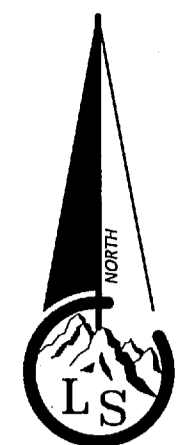


**PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH - Record of Survey Date: October 2016**



Scale ~ 1" = xx'

003199
NW Cor Sec 14, T 5 N, R 3 W, SLB&M, per
WCo Survey records. WCo NAD83 State
Plane Coordinates N=3589533.927
E=1458822.603

Legend

- x---x--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- r RECORD DATA
- md MEASURED DATA
- FND LANDMARK REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- SET MAG NAIL

BOUNDARY DESCRIPTION

PARCEL 1:
A tract of land in the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian having a basis of bearing of South 01°12'51" West between the monumented North Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3589497.879 E=1461510.196) and the Center Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3586825.608 E=1461453.553) of said Section 14, said tract being described as follows:
BEGINNING at a fence corner identified in a Boundary Line Agreement recorded as Entry number 1982065 on October 10, 2003, said point being located 251.14 feet North 89°13'54" West along section line as monumented and 1057.26 feet South 01°06'54" West and 305.81 feet North 89°30'15" West,
FROM said North Quarter Corner of Section 14;
RUNNING thence the following 2 calls along an existing fence line identified in said Boundary Line Agreement, 1) South 01°12'51" West 290.80 feet, 2) South 89°32'00" East 55.30 feet;
Thence South 02°14'45" West 364.37 feet along a fence and fence line extended;
Thence North 89°01'06" West 385.23 feet;
Thence North 00°58'54" East 651.71 feet to an existing fence line being the subject of said Boundary Line Agreement;
Thence South 89°30'15" East 339.17 feet along said fence line to the point of beginning.
Containing 5.50 acres, more or less.
Subject to road right-of-way for 5100 South Street.

PARCEL 2:
A tract of land in the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian having a basis of bearing of South 01°12'51" West between the monumented North Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3589497.879 E=1461510.196) and the Center Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3586825.608 E=1461453.553) of said Section 14, said tract being described as follows:
BEGINNING at a point located 251.14 feet North 89°13'54" West along section line as monumented and 1057.26 feet South 01°06'54" West and 305.81 feet North 89°30'15" West to a fence corner identified in a Boundary Line Agreement recorded as Entry number 1982065 recorded on October 10, 2003, and 339.17 feet North 89°30'15" West,
FROM said North Quarter Corner of Section 14;
RUNNING thence South 00°58'54" West 587.20 feet;
Thence North 89°01'06" West 587.20 feet;
Thence North 00°00'05" West 193.65 feet;
Thence South 89°50'55" West 113.52 feet to the east boundary of property deced by document recorded as Entry number 2812087;
Thence North 452.20 feet along said deced boundary to an existing fence line being the subject of said Boundary Line Agreement;
Thence South 89°30'15" East 711.83 feet along said agreed fence to the point of beginning.
Containing 9.9986 acres, more or less.
Subject to road right-of-way for 5100 South Street.

PARCEL 3:
A tract of land in the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian having a basis of bearing of South 01°12'51" West between the monumented North Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3589497.879 E=1461510.196) and the Center Quarter Corner (having Weber County NAD83 State Plane Coordinates of N=3586825.608 E=1461453.553) of said Section 14, said tract being described as follows:
BEGINNING at a point located 251.14 feet North 89°13'54" West along section line as monumented and 1057.26 feet South 01°06'54" West and 305.81 feet North 89°30'15" West to a fence corner identified in a Boundary Line Agreement recorded as Entry number 1982065 recorded on October 10, 2003, and 1051.00 feet North 89°30'15" West, and 452.20 feet South along the east boundary of property deced by document recorded as Entry number 2812087,
FROM said North Quarter Corner of Section 14;
RUNNING thence North 89°50'55" East 113.52 feet;
Thence South 00°00'05" East 193.65 feet;
Thence North 89°01'06" West 113.54 feet;
Thence North 193.56 feet to the point of beginning.
Containing 21,856 square feet, more or less.
Subject to road right-of-way for 5100 South Street.

