

Record of Survey - EVERGREEN PARK SUBDIVISION NO.1~2nd Amendment

PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: Sept. 2015

NARRATIVE

- The purpose of the survey is to adjust the lot line between Lots 331 and 332 of Evergreen Park Subdivision No.1 to provide the minimum county required side yard clearance for the existing home and carport and to ensure that the culinary well is located on the lot with the home. Additionally, the lots are being configured so that each lot is capable of meeting the well protection requirement of the Weber/Morgan Health Department, thus the reason for the curved lot boundary.
- The basis of bearing is as noted in the boundary description and on the plat. It should be noted that the existing monuments are 1944 GLO and are about 12 to 18 inches out of the ground. They are leaning so that the cap is not over the base where it enters the ground. The location that I have used in this survey is the base of the monument where it enters the ground and not the top of the cap. These monuments are in need of rehabilitation to preserve their physical location.
- The plot dimensions (both bearing and distance) of the lots being amended have been held for this amended plot, however, there are rebar and caps at several of the lot corners. Some are close to the record lot corner and others are not. The caps have been in the ground long enough that they are deteriorating and only one could be read which is near the SW corner of the Lot 706. I have tried to find the old 4 digit license number on the state web site but unable to find a cross listing of old and new numbers. My experience in this area is that it is from a survey of Lyle Page's. From my experience with his surveys in Evergreen they have been anywhere from 2 to 3 feet out of position from prior survey evidence of the lots. When I was with the county surveyor's office we were asked by the county road department to stake the right-of-way of Evergreen Park Drive and in that retracement work we found numerous rebar along the road right of way. In several locations we found Page's caps and other rebar close to them (the 2 to 3 feet of difference). The other rebar reasonably coincided with one another and in the reconstruction of the location of the plat the other, older rebar were held to position the lot lines and right of way location. It is that retracement location that is being held for the location of these lots which coincide with older rebar.
- The age of this subdivision indicates that the original lot corners would have been set using transit and steel tape. Many of the rebar in this subdivision development were set within a foot to foot and a half of the plotted locations. The reason that the rebar shown hereon for the NW and SW corners of lot 332 are not being held is that they have caps. The original rebar that we found along the road do not. There is a record of survey that Reeve and Reeve filed with the county (which is the only survey of these lots), however, examining the plat shows that not all of the corners of the subdivision were set in that survey and there is no indication that they did work on these lots.
- The rebar with the lot number sign attached near the NE corner of Lot 332 has no indication of whether it was intended to be a property corner set in the original survey or just a general identification of the lot location. It is also out of position with other lot corner evidences as noted. Therefore, not held.
- The basis is noted on this plat as shot in the field but, again, the monuments were shot at the base where the pipe enters the ground and the difference between the record basis published by the Weber County Surveyor's Office and the plat basis only makes 0.70 feet in the 2630.54 foot measured distance and the monuments condition could account for that much of difference. I am holding the East quarter and Northeast corners as I have surveyed and using the measured bearing between the monuments and providing accurate ties to the northeast corner of this amended plat.
- Documents used or examined in this survey include, but may not be limited to, the following:
 - Ownership record for parcel 23-030-0019 (this serial number has combined lots 331 and 332 for tax purposes.
 - Deeds of record by entry number: 2127854, 2272345.
 - Record of survey number 189.
 - Subdivision plats by book-page: 12-51, 76-38.

NOTE:

- This subdivision plat is located in the F-5 zone of Weber County.
- 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.
- The Coordinate system for this survey is based on GPS observations in NAD83 State Plane Coordinates. They were derived by holding the record Latitude and Longitude of the Weber County Surveyor's Office for Tri-Station Evergreen of 4118'05.581881 N & 111'38'10.469570 W converted using NGS web based conversion tools to NAD83 State Plane Coordinates of N=1107529.517m E=488590.187m (N=3633619.757 E=1602982.971 U.S.ft). Ground coordinates obtained by measuring with a total station between two common points surveyed with GPS.
- Easement's 'A', & 'B', shown hereon, are identified as best possible from Exhibit A of a document recorded as Entry# 2108050 on June 5, 2008 in favor of PacificCorp. The document describes the easements as part of a map titled Exhibit A. Easement 'A' is identified as being, "Right of way; Judith n. Olson [distance illegible] feet wide, approximately 102' in length." It appears to be provided for a power pole and electric box. This location has an existing power pole and electric box but they are not on the lot. Easement 'B' is only shown in an approximate location as interpreted from Exhibit A. There is also a note on the Exhibit that indicates that an easement was granted for the entire lot 331.

