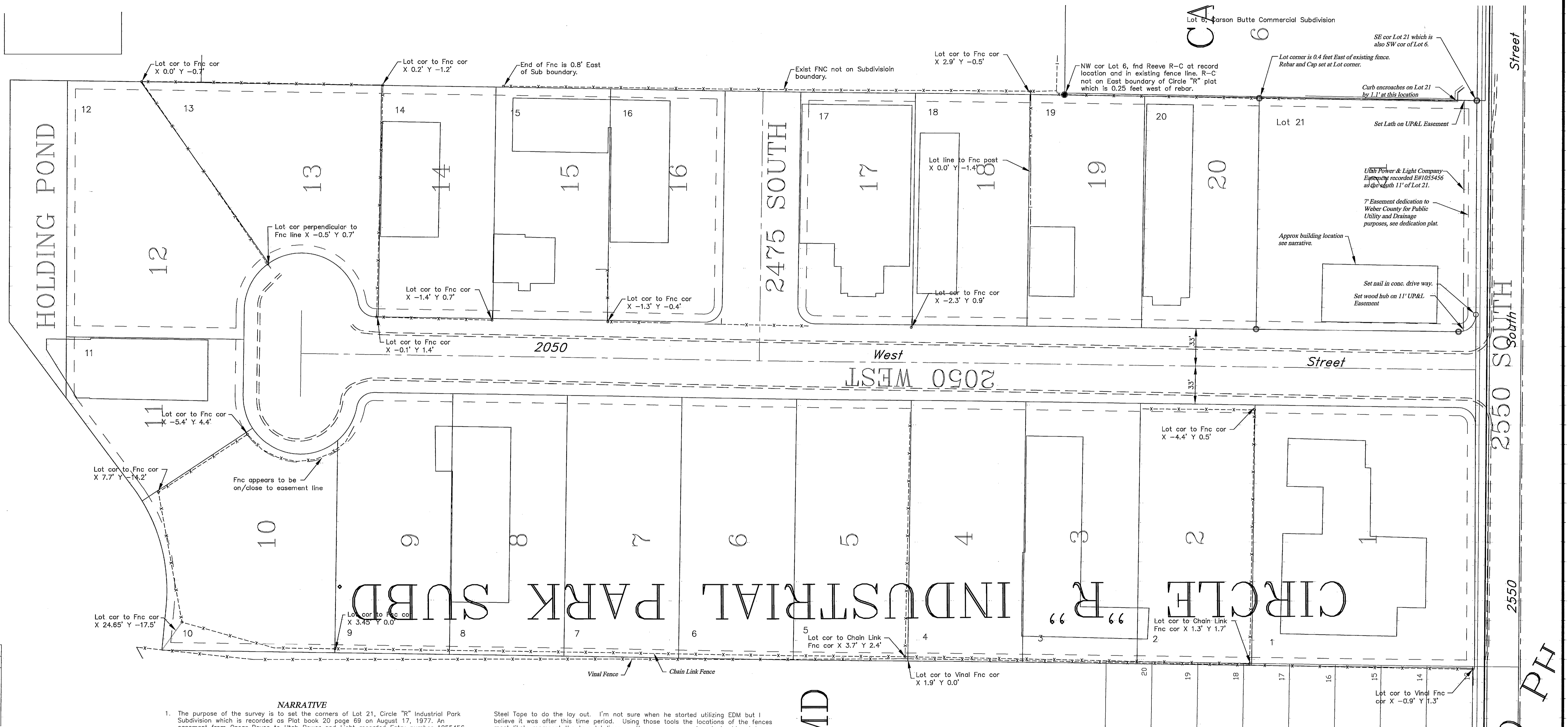


PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH - Record of Survey Date: July 2016