NARRATIVE

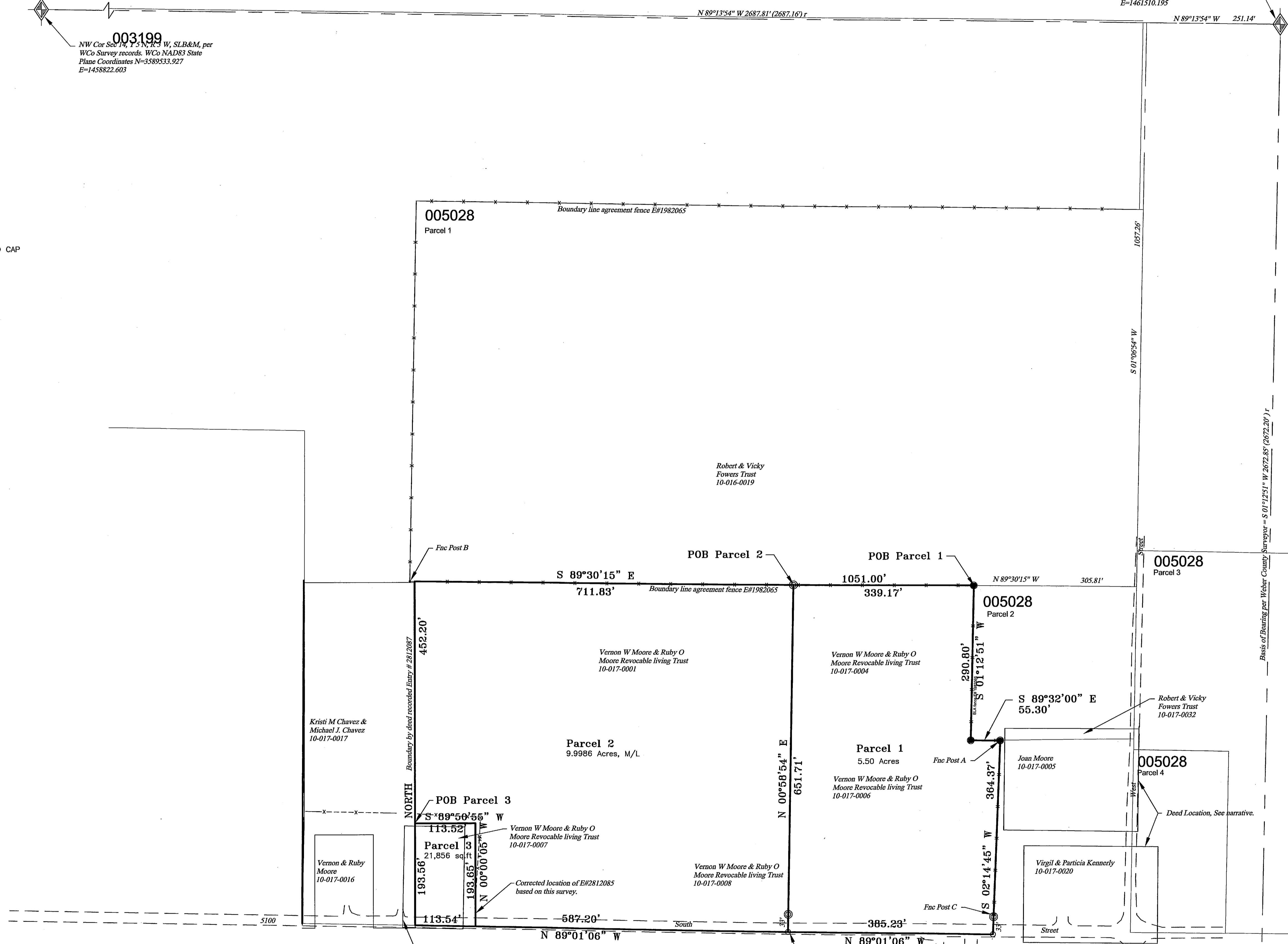
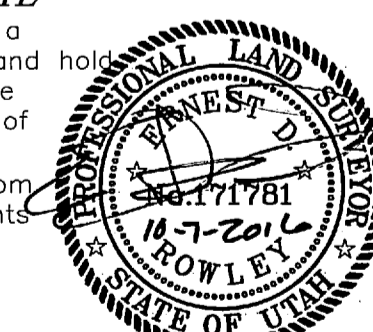
The purpose of the survey is to provide Thomas Moore with two descriptions of real estate, one that he can use to sell 5.50 acres of land, the other to combine the remainder parcels as shown. Parcel 2 is being described only for the purpose combining remainder descriptions.
The basis of bearing is as noted in the descriptions.
This area has had a history of land descriptions that have been in error at best and have been the subject of Boundary Line Agreements and deed of property in an attempt to bring the description record into conformance with the occupation of the land.
A fence line shown between Fnc Post A and Fnc Post B is the subject of one of the Boundary Line Agreements. The document is recorded as Entry #1982065. This fixes the fence line between these points as the common property line. The fence line between Fnc Post A and Fnc Post C does not appear to be the subject of a boundary agreement or conveyance document to clear the issues with the title of the property. However, the occupation has clearly been utilized by the separate parties on both the east and west sides of the fence as the property line. It can be seen from the plotted location of the deeds for parcels 10-017-0005 and 10-017-0020 that the descriptions for these properties, when plotted from the current county section monuments, do not accurately represent these properties.
There have been several surveys of these properties over a long period of time and it appears that the Boundary Line Agreements are a result of these surveys. One is a survey done by Doug Graham of Landmark Surveying, Inc., county file #003199, that identified the existing fences around the north and east sides of the property as shown. Another is one done by K. Greg Hansen of Hansen & Associates, Inc., county file #005028. The two surveys show the same fences and boundaries.
