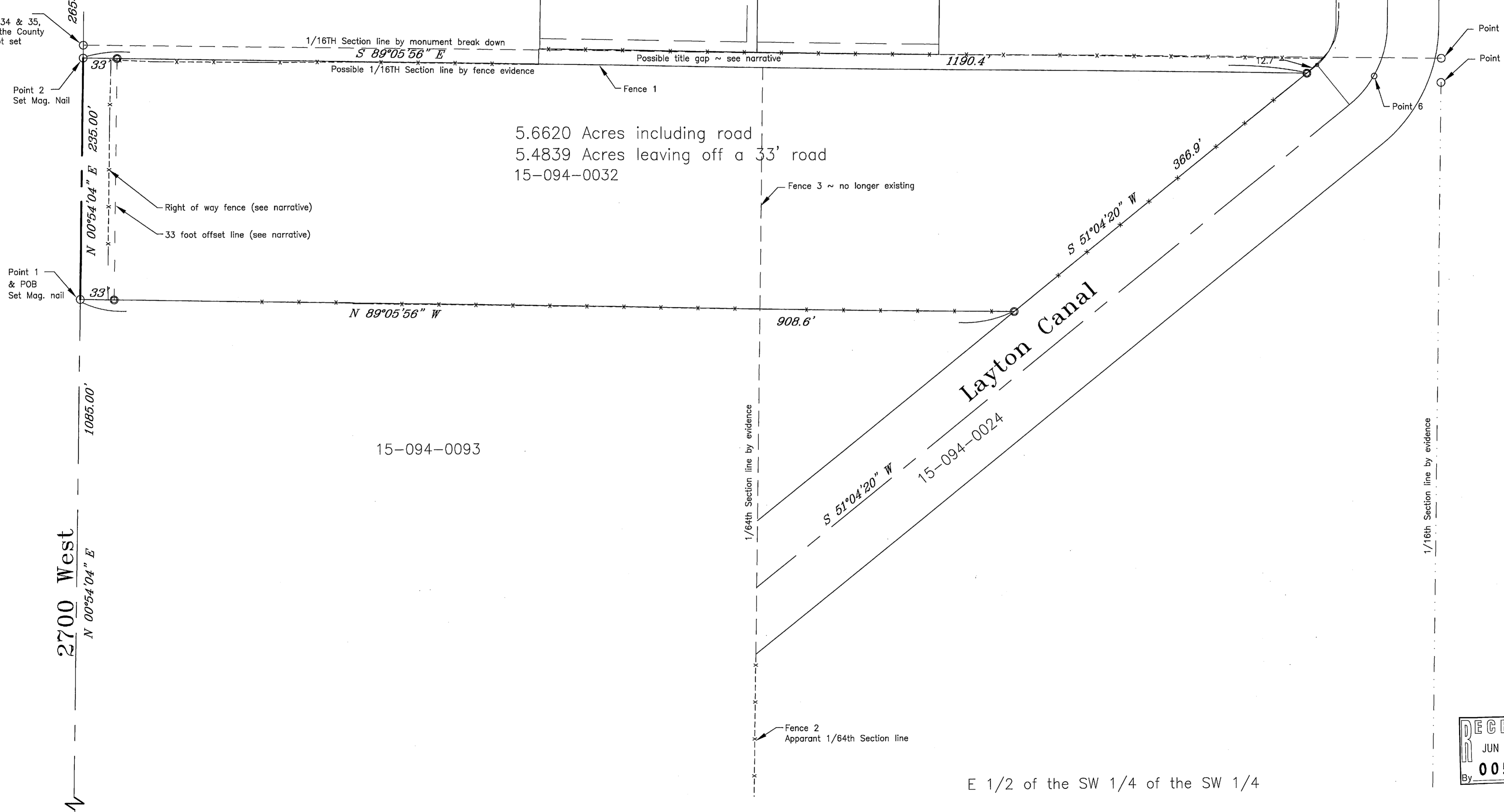
15-094-0042

**REX HARTMAN SUB**

Randall Peak Corporation  
E#1672030 wd 1999

15-094-0057

Lot 1                      Lot 2



5.6620 Acres including road  
5.4839 Acres leaving off a 33' road  
15-094-0032

**Layton Canal**  
15-094-0024

E 1/2 of the SW 1/4 of the SW 1/4

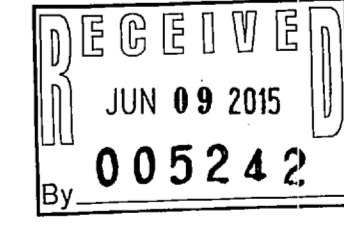
**BOUNDARY DESCRIPTION**

Warranty Deed description of record found in Book 977 Page 429 of the deed records of Weber County described as follows:  
Part of the W. 1/2 of SW. 1/4 of SW. 1/4 Sec. 35, T6N, R2W, SLM, U.S. Survey, Beg. 1085 Ft. N. From SW. Cor of said Sec., Th. N. 235 Ft., Th. E. 1188.8 Ft. to NWly Line of Layton Canal, Th. in SWly direction following N. & Wly Line of Canal to Pt. 1085 Ft. N. of S. Line of said Sec., Th. W. 910 Ft. to Beg.  
Description as measured and surveyed is as follows:  
A tract of land in the Southwest Quarter of the Southwest Quarter of Section 35, Township 6 North, Range 2 West, Salt Lake Base & Meridian, said tract having a basis of bearing of North 00°54'04" East between the monumented Southwest Corner (Weber County NAD1927 State Plane Coordinate of X= 1850236.70 Y= 318120.68) and the West Quarter Corner (Weber County NAD1927 State Plane Coordinates of X= 1850278.439 Y= 320774.326), said tract being described as follows:  
Beginning at a point on the centerline of 2700 West Street 1085.00 feet North 00°54'04" East along said monumented section line,  
FROM said monumented Southwest Corner of Section 35,  
Running thence North 00°54'04" East 235.00 feet, along said section line,  
Thence South 89°05'56" East 1190.4 feet, along the extension of an existing fence line and along said fence to the deeded right-of-way line of the Layton Canal (Book 777 Page 520 of the deed records of Weber County),  
Thence South 51°04'20" West 366.9 feet, along the right-of-way fence of said Layton Canal to a fence intersection,  
Thence North 89°05'56" West 908.6 feet, along an existing fence line and fence line extended to the point of beginning, as surveyed and monumented by Landmark Surveying, Inc. and documented in a record of survey plat prepared for Clair Barrow and dated 2/26/2015.  
Containing 5.6620 acres, more or less.  
Being subject to rights associated with 2700 West Street.

