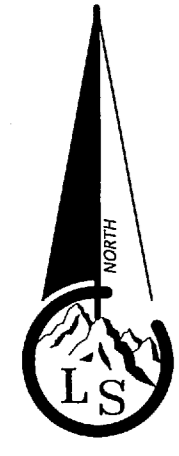


Record of Survey for - CISOWSKI SUBDIVISION

PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH - Survey Date: November 2015

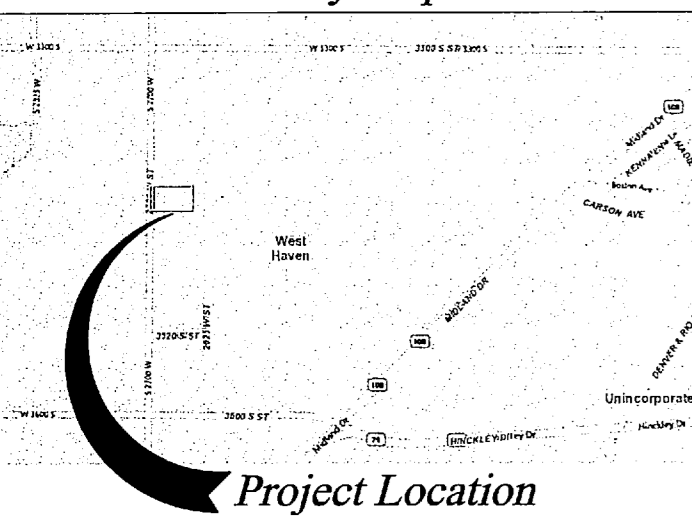


Scale ~ 1" = 30'