TEST PIT HOLE #1:
 12" loam, granular structure, 5% gravel.
 24" gravelly silty clay loam, massive structure, 30% gravel and stone.
 56" gravelly and sandy clay loam, massive structure, 30% gravel and stone.

TEST PIT HOLE #2:
 18" loam, granular structure, 5% gravel
 35" gravelly and silty clay loam, massive structure, 30% gravel and stone
 62" clay loam, blocky structure, 3% gravel

Evergreen Park Drive
 107.38
 EL=0.00

191
 0328
 EL=0.00

190
 0330
 EL=0.00

Lot 329
 (Not part of this plat)
 Judith N Olson Family Trust
 23-030-0017

FND REBAR & CAP - Labeled "LS4614"
 X=2.14' Y=1.39' from Lot corner

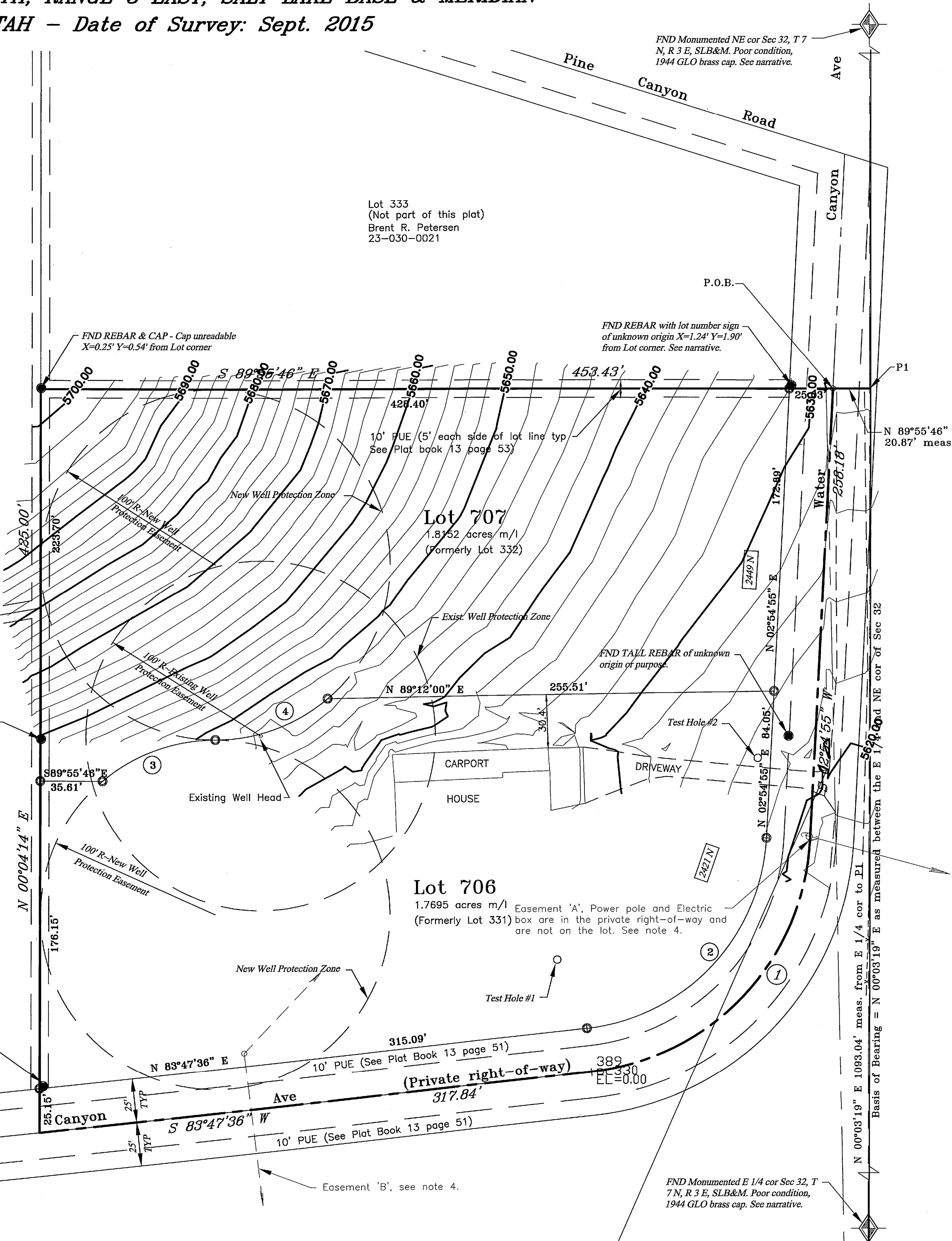
FND REBAR & CAP - Representing the Lot corner common to Lots 331 and 332 of the original plat and is 23.70' north of new lot corner. The rebar is X=0.42' Y=0.23' from the plotted Lot corner. See narrative.

