

**RECORD of SURVEY for boundary line agreements between  
Lot 5, Krey Subdivision NO.2; Lot 2, Bruin-Henderson Subdivision; & Lot 7, Noble Subdivision  
ALL PART OF THE SE 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
RIVERDALE CITY, WEBER COUNTY, UTAH - Date of Survey: October 2015**

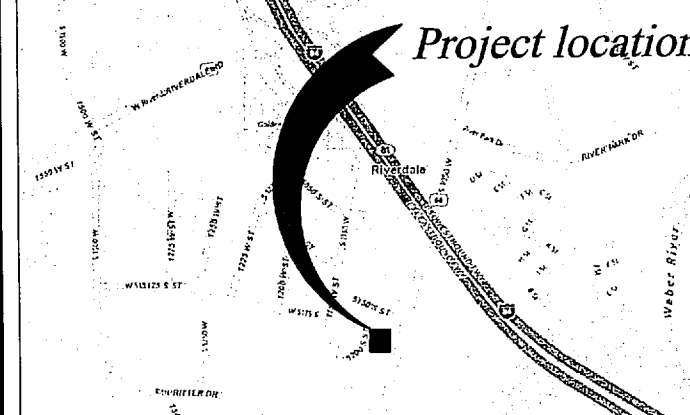
**Scale ~ 1" = 30'**

**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

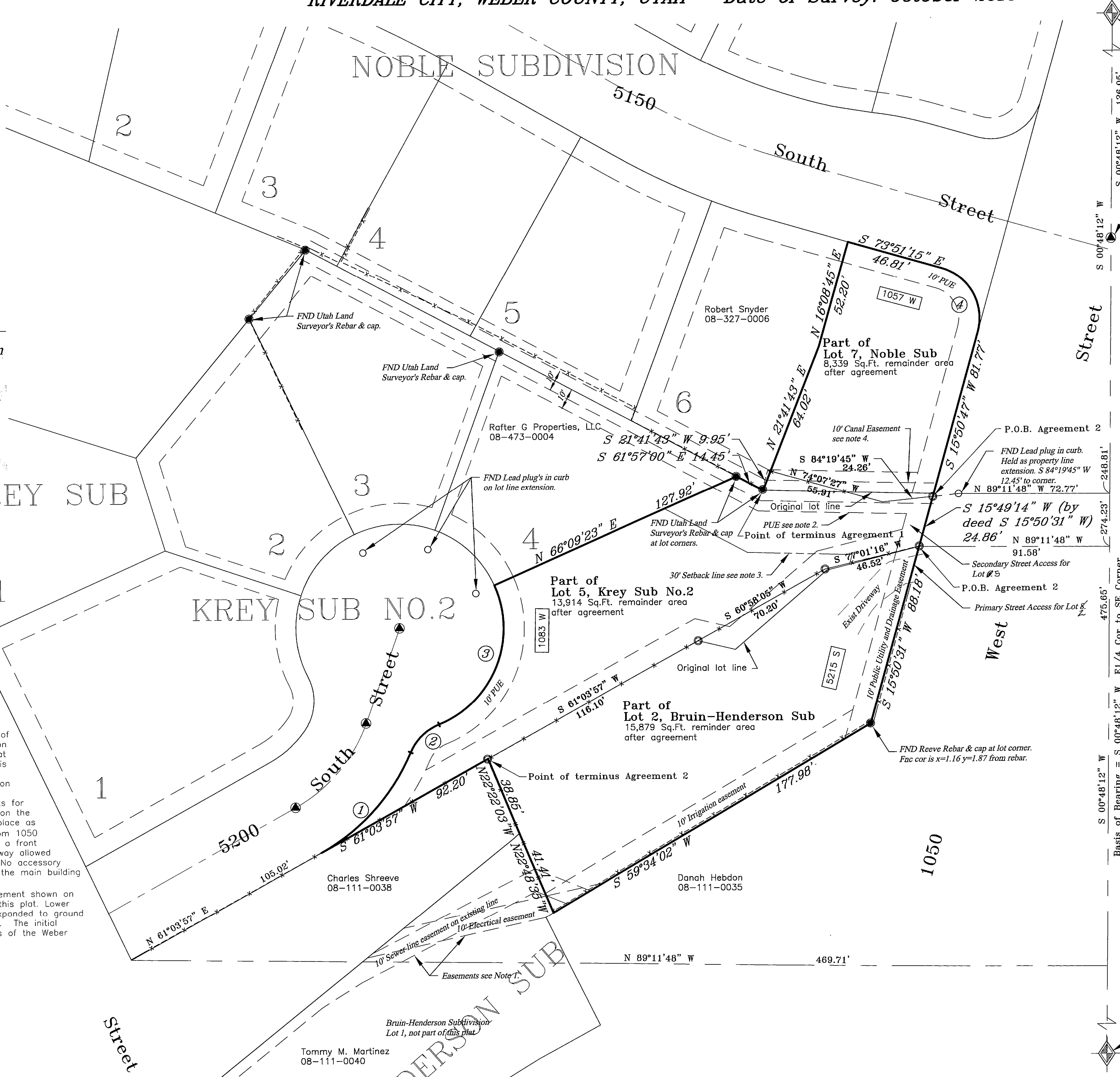
**Vicinity Map**

**Project location**



**NOTE:**

- The two 10 foot easements for Sewer and Power were granted on the original subdivision plat of Bruin-Henderson Subdivision, recorded as Plat Book 43 page 54, and are being retained under that original dedication and granting.
- The easement shown along the north line of Lot 5 is the same location it was dedicated on Lot 5, Krey Subdivision No. 2, recorded as Plat book 64 page 91, and is being retained in this dedication. The easement is from the original dedication line to the new Lot 6 and subdivision boundary lines.
- In addition to the city setback requirements for residential construction the restrictions shown on the original Lot 5 said Krey Sub No.2 remain in place as noted on that plat, specifically as follows; "from 1050 West a 30 foot setback will be maintained as a front yard set back with a maximum 12 foot driveway allowed and fencing to start at the 30 foot setback. No accessory structure allowed in the 30 foot setback and the main building will have the front facing the cul-de-sac."
- The 10' Canal Easement is the same easement shown on said Krey Sub No.2 and is being retained in this plat. Lower Volley Coordinate system is NAD1983 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.