In this survey the fence between Fnc Post A and Fnc Post C is being held as the boundary between these properties and conforms to prior surveys identifying the fence as the common boundary.
The locations shown of the deeds for parcels 10-017-0007, 10-017-0005 and 10-017-0020 are plotted as they are written in the public record from current county section monumentation. The discrepancy in locations are being shown to disclose the differences in where they are described verses where they are occupied. Since 10-017-0005 and 10-017-0020 do not overlap the property being worked on no attempt to resolve the discrepancies is made in this survey. Regarding 10-017-0007 a new description has been prepared for that parcel because of the overlap with parcel 10-017-0017.

Documents used or evaluated in this survey are:

1. County Surveyor record of survey file numbers 000476, 000847, 000993, 001836, 002391, 003199, 003586, 003580, 003805, 003956, 004356, 004529, 005028.
2. Weber County Ownership Plot Book 10 page 17.
3. Deeds by Entry numbers 967990, 1135616, 1218585, 1346253, 1410755, 1422606, 1457640, 1536291, 1536293, 1811478, 1982064, 1982066, 2040390, 2112379, 2112723, 2169768, 2812087, 2815166.

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 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.



RECEIVED
NOV 30 2016
BY: 5597

C 1/4 Cor Sec 14, T 5 N, R 3 W, SLB&M,
per WCo Survey records. WCo NAD83 State
Plane Coordinates N=3586825.608
E=1461453.553

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

CLIENT: Thomas Moore
Address: 7306 W 5100 S, Hooper, UT 84315

Record of Survey
NW 1/4 of Section 14,
Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: October 7, 2016
	FILE: 3663