

# Record of Survey for: BLOCKS 1 and 2, PLAT A, HOOPER SURVEY, Subdivision-1st Amendment

PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN

Part of BLOCKS 1 & 2, PLAT 'A', HOOPER CITY, WEBER COUNTY, UTAH - Survey Date: July 2015

W.Co.S. mon 95-1 fnd per filed survey 001833 with NAD1927 grid coordinates of X=1828743.541 Y=303246.047 representing the intersection of 5900 S. St. and 5900 W. St.

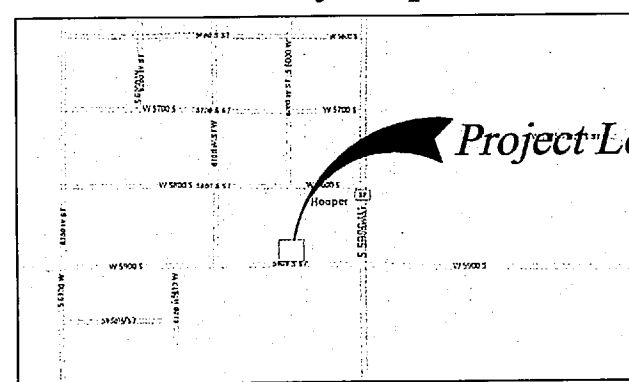


Scale ~ 1" = 50'

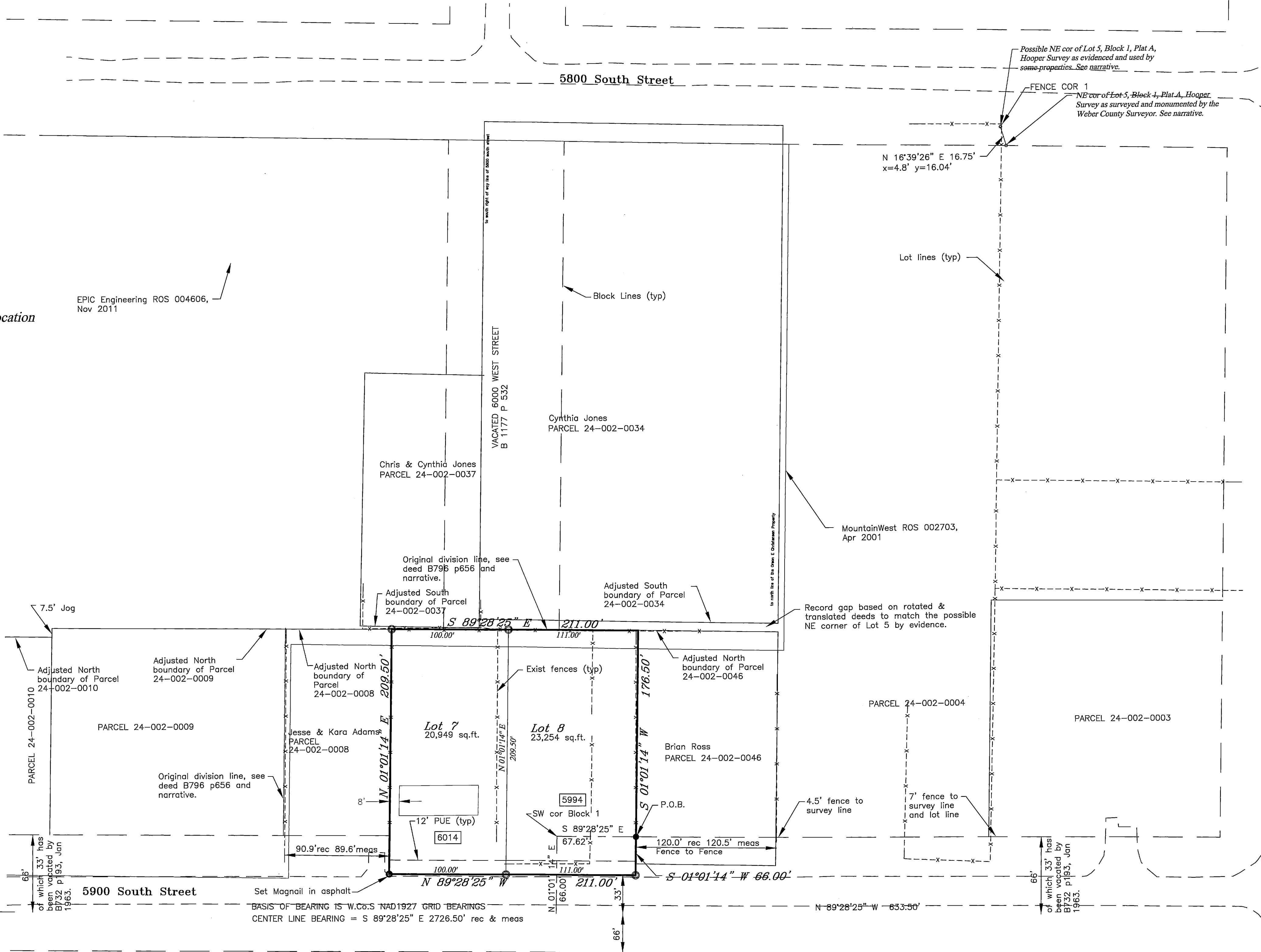
### Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