**FND E 1/4 SEC. 13, T 5 N, R 2 W, SLB&M, PER WCo. Mon Records. Good condition in ring and lid. NAD27 State Plane Coordinates X=1860706.77 Y=304879.08**

**FND ST MON. Not at the intersection of the streets.**

**SE SEC. 13, T 5 N, R 2 W, SLB&M, PER WCo. Mon Records. NAD27 State Plane Coordinates X=1860669.459 Y=302218.444**

**BOUNDARY DESCRIPTIONS**

**RODDA - RAFTER G PROPERTIES Agreement 1:**  
A line separating properties as currently occupied and agreed upon being part of Lot 7, Noble Subdivision, recorded in the Plat records of Weber County, Utah as Plat book 49 page 85, and part of Lot 5, Krey Subdivision No. 2, recorded in the Plat records of Weber County, Utah as Plat book 64 page 91, each located in the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Riverdale City, Weber County, Utah; having a bearing of South 00°48'12" West and 72.77 feet North 89°11'48" West to a plug in the top of the curb and gutter, said plug being used as a witness point for the Southeast corner of said Lot 7, Noble Subdivision, and 12.45 feet South 84°19'45" West to a point on the East Boundary Line of said Lot 5, Krey Subdivision, FROM said East Quarter corner of Section 13.

**RODDA - RAFTER G PROPERTIES Agreement 2:**  
A line separating properties as currently occupied and agreed upon being part of Lot 2, Bruin-Henderson Subdivision, recorded in the Plat records of Weber County, Utah as Plat book 43 page 54, and part of Lot 5, Krey Subdivision No. 2, recorded in the Plat records of Weber County, Utah as Plat book 64 page 91, each located in the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Riverdale City, Weber County, Utah; having a bearing of South 00°48'12" West and 72.77 feet North 89°11'48" West to a plug in the top of the curb and gutter, said plug being used as a witness point for the Southeast corner of said Lot 7, Noble Subdivision, and 12.45 feet South 84°19'45" West to a point on the East Boundary Line of said Lot 5, Krey Subdivision, FROM said East Quarter corner of Section 13.