**NARRATIVE**

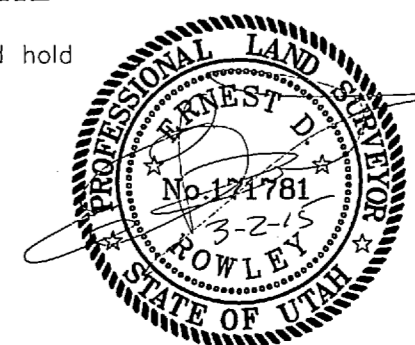
The purpose of this survey is to identify the North Boundary of property owned by Clair Barrow. This property was originally deeded to Clair in Warranty Deed Book 977 Page 429 July 1969 recorded Oct 1971, the description from this deed is noted above as part of the Boundary Description. The basis of bearing is as noted hereon in the Boundary Description.  
Section 35 is fully monumented with Weber County Surveyor's brass caps which have been being utilized by the surveying community. The monuments have been set over a long period of time from 1962 to 2006. Using the monuments to identify the east-west 1/16th section line (being the south line of the Northwest quarter of the Southwest quarter of the section) identifies a point for the South 1/16th corner between Sections 34 & 35 as shown hereon as Point 3. Point 4 is the location of the SW 1/16th corner based on the current county monuments. Point 5 is the location that identifies a possible historical location for the SW 1/16th corner which is evidenced by fence lines in the area. The deed record of the Layton Canal identifies the north-south 1/16th line as being the east right-of-way line of the canal. Utilizing the fence along that stretch of the canal and fences that appear to represent the north-south quarter section line and a line that appears to represent the north-south 1/64th section line (Fence 2) harmonize by the measurements that would be expected from division lines of the age of these fence lines.  
The Barrow deed places the north boundary of the property at a point 1320 feet north of the SW corner of the section. Utilizing the monumented section line as the basis of bearing and rotating the deed north line of the deed matches the historic fence line as visible in 2012 Aerial Photography. This old fence has been removed recently and a new fence built on the south boundary of the Rex Hartman Subdivision. The old fence being located as such gives an indication that the fence may have been thought to be the east-west 1/16th section line many years ago. In tracing the chain of title for the properties on the north and those on the south of the 1/16th line the deed record for the properties in the NW 1/4 of the SW 1/4 call for the property line to begin at the SW corner of said 40 acre tract. The deed for the Barrow property does not, however, using 1320 feet to identify the north boundary of the Barrow property however, not enough information in the local area to be certain of such circumstance. Therefore, the north boundary of the Clair Barrow parcel is being held on the fence line that matches his deed and the subdivisions to the north appear to be holding the 1/16th lines as evidenced by a breakdown of the monumented section to avoid a title conflict.  
The property between the south lines of the subdivisions and the north line of the Barrow property is an area that may still be owned by historic use and occupation by Hartman, Borrera, and Randall Peak Corp. and may represent a gap in title. The location of the canal is identified by the deeds of record calling for the north line of the "grantors" property and plotting the deed places the POB at Point 6 which would be in the north fence of the Barrow property if extended. A small rotation for the canal is necessary. The canal deed runs to a point called to be in a north-south fence line representing the westerly boundary of the grantor. There remains a section of fence (Fence 2) on the south of the canal but the fence on the north side has been removed but there still appears to be some evidence of the location as a small dip in the ground and I have noted this as Fence 3. While Fence 3 is not used as a property line any longer, the location of the fence and how it relates to the canal deed support the location of the north boundary of the Barrow property as being the fence line.  
Much of the SW 1/4 of the SW 1/4 was owned by Linden B. Isaacson and wife, Alice T. Isaacson. Linden sold to Clair the property deeded in book 977 page 429 and was the document that created the south boundary of the Barrow property. The existing fence along this south boundary also follows the record location of the property when the deed is properly rotated to the section line. The division took place in 1969 when the county surveyor monumentation would have been in place and available for use. The Barrow property calls for 235 feet along the road frontage which matches the south fence and most of the north fence east of the Borrera property.  
The front corners of the property have been staked with nails in the street and on a 33 foot offset from the section line. The section line is considered to be the centerline of 2700 West street in this area. The deed for the Barrow property does not address the public rights associated with the street. The existing fence is not on a 33 foot offset from the centerline but would represent the prescriptive rights of the public. Should the road be widened to the 33 foot width the area between the fence and the 33ft offset line should be purchased from the owner. I am identifying the location of the 33 foot offset for this survey but it in no way should be taken as a relinquishment of the property owners rights. No dedication to the public is being inferred nor granted by this survey.

- Documents used in this survey (deeds listed as xxx-yyy are Book xxx Page yyy):
- 802-96, 802-97, 802-98, 700-373, 701-219, 704-678, 705-333, 709-604, 709-608, 715-540, 740-628, 740-629, 742-600, 747-641, 759-642, 767-382, 777-520, 778-160, 860-33, 869-503, 881-582, 977-429, 977-430, 977-502, 988-652, 1020-867, 1020-868, 1020-869, 1020-870, 1432-2307, 1440-258, 1463-1826, 1600-457, 1600-458, 1700-1765, 1700-1766, 1769-280, 1934-250, 1951-1545, 2006-2348, 2042-899, 2111-2046, 2180-2935, E#2306613, E#2426878.
  - Weber County ownership records for parcels: 15-094-0032, 15-094-0042, 15-094-0057.
  - Weber County Tax plats (Ownership plats); 15-094, 15-094-1, 15-409, 15-552.
  - Weber County Electronic Abstract record for parcels: 15-094-0032, 15-094-0042, 15-094-0057. Research was also conducted in the old abstract books of the county.
  - Subdivision plats for, Dovey Acres recorded plat book 62 page 40 and Rex Hartman Subdivision recorded plat book 75 page 57.



**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  
www.LandmarkSurveyUtah.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Clair Barrow**  
Address: 3130 South 2700 West, West Haven, Utah 84401

**SW 1/4 of Section 35,  
Township 6 North, Range 2 West, Salt Lake Base and Meridian.**

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: 3/2/2015
	FILE: 3484