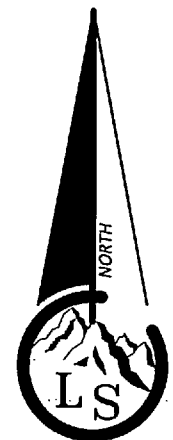


PART OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
Hooper Area of DAVIS COUNTY, UTAH - Record of Survey Date: August 2016

BOUNDARY DESCRIPTION



Scale ~ 1" = 100'

Legend

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

Weber/Davis County Boundary Line as resurveyed by the Weber and Davis County Surveyors in accordance with UCA 17-50-204. The documentation of which is recorded in the Weber County plat records as Entry number 1885948 Plat book 56 pages 88-92 on October 31, 2002.

Deed recorded E# 1158744 Book 1612 p 1415 Weber County Records on Nov 25, 1991, also recorded in Davis County Records as E# 951297 Book 1456 p 1009 on Dec 11, 1991. See narrative.

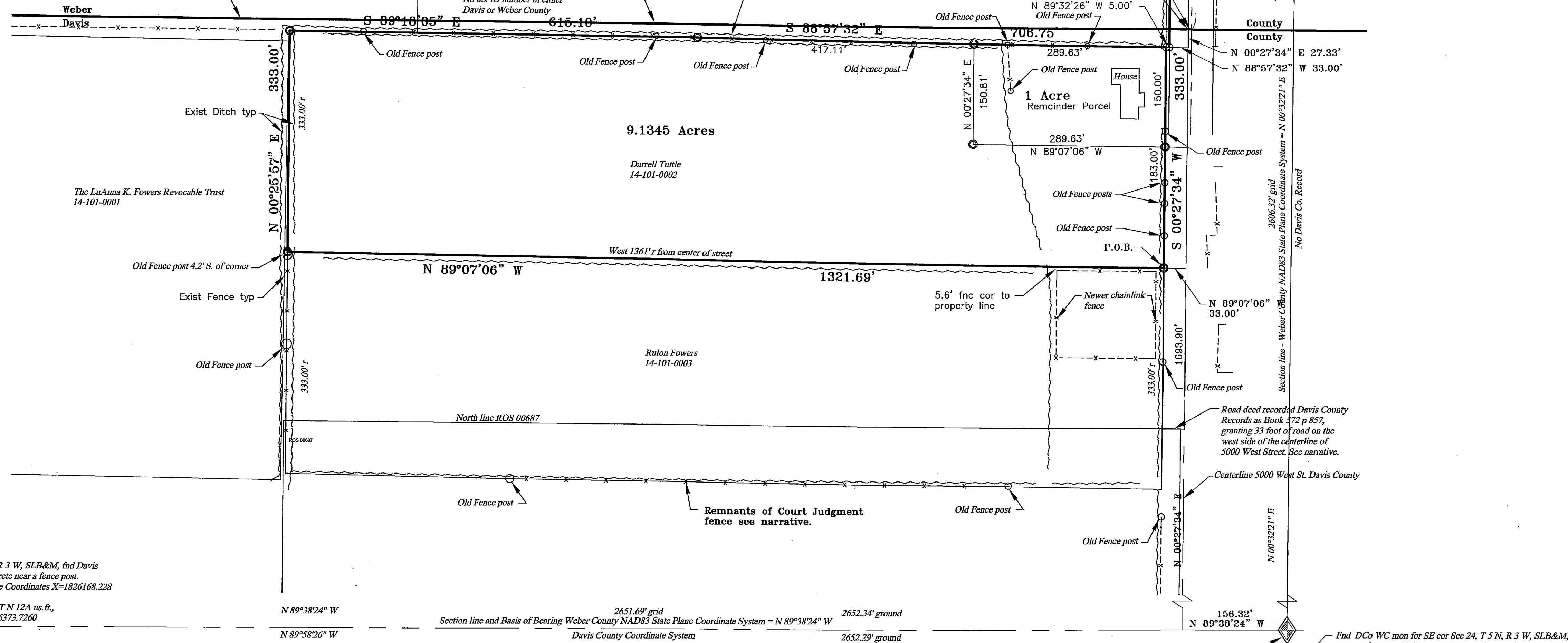
H.L. Parker Farms, LTD.
10-024-0010

Remnants of deeded boundary line fence as evidenced by deed E# 951297 Davis Co records, see narrative.

Fnd St. Mon. #95006 intersection of 5900 W and 5900 S WCo. NAD83 State Plane Coordinates N=3581324.6744 E=1468900.6798
GPS Observed NAD83 UT N 12A us.f. N=3581327.494 E=1468900.227

Ref. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, fnd WCo. Brass cap set in concrete in a fence line. Record offset is North 91' WCo. NAD27 State Plane Coordinates X=1823538.771 Y=299876.606
GPS observed NAD83 UT N 12A us.f. N=3580625.4500 Y=1469053.552

E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, WCo. NAD27 State Plane Coordinates X=1823538.088 Y=299785.632, Mon not found.