**Bruin - Rafter G Properties Agreement 2:**  
A line separating properties as currently occupied and agreed upon being part of Lot 2, Bruin-Henderson Subdivision, recorded in the Plat records of Weber County, Utah as Plat book 43 page 54, and part of Lot 5, Krey Subdivision No. 2, recorded in the Plat records of Weber County, Utah as Plat book 64 page 91, each located in the Southeast Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Riverdale City, Weber County, Utah; having a bearing of South 00°48'12" West and 72.77 feet North 89°11'48" West to a plug in the top of the curb and gutter, said plug being used as a witness point for the Southeast corner of said Lot 7, Noble Subdivision, and 12.45 feet South 84°19'45" West to a point on the East Boundary Line of said Lot 5, Krey Subdivision, FROM said East Quarter corner of Section 13.

**SURVEYOR'S CERTIFICATE**

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon.

**NARRATIVE**

This project started as an amended plat to amend the lot lines of the property shown. There are three lots from three different subdivisions that were being amended in this project. After completing a plat for submittal to Riverdale city the client took the plat to the city to make subdivision application. The city referred him to sections of Utah Code (UCA 57-1-45) dealing with boundary line agreements and told him that he needed to discuss the situation with the County Surveyor because the city did not want to get involved in amending these lots. The section of code dealing with amending is in UCA 10-9a-608 which in (1)(a) states that land in a subdivision can be amended under that section of code. The legislature has passed a bill that defines "Parcel boundary adjustment" as "...a recorded agreement between owners of adjoining properties adjusting their mutual boundary if: (a) no additional parcel is created; in this case we are not, and (b) each property identified in the agreement is UNSUBDIVIDED LAND, including a remainder of subdivided land, (emphasis added). The agreement process which the city has directed in this situation, in my opinion, does not have the ability to amend the lot lines of the original plats. The client is asking me to produce the agreement descriptions (at the city's direction) and this plat (at the county surveyor's direction).

The basis of bearing is between existing monuments as shown hereon.

The boundaries of the project are the monumented and retraced location of the lots. The fences between the three lots are being held as the lines of the agreement. We found curb plugs, street monuments, rebar and caps, and section corner monuments as noted.

The monument noted as a "ST MON" near the intersection of 1050 West and 5150 South is found to not be a witness monument for the E 1/4 corner of the section set by the Weber County Surveyor's Office. The current tie sheets for the E 1/4 corner indicate that a monument was not set at the corner location, however, this location is currently monumented by a standard Weber County brass cap in a ring lid.

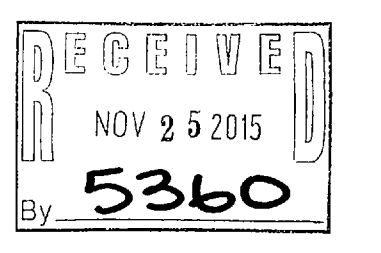
A lead plug was found in the curb of 1050 West that is on an extension of the original lot line for Lot 7 of Noble Subdivision. This plug was held as to represent the extension of the agreement line as noted hereon. Three other plugs were found in the cul-de-sac of 5200 South along with the street monuments and were found to be an accurate representation of the lines and street as represented.

We also found several rebar and caps as noted along the north and west boundary of the Krey subdivision no.2 and found them to be in harmony with the street monuments and lead plugs. There was also a rebar and cap found at the southeasterly corner of Lot 2, Bruin-Henderson Subdivision and it was also in harmony with the record location of the subdivision.

These points were accepted as found and held as the points which they represent.

Documents used in this survey:

- Weber County Recorder electronic ownership records for parcels, 08-111-041, 08-327-0007, 08-473-0005.
- Deeds of record by Entry numbers, 1456904, 2236417, 2556688.
- Subdivision plats by book-page, 43-54, 43-80, 49-85, 64-91.
- County Recorder Ownership plats book-page, 8-111, 8-327, 8-473.



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4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

**CLIENT: Jeff Grant**  
Address: 3205 North Higley Road, Ogden, UT 84404

CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT LENGTH	CH BRG & DIST	
1	37°45'05"	100.00'	34.19'	65.89'	N 42°11'24" E 64.70'
2	45°00'16"	25.00'	10.36'	19.64'	N 45°49'00" E 19.14'
3	92°41'46"	50.00'	52.00'	80.43'	N 22°14'16" E 72.03'
4	89°41'46"	25.00'	24.87'	39.14'	S 29°00'22" E 35.28'

SE 1/4 of Section 13,  
Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: November 18, 2015
	FILE: 3565