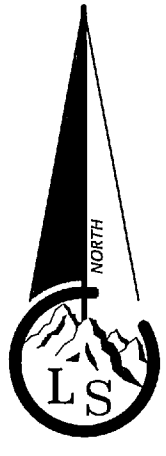


Record of Survey for: BATCHELOR SUBDIVISION, 1st AMENDMENT

PART OF THE NW 1/4 OF SECTION 24 TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH - Survey Date: April 2015

NW COR SEC 24, T5N, R3W, SLB&M, NOT IN PLACE, WCo. SURVEYOR'S RECORD LOCATION BY NAD1927 COORDINATES ARE: X= 1823604.88 Y= 302448.13

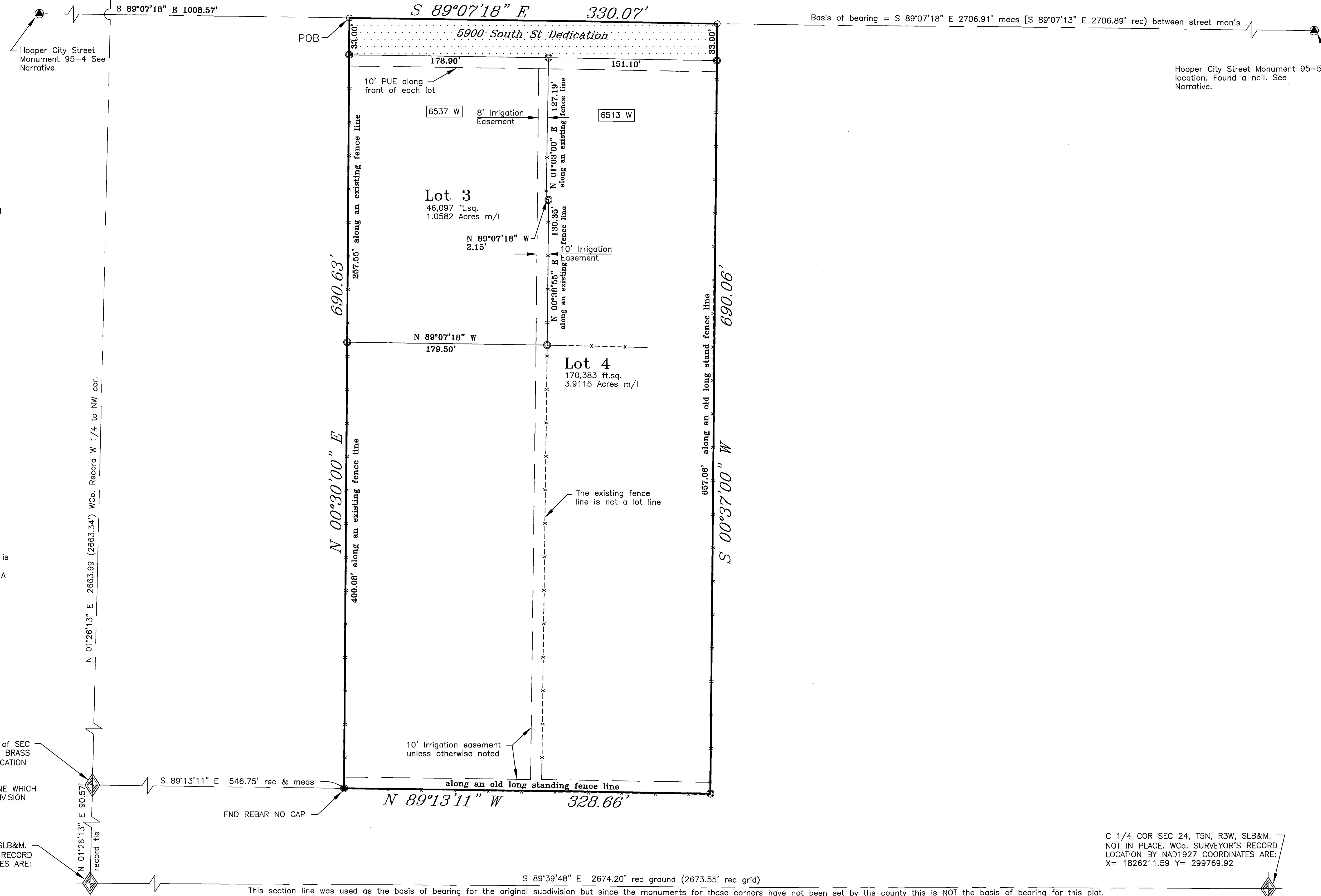


Scale ~ 1" = 50'

Legend

- - - - - EXISTING FENCE
- — — — — EASEMENTS
- — — — — STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ ROAD/STREET DEDICATION

Vicinity Map



NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.