### Vicinity Map



EPIC Engineering ROS 004606, Nov 2011



### BOUNDARY DESCRIPTION

A tract of land for a subdivision within the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said tract also being a part of Lot 1, Block 2 and Lot 3, Block 1, each of Plat A, Hooper Survey recorded on Dec 22nd, 1910 in Plat book 5 page 78 surveyed by H. J. Craven, County Surveyor, dated Nov. 1910, as retraced and monumented by the Weber County Surveyor's Office recorded Mar. 19, 1996 in Plat book 41 page 68, including a portion of the vacated 6000 West Street (vacated by ordinance recorded in Book 1177 page 532 dated May 12, 1977) and the vacated 5900 South Street (vacated by ordinance recorded in Book 732 page 193 dated Jan. 16, 1963), said subdivision having a basis of bearing North 89°28'25" West between the monumented intersections of 5900 South Street and 5900 West Street (being a Weber County Surveyor monument 95-6 having W.Co.S. NAD1927 grid coordinates of X=1828694.747 Y=300505.602) and the monumented intersections of 5900 South Street and 6300 West Street (being a Weber County Surveyor monument 95-5 having W.Co.S. NAD1927 grid coordinates of X=1825969.027 Y=300530.649), and being more particularly described as follows: BEGINNING at a point located 67.62 feet South 89°28'25" East along the south block line of Block 1, said Plat A, FROM the Southwest corner of said Block 1 (said point also being located 633.50 feet North 89°28'25" West along the center line of 5900 South Street as monumented, and 66.00 feet North 01°01'14" East to the Southeast Corner of Block 1, said Plat A, and 67.62 feet South 89°28'25" East along said south block line from the monumented intersection of 5099 South Street and 5900 West Street being a Weber County Monument number 95-6); RUNNING thence South 01°01'14" West 33.00 feet to said vacated right of way line of 5900 South Street, said point being 33.00 feet perpendicularly distant northerly from said monumented center line of 5900 South Street; Thence North 89°28'25" West 211.00 feet along said vacated right of way line and parallel to and perpendicularly distant northerly from said monumented center line; Thence North 01°01'14" East 209.50 feet along an existing chain link fence line representing the common deed line between property deeded June 16, 2015 as Entry #2741153 recorded Jun 17, 2015, and property deeded May 19, 2005 as Entry #214696 recorded May 23, 2005; Thence South 89°28'25" East 211.00 feet along or near an existing chain link fence line and an old wire fence line representing the common property line as surveyed by Landmark Surveying, Inc for said subdivision between property deeded Jan. 30, 2003 as Entry #1909782 in book 2314 page 1286 recorded Feb. 3, 2003, and property deeded Apr. 28, 2000 as Entry #1703371 in book 2070 page 831 recorded May 2, 2000, and property deeded May 19, 2005 as Entry #214696 recorded May 23, 2005; Thence South 01°01'14" West 176.50 feet along or near an existing fence line representing the common property line between property deeded Mar. 14, 2013 as Entry #2625934 recorded Mar. 19, 2013, and property deeded Apr. 28, 2000 as Entry #1703371 in book 2070 page 831 recorded May 2, 2000, and property deeded May 19, 2005 as Entry #214696 recorded May 23, 2005, to the point of beginning. Containing 1.0148 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.



W.Co.S. mon 95-5 fnd per filed survey 001833 with NAD1927 grid coordinates of X=1825969.027 Y=300530.649 representing the intersection of 5900 S. St. and 6300 W. St.

### NARRATIVE

The purpose of the survey is to create a 2 lot subdivision for property purchased by Travis L. Truman by deed Entry #2747484, in which the description is the same as contained on a record of survey (ROS) plat on file with the County Surveyor as number 000240 done by Mountain West. In this survey Martin Moore identified some boundary conflicts with the deeded location and the existing fencing. This survey was done in 1989, which is 26 years old now.

Examining the documents for adjoining parcels and researching to find the first division of these blocks the description and occupation discrepancies noted in Martin's survey began to surface. Looking at the deeds several are described from the NE corner of Lot 5 Block 1. The first division that took place in this block was by deed Book 796 pg 656. This deed utilized the NE corner of Lot 5 as the tie point and created the north boundary of this subdivision and the west boundary of parcel 24-002-0008 (parcel 0008). This deed was signed Oct. 5, 1964 recorded Feb. 3, 1965. This was decades after the monuments for Hooper were set and decades prior to the county retracement of Hooper.