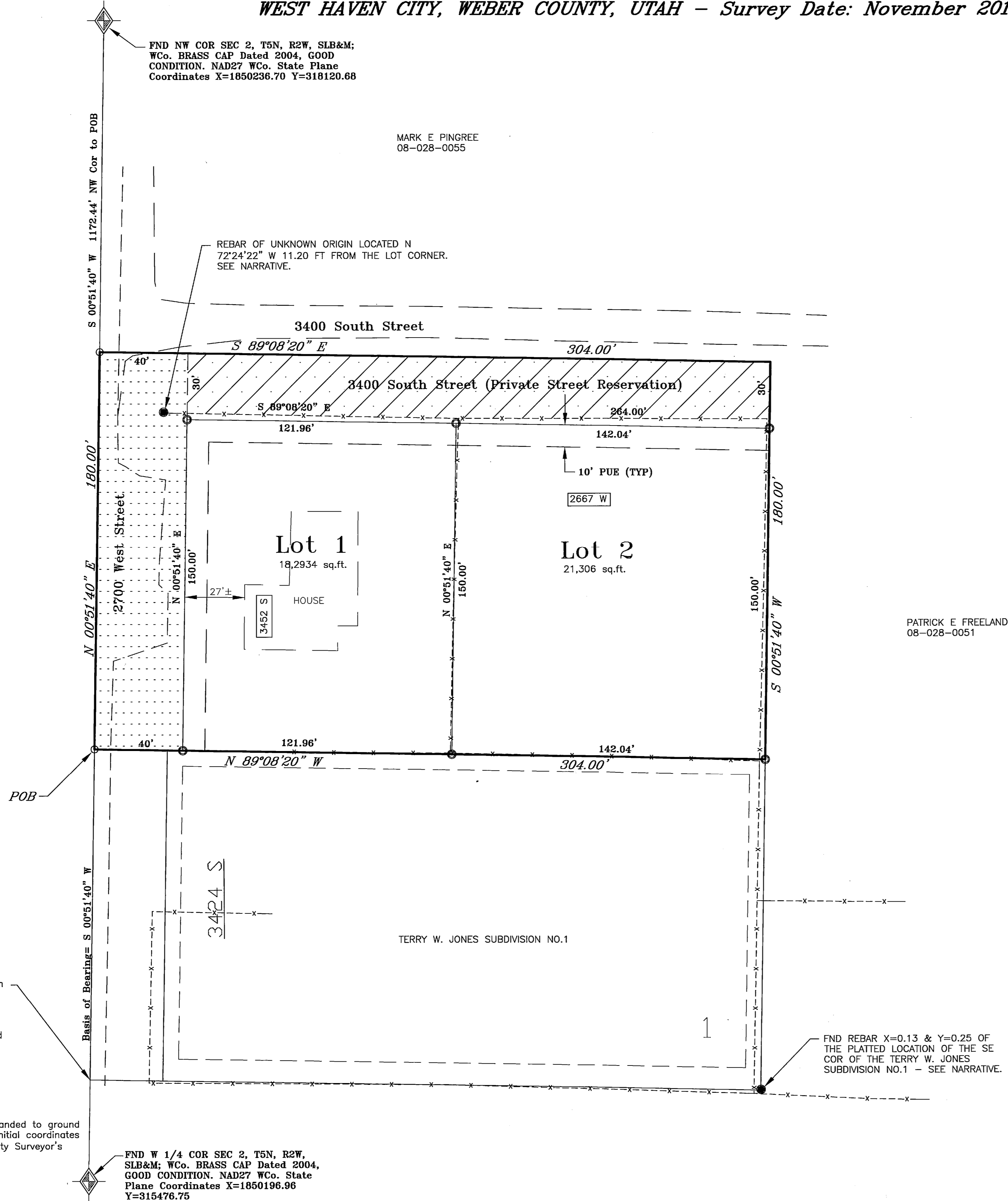
Legend

- - - - - EXISTING FENCE
- — — — — EASEMENTS
- — — — — STREET CENTERLINE
- ◆ FND SECTION CORNER
- SET NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ▨ PUBLIC STREET DEDICATION
- ▨ PRIVATE STREET RESERVATION

Vicinity Map



Project Location



NARRATIVE

The purpose of the survey is to subdivide a parcel of land as deeded by Warranty Deed recorded as Entry No. 2760463 so that the new lot line between Lot 1 and 2 follow an existing fence line.

The basis of bearing is as noted in hereon and in the boundary description. This property is located coincident with and on the north of the Terry W. Jones Subdivision No.1. The Southwest corner of the Terry subdivision was held and accepted as the evidenced location of the Southwest corner of the government Lot 4 of Section 2. Any original evidence of the 1855 federal survey is long since lost and the existing fences are the only remaining evidence of that survey. The measured distance from the current Northwest corner of the section to the Southwest corner of the Terry Subdivision is 1322.44 feet, which is also record and this distance is longer than the record which is indicated on the government plot to be 19.88 chains (1312.08 feet) but this is not unusual when using the current Weber County monuments.

The deed for the Terry Subdivision recorded in Book 1540 page 1615 states that the property begins at the Southwest corner of government Lot 4 and in the process of this survey we were able to find a rebar at the Southeast corner of the Terry Subdivision which was measured to be x=0.13 and y=0.25 feet northeast of the record lot corner. The fence corner is located S 60°46'15" W 3.67 feet from the found rebar. This bearing only makes about 0.6 feet of difference in the north-south direction, thus the reason for accepting the current fencing on the south line of the Terry Subdivision as the evidence of the subdivision and Lot 4.

There was also found a rebar located N 72°24'22" W 11.20 feet from the Northwest corner of the new Lot 1 location. The origin of this rebar is unknown but it is possible that it represented the location of the right of way of 2700 West and the south line of a "Parcel No. 3" as surveyed by a Hansen Survey done in 1988 which is on file in the Weber County Surveyor's Office as no. 184. The Hansen survey does not indicate that a point was set at this location. Because of the lack of record indicating the origin of the rebar it was not used nor held to control property lines.