S 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, fnd Davis Co. Brass cap set in concrete near a fence post. WCo. NAD27 State Plane Coordinates X=1826168.228 Y=297130.912
GPS observed NAD83 UT N 12A us.f. N=3577949.7900 E=1466373.7260

2651.69' grid
Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System = N 89°38'24" W 2652.34' ground
Davis County Coordinate System 2652.29' ground

SE cor Sec 24, T 5 N, R 3 W, SLB&M, set below ground in field. Weber County tie sheet indicates two reference monuments set, a WCo BC in cone 152.0' West and a DCo BC in cone 26.5' south. Mon not found. WCo NAD27 State Plane Coordinates X=1828819.867 Y=297114.253

Fnd DCo WC mon for SE cor Sec 24, T 5 N, R 3 W, SLB&M, set near the post 26.5' south of corner. No record coordinates. GPS observed NAD83 UT N 12A us.f. N=3577906.4300 E=1469025.5070

NARRATIVE

The purpose of this survey is to provide a description and mark the boundaries of a 9 plus acre parcel so that the client, Darrell Tuttle, can sell the ground and retain a 1 acre parcel with the house. The basis of bearing is as noted in the boundary description.

Note that the Weber/Davis County boundary as restored in a joint re-survey done by the Weber and Davis County Surveyors is approximately 27 feet north of the north boundary of the Tuttle property. This re-survey can be found in the Weber County records at Plat book 56 pages 88-92. A copy of which is recorded in Davis County.

Researching the records of both counties to locate the documents of record that pertain to the identification of the boundaries of the Tuttle property it was found that neither Weber or Davis county are showing a separate parcel for deed recorded E# 1158744 Weber County and E#951297 Davis County. This document acts essentially like a boundary line agreement to a fence line. The relevant portion of the description reads, "... along the East line of said Snyder-Tuttle Property to a point on the projection of an existing boundary line fence; thence along said boundary line fence the following two courses: North 89°20'51" West 986.94 feet and North 89°44'50" West 176.13 feet to the West line of the Snyder-Tuttle Property;". Even though the description gives two courses the intent is to follow the fence line. In surveying the property I was able to locate several old, burned, cedar fence posts that marked the line being described. These posts were used to re-establish the north boundary and as can be seen the courses vary from that of the description. It is my opinion that the fence should be held which is what I have done.

The history of the property shows that there has been some confusion on the location of the deed lines and where the occupation has been. This is evident in a Court Judgment recorded as E# 919221 Book 1398 p 537 on March 1, 1991 Davis Co records (DCR) and a Record of Survey (ROS) #00687 filed with Davis County Surveyor (DCS). This ROS shows that the description of the property to the south of the Fowers land went beyond (north) of a fence line by some 82.6' on the west and 89.6' on the east. This fence was decreed to be the boundary. As the court stated, "It is further ordered, adjudged and decreed that the existing fence line between the Snyder and Yamashita property is the boundary line between the two properties. Dated the 21 day of Feb., 1991." This fence became key in identifying the south line of the Tuttle property.

Before the Fower's and Tuttle's properties were divided the title was 666 feet north-south. This property was split in half 333 feet to each. The occupation of the land was, as confirmed in the judgment, to be between the existing fences. The measurements between these fences is 666 feet. The judgment and the deed E#951297 DCR appears to be an attempt to clear description problems to these parcels. Therefore, the north boundary has been held to be the evidence of the fence line called for in deed and the south boundary has been held to be 333 feet north of the judgment fence.

The East boundary has been held to be the right of way of 5000 West Street. The west half of the road has been deeded in document recorded Book 572 page 857 DCR. Note that the description deeds a strip 33 feet wide and 660 feet long north-south. When this is platted from the monumented location of the Southeast corner of the section the POB is located near the north boundary of the old description of the Snyder/Yamashita property noted as the north boundary of ROS 00687. Again, it is my opinion that the intent is to deed 33 feet off of the east side of the Fower's and Tuttle's property and should actually be platted to the south to reflect such. Regardless, the deed bearings needed to be rotated so that the bearing of West 158.5 feet coincides with the State Plane Basis used in this survey to be N 89°38'24" W along the section line. When this rotation is done the description very closely matches a remnants of an old fence line. It appears that the center line of 5000 West Street Davis County and 5900 West Street Weber County are offset from one another by about 5 feet. This is evident from the dedication plat of Hooper Town as resurveyed and recorded Plat book 41 page 68 of the original 1910 plat recorded in Plat book 5 page 78 WCR. The street and fencing north of the county line are offset from the fencing south of the county line. More precisely, the offset takes place at the north boundary of the Tuttle property and is evidenced by the existing fence line.

The West boundary of the property is held to be the remnants of another old fence line. This fence line closely conforms to the deed location of the Fowers Trust property (14-101-0001) and deed of the Tuttle's would overlap the Fower's deed by . The Tuttle deed describes the south boundary to be West 1361.00 feet which is 6.31 feet beyond the west fence that separates the Tuttle and Fowers Trust properties. This is based on holding the center of 5000 West Street in the Davis County location, however, if holding the Weber County location of the centerline then the fence would be within a foot of the deeded location.