NORTH REF MON for W 1/4 COR of SEC 24, T5N, R3W, SLB&M, FND, WCo. BRASS CAP PER SURVEYOR'S RECORD LOCATION BY NAD1927 COORDINATES ARE: X= 1823538.771 Y= 229876.606
MON IS IN AN EXISTING FENCE LINE WHICH IS THE SOUTH LINE OF THE SUBDIVISION

W 1/4 COR SEC 24, T5N, R3W, SLB&M, NOT IN PLACE, WCo. SURVEYOR'S RECORD LOCATION BY NAD1927 COORDINATES ARE: X= 1823538.088 Y= 299785.632

C 1/4 COR SEC 24, T5N, R3W, SLB&M, NOT IN PLACE, WCo. SURVEYOR'S RECORD LOCATION BY NAD1927 COORDINATES ARE: X= 1826211.59 Y= 299769.92

This section line was used as the basis of bearing for the original subdivision but since the monuments for these corners have not been set by the county this is NOT the basis of bearing for this plat.

NARRATIVE

The purpose of the survey is to amend the original Batchelor Subdivision plat and to include another parcel of land to configure them as shown hereon. The basis of bearing is as noted in the boundary description and shown hereon. Although 5900 South Street was originally dedicated as a 66 foot wide right-of-way on the original Hooper Plat (recorded at Plat Book 5 page 78) it is being rededicated in this document to ensure that all public rights are acknowledged. The boundaries of this plat were identified by a retracement of the original Batchelor Subdivision and a record of survey done by the Weber County Surveyor's Office. It was found that the east and north boundaries match those plats. A rebar from the original staking of the Batchelor Subdivision was found at the southwest corner of the Lot 2 as noted hereon. Also, the north boundary was established by our measurements on the street monument 95-4 and a nail found to represent the street monument for point 95-4. The south boundary was held to be the south boundary of the Batchelor subdivision. The east boundary of this plat was found to be an existing fence line which has been long standing and represents the boundary between the two properties. This fence was found to be at a slightly different bearing than the original plat but it is believed that this fence was intended to be the boundary of each respective property and is being held as such.

Documents used in this survey were:

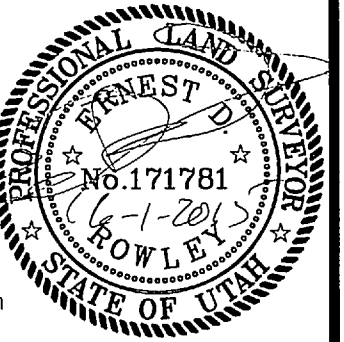
- Weber County Recorder's Office documents: Ownership plat book 10, page 25, Ownership sheets and electronic Abstracts for parcels 10-024-0007, 10-025-0002, & 10-025-0020. Deeds of record Entry number 1338438, Book 1185 page 597, and Book 1886 page 2054. Subdivision plats found in Book 5 page 78, book 43 page 4, book 44 page 25, book 44 page 26, book 44 page 27, and book 49 page 84.
- Weber County Surveyor's records: ROS 001833; Tie sheets, 53123-0413, 53123-0513 and 53124-0414.

BOUNDARY DESCRIPTION

A tract of land being all of Lot 2, Batchelor Subdivision as recorded Plat book 49 page 84 as Entry number 1644605 of the records of Weber County Recorder and that property deeded by Warranty Deed recorded in Book 1185 page 597 on Jun 29, 1977, located in the Northwest Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said tract having a basis of bearing of South 89°07'18" East along the monumented line of 5900 South Street as retraced by the Weber County Surveyor's Office and on file as record of survey number 001833 which was a retracement of the original Hooper Townsite Plat recorded in Plat Book 5 page 78 of the official records, said monuments having Weber County NAD1927 State Plane Coordinates of (Hooper Mon 95-4) X= 1823263.122 Y= 300572.197 and (Hooper Mon 95-5) X= 1825969.027 Y= 300530.649, said tract being more particularly described as follows: Beginning at a point located South 89°07'18" East 1008.57 feet along said monumented 5900 South Street FROM the Hooper City Street monument 95-4 at the intersection of 5900 South Street and 6700 West Street, said point being also located approximately the following 3 courses 1) 90.57 feet North 01°26'13" East, 2) 725.41 feet South 89°13'11" East, 3) North 00°30'00" East 690.63 feet, from the record location of the West Quarter Corner of said Section 24; RUNNING thence South 89°07'18" East 330.07 feet along said centerline of 5900 South Street, to the extension of an old long standing fence line; Thence South 00°37'00" West 690.06 feet, along said fence line which represents the east property line of said property deeded book 1185 page 597 and the east boundary of said Lot 2, Batchelor Subdivision; Thence North 89°13'11" West 328.66 feet along the south boundary of said Lot 2, to an existing rebar marking the Southwest Corner of said Lot 2, said rebar is at the southeast corner of an existing rail-road tie fence post; Thence North 00°30'00" East 690.63 feet along the west boundary of said Lot 2, being an existing fence line to the point of beginning. Containing 5.2197 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 hereon in accordance with UCA17-23-17, and monuments have been placed as noted and described hereon. Furthermore, that, to the best of my knowledge and belief, this plat conforms to the zoning requirements of Hooper City and other applicable State laws. Also, this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



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West Haven, UT 84401
801-731-4075

CLIENT:
Address:

xx 1/4 of Section xx,
Township x North, Range x West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: TK
	DATE: 2015
	FILE: NUMBER