Lot 334
 (Not part of this plat)
 Brent R. Petersen
 23-030-0022

Lot 333
 (Not part of this plat)
 Brent R. Petersen
 23-030-0021

FND Monumented NE cor Sec 32, T 7
 N, R 3 E, SLB&M. Poor condition,
 1944 GLO brass cap. See narrative.

FND Monumented E 1/4 cor Sec 32, T 7
 N, R 3 E, SLB&M. Poor condition,
 1944 GLO brass cap. See narrative.



BOUNDARY DESCRIPTION

All of Lots 331 and 332, Evergreen Park Subdivision No.1 as recorded in Plat book 13 page 51 on Feb. 13, 1964 of the Weber County Recorder's Office, Utah, more specifically described by survey as follows:
 A Tract of land located in the Northeast Quarter of Section 32, Township 7 North, Range 3 East, Salt Lake Base and Meridian, having a basis of bearing of North 00°03'19" East between the monumented location of the East Quarter corner (having NAD83 U.S. feet State Plane Coordinates of record N=3632926.146 E=1606909.108) and the Northeast corner (having NAD83 U.S. feet State Plane Coordinates of record N=3635556.3581 E=1606911.625) of said Section 32, said tract being described by survey as follows:
 BEGINNING at a point located 1093.04 feet North 00°03'19" East along said monumented section line and 20.87 feet North 89°55'46" West FROM said monumented East Quarter of Section 32;
 RUNNING thence the following 3 courses along the center line of a private right-of-way known as Water Canyon Avenue,
 1) South 02°54'55" West 258.18 feet to a point of curvature;
 2) along the arc of a curve to the Right 197.88 feet, having a radius of 140.18 feet and a chord bearing and distance of South 43°21'15" West 181.85 feet, more or less, to a point of tangency;
 3) South 83°47'36" West 317.84 feet;
 Thence leaving said center line, North 00°04'14" East 425.00 feet;
 Thence South 89°55'46" East 453.43 feet to the point of beginning.
 Containing 4.0176 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 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 plat was prepared from the field notes of this survey and from documents and records as noted hereon.



CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	CH BRG & DIST
1	80°52'41"	140.18'	119.47'	S 43°21'15" W 181.85'
2	80°52'41"	115.18'	98.16'	S 43°21'15" W 149.42'
3	40°12'01"	100.00'	36.60'	N 69°54'00" E 68.73'
4	39°58'13"	100.00'	36.37'	N 70°00'53" E 68.36'

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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

DEVELOPER: Judith Olsen
 Property Address: 2421 N. Water Canyon Road, Huntsville, UT
 Mailing Address: P.O. Box 116, Huntsville, UT 84317-0116

NE 1/4 of Section 32,
 Township 7 North, Range 3 East, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: January 25, 2016
	FILE: 3451