The Terry Subdivision, done by Great Basin, noted that the Southwest and Northwest corners of the subdivision were set by a nail and washer, however, earlier this summer the road was re-graded, re-graded, and new asphalt laid, destroying any nails or survey evidence that may have been set. It should be pointed out that the deed for the subject property indicates the north line of the parcel to be a distance of 201 feet. This distance is in error and using the distance of 304 feet on the south line matches the occupational lines and is being corrected in this plat.

- Documents used in this survey:
- Electronic Abstract and Ownership records of the Weber County Recorder's Office for parcels, 08-028-0046, 08-028-0047, 08-028-0051, 08-028-0052, 08-028-0055.
 - Documents identified by Entry no's; 845803, 875534, 875534, 896161, 896461, 921068, 934647, 934647, 937372, 940104, 940822, 947346, 966875, 990911, 1025206, 1025207, 1025210, 1025211, 1045853, 1047884, 1050384, 1056155, 1126962, 1249087, 1305251, 1423850, 1676457, 1676458, 2353971, 2460137, 2460138, 2760463.
 - Plat records of the BLM for Township 5 North, Range 2 West, for survey signed December 20th, 1855 by David H. Burr and Dependent Resurvey of Sections 13, 24, 25, & 36 some township and range approved July 29, 1941 by the Assistant Commissioner of the Department of the Interior General Land Office.
 - Record of Survey on file as number 184 in the Weber County Surveyor's Office.
 - Subdivisions of record by Plat Book-page; 30-71, 31-30, 37-46, 50-3, 55-58, 70-4, 71-31, 72-81, 75-9.
 - Monument tie sheet records for the NW 1/4 of Section 2, T5N, R2W.

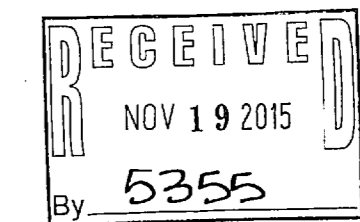
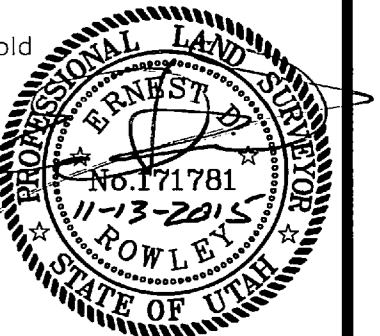
PATRICK E FREELAND
08-028-0051

BOUNDARY DESCRIPTION

A tract of land being a Part of Lot 4, of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, having a basis of bearing of South 00°51'40" West between the monumented location of the Northwest corner (having Weber County Surveyor NAD27 State Plane Coordinates of X=1850236.70 Y=318120.68) and West Quarter corner (having Weber County Surveyor NAD27 State Plane Coordinates of X=1850196.96 Y=315476.75) of said Section 2, said tract being the same parcel as deeded by Warranty Deed recorded as Entry No. 2760463 on October 13, 2015, and more particularly described by survey as follows: BEGINNING at a point located 1172.44 feet South 00°51'40" West along said monumented section line to the Northwest corner of the Terry W. Jones Subdivision No.1 recorded in Plat book 30 page 71 of the plat records of Weber County, FROM said Northwest corner of Section 2; RUNNING thence North 00°51'40" East (North by deed) 180.00 feet along said section line; Thence South 89°08'20" East 304.00 feet (East 201 feet by deed); Thence South 00°51'40" West (South by deed) 180.00 feet to the Northeast corner of said Terry W. Jones Subdivision No.1; Thence North 89°08'20" West (West by deed) 304.00 feet along the north boundary of said Terry W. Jones Subdivision No.1 to the point of beginning. Containing 1.2562 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 UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



NOTE:
Lower Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Jeff & Wanette Cisowski
Address: 3452 S 2700 W, West Haven, UT 84401

NW 1/4 of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian.	
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: November 6, 2015
	FILE: 3564