The survey control used for this project and which the NAD83 coordinates are based on were derived by GPS RTK observations with the base occupying Tri-Station Slough, set by Weber County Surveyor and having Latitude 41°08'56.431644" N Longitude 112°07'32.026189" W with NAD83 us.f. grid coordinates N=3578632.339 E=1468124.712, it appears that the coordinate location of point Slough and the record coordinates of some Weber County monuments are about 0.49 feet different, however, the physical location of the monuments and the GPS derived values have been used in this survey.

Documents used in this survey are:

Deeds Entry numbers: (Davis county documents unless otherwise noted); 655877, 662145, 876835, 882887 WCR, 913084, 919221, 990238, 1015541, 1086123, 1158744 WCR, 1262124, 1284077, 1302513, 1302515, 1302517, 1517624, 1860698, 2040326, 2287587, 2659124, 2731171, 2826982; Book-page; 572-857.

Record's of Survey; DCoS 00687, WCoS 004946, WCoS 005093.

Weber County Recorded plats, Book-page; 5-78, 41-68.

9 Acre Parcel:
A tract of land located in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said tract having a basis of bearing of N 89°38'24" West between the Monumented location of the Southeast corner (a Weber County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1828819.867 Y=297114.253) and the Monumented location of the South Quarter corner (a Davis County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1826168.228 Y=297130.912) of said Section 24, said tract being more particularly described by survey as follows;

BEGINNING at a point located 156.32 feet North 89°38'24" West, to the approximate centerline of 5000 West Street, 1693.90 feet North 00°27'34" East to a point on the centerline of 5000 West Street as evidenced by deed recorded in Davis County as Book 572 page 857 for a road being 33 feet on the west of the centerline of said 5000 West Street, and 33.00 feet North 89°07'06" West to said deeded right of way of 5000 West Street, FROM said Southeast corner of Section 24;

RUNNING thence North 89°07'06" West 1321.69 feet to the remnants of an old fence line; Thence North 00°25'57" East 333.00 feet along said fence remnants;

Thence South 89°18'05" East 615.10 feet along the remnants of an old fence line being the subject of a boundary agreement entered in to by the parties of a Quit Claim Deed recorded in Davis County as Entry number 951297 Book 1456 page 1009 on December 11, 1991 and recorded in Weber County as Entry number 1158744 Book 1612 page 1415 on November 25, 1991;

Thence continuing along said agreed fence line South 88°57'32" East 417.11 feet, said point being located 289.63 feet North 88°57'32" West from an existing old fence post, said post also representing the deeded west right of way line of 5000 West Street as deeded in said Book 572 page 857;

Thence South 00°27'34" West 150.81 feet;

Thence South 89°07'06" East 289.63 feet to said west right of way of 5000 West Street;

Thence South 00°27'34" West 183.00 feet along said west right of way line of 5000 West Street to the point of beginning.

Containing 9.134 acres, more or less.

1 Acre Parcel:

A tract of land located in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said tract having a basis of bearing of N 89°38'24" West Between the Monumented location of the Southeast corner (a Weber County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1828819.867 Y=297114.253) and the Monumented location of the South Quarter corner (a Davis County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1826168.228 Y=297130.912) of said Section 24, said tract being more particularly described by survey as follows;

BEGINNING at a point located 156.32 feet North 89°38'24" West, to the approximate centerline of 5000 West Street, 1876.90 feet North 00°27'34" East to a point on the centerline of 5000 West Street as evidenced by deed recorded in Davis County as Book 572 page 857 for a road being 33 feet on the west of the centerline of said 5000 West Street, and 33.00 feet North 89°07'06" West to said deeded right of way of 5000 West Street, FROM said Southeast corner of Section 24;

RUNNING thence North 89°07'06" West 289.63 feet;

Thence North 00°27'34" East 150.81 feet to the remnants of an old fence line being the subject of a boundary agreement entered in to by the parties of a Quit Claim Deed recorded in Davis County as Entry number 951297 Book 1456 page 1009 on December 11, 1991 and recorded in Weber County as Entry number 1158744 Book 1612 page 1415 on November 25, 1991;

Thence continuing along said agreed fence line South 88°57'32" East 289.63 feet, to an existing old fence post, said post also representing the deeded west right of way line of 5000 West Street as deeded in said Book 572 page 857 (the intersection of the Davis/Weber County line and the centerline of 5000 West street being located South 88°57'32" East 33.00 feet to said centerline of 5000 West Street and North 00°27'34" East 27.33 feet along said centerline to the Davis/Weber County boundary as resurveyed and recorded in Plat book 56 pages 88-92 as Entry number 1885948 on October 31, 2002);

Thence South 00°27'34" West 150.00 feet along said west right of way line of 5000 West Street to the point of beginning.

Containing 1.000 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.



Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 2500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Darrell Tuttle Address: 2761 North 5000 West, Hooper, Utah 84315	
SE 1/4 of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian.	
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: September 5, 2016
	FILE: 3651

RECEIVED
NOV 10 2016
BY: 5298