I believe that a location quite close to an existing fence line noted here as Fence Cor 1. This was determined by drafting the deeds and doing a rotation & translation to match the existing fences and backing in the ties. The identified point is not precisely at the fence corner but it is close enough to lead me to believe that it was used as the original division line of the properties and that the fences on the west and north of this subdivision were built from measurements being tied to this location.

In 1996 the County Surveyor's office did a retracement of the original Hooper townsite survey. Martin Moore had been elected in 1994 and began this

retracement because of his knowledge of the existence of the original stone block monuments from the work he did for this property and which he documented in ROS 000420. In that work the original monumentation was found and street monuments established to identify the legal street boundaries and lotting of the blocks.

Though the streets and blocks have been accurately identified the division lines of the properties, in this case and in my opinion, did not utilize that original control. At the time that the original division took place Orson E. Christensen owned both Block 1 and 2 and sold to E.K. Williamson. If the fencing was built by either Orson or E.K. or both, or if the fencing existed prior to the property being deeded for the division this fencing would then identify the intent of the grantor. It is the only fencing that would represent this division line and much of it is old. It is my opinion that this fence represents the intent of the grantor and is the deed line and line of ownership for this subdivision.

Plotting the deed (796-656) from the correct location of the NE corner of Lot 5 does not fit the fenced location by the offset shown and noted hereon. It appears that most of the descriptions used the NE corner of Lot 5 as a common point to prepare descriptions but the evidenced location of the NE corner of Lot 5 to do the layout. Parcel 0046 is also described from the NE cor of Lot 5 and grants a 120 foot wide parcel and measures within 0.5' of that distance. The 0.5' plus or minus seems to be common between fences in this local area.

Based on this research I have held the fences around this subdivision as the deed line and property line.

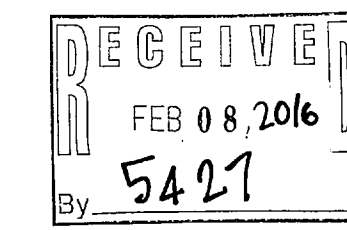
The basis of bearing is as noted in the description.

Documents used or examined in this survey:

- Ownership and Abstract records of Weber County for parcels, 24-002-0008, 24-002-0034, 24-002-0035, 24-002-0037, 24-002-0046. Ownership plot book 24 page 82.
- Recorded documents Entry #'s, 840587, 845436, 858156, 904570, 943177, 1015160, 1015161, 1027456, 1043834, 1056179, 1058180, 1099144, 1120705, 1132836, 1194263, 1313634, 1331619, 1369501, 1442246, 1548343, 1554491, 1646137, 1703371, 1705231, 1909782, 2050820, 2062814, 2062816, 2083115, 2104696, 2176992, 2190793, 2235212, 2252758, 2277392, 2377368, 2576008, 2807676, 2829934, 2734829, 2741155, 2747464, book-page, 36-135, 38-416, 78-208, 104-514, 428-256, 448-566, 710-523, 732-193, 752-274, 796-656, 1128-524, 1177-532.
- Records of Survey, 000240, 001833, 002703, 004606.
- Subdivision plot book 5 page 78.

### GENERAL NOTES:

- Many areas in Hooper City have ground water problems due to a seasonally high (fluctuating) water table. There are also areas where soil conditions may warrant additional construction measures. Approval of this plat does not constitute a representation by Hooper City that buildings at any specified elevation will solve ground water problems or that soils are suitable for construction. Solution of water or soil problems is the sole responsibility of the permit applicant and property owner.
- Due to the ever changing topography of lots within a subdivision during various phases of construction followed by private lot ownership and landscaping, proper lot grading is the responsibility of the developer and future lot owner. Lots must be graded to meet the requirements of the International Building Code and in a way that will not result in a discharge of storm runoff onto adjacent private property. Hooper City will not be responsible for overseeing lot drainage compliance on private property nor will the City be liable for surface drainage disputes between private property owner.
- City ordinances require a public land drain pipeline to be installed in new subdivisions where home construction will result in floor slabs that are lower than the existing adjacent ground in the subdivision. The land drain piping is intended to receive basement sump water and footing drain discharge directly and deliver it via the land drain piping in the street right-of-way to a ditch or other approved drainage facility away from new homes. There appears to be no land drain utility serving this lot. Therefore, no basement will be permitted (no floor slab lower than adjacent existing grade).



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**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

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

**RECORD of SURVEY for: Travis L. Truman**  
Address: 6181 West 4800 South, Hooper, Utah 84315

Property Address: 6014 West 5900 South, Hooper City, Utah 84315

NE 1/4 of Section 24,  
Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ..
	DATE: Oct. 8, 2015
	FILE: 3535