NARRATIVE

- The purpose of the survey is to set the corners of Lot 21, Circle "R" Industrial Park Subdivision which is recorded as Plat book 20 page 69 on August 17, 1977. An easement from Oscar Royce to Utah Power and Light recorded Entry number 1055456 has also been set using only a hub and lot. The basis of bearing is as noted on the plat and boundary description.
- The process began by drafting the subdivision plats for the Circle "R" Industrial Park Sub and the two neighboring plats, Carson Butte Commercial Subdivision (plat book 47 page 58), and The Village at Child Farm PUD Phase 1 (plat book 67 page 65). The plats were then rotated to match the basis of bearing as identified by the plat.
- Field information was collected on the existing fences and a single rebar of Reeve's was found for the Carson Butte plot and surveyed; no other rebar were found for the Circle "R" plot. The county web site does not show a filed survey that would indicate what the Reeve rebar represented, however, in the process of evaluation it was determined that it fit the record location of the NW corner of Lot 6, Carson Butte Subdivision which is a Reeve subdivision plat. No evidence of the SW corner of the lot 6 was found.
- A comparison of the record location of the plat and the existing fences that were surveyed as shown was made. At first look it seems that a shift of about 0.5 feet may have been necessary, however, to do that would move the lot line between lots 10 and 11 further away from the existing fence. It would also move the lot line between lots 18 and 19 further away from the fence and it would move the lot line further away from the fence for lots 15 and 16 as well. It was, therefore, determined to leave the plat in the recorded location with the rotation to section line.
- During this process of evaluation several positions and rotations were examined, including attempting to hold the found Reeve rebar, even though they technically are not on the same boundary. None of the alternate locations/rotations worked as well as the record location. This is taking into account the 1977 date of the Circle "R" survey and at that time O.Neil Smith, the surveyor, was probably using Transit and

Steel Tape to do the lay out. I'm not sure when he started utilizing EDM but I believe it was after this time period. Using those tools the locations of the fences most likely represent the true lot lines as they were surveyed and should not be arbitrarily moved based on a plat record.

- Also, the Reeve rebar appears to be set for the adjoining subdivision and doing a simple platting of Carson and Circle "R" there is a gap between them at the Northwest corner of Carson's plot. There is no gap between the plats at the Southwest corner of Lot 6 Carson and the Southeast corner of Lot 21 Circle "R". This difference is caused by the basis on the Circle "R" plat being West along the section line and the East boundary of the subdivision being N 00°32'30" E rotating the section line bearing of county record which is N 89°36'10" W makes the bearing of the East boundary of Circle "R" N 00°56'20" E. The basis of bearing for the Carson plot is the county record of N 89°36'10" W and the West boundary of the subdivision is N 00°58'33" E which is a diverging line from the Circle "R" boundary.
- For some reason the location of the curb for 2050 West St is not centered in the right-of-way. I have not yet found a reason for that.
- Buildings shown on this plot are digitized from aerial photography (HRO 2012) obtained from the State office of the AGRC and may show eye lines opposed to building corners.
- Since there was no physical evidence of Lot 21 found the record location of the corners were calculated and set as noted herein.

Documents used in this survey are, but not limited to:
 10. Subdivision plats of record for Carson Butte Commercial Subdivision Plat book 47 page 58, The Village at Child Farm PUD Phase 1 Plat book 67 page 65, and Circle "R" Industrial Park Subdivision Plat book 20 page 69.
 11. Deeds of record: Entry Numbers, 2613403 correction deed, 2613282, 1055456 Easement, and 927189.

Scale ~ 1" = 40'

Legend

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

RECEIVED
MAR 10 2017
BY: 5683

BOUNDARY DESCRIPTION
All of Lot 21, Circle "R" Industrial Park Subdivision, being a part of the Southeast Quarter of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah.

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 herein.

ERNEST D. ROWLEY
No. 171781-2201
STATE OF UTAH

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: Cory Craig
Address: 2534 S 2050 W, West Haven, UT 84401

Record of Survey in the SE 1/4 of Section 26,
Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: July 28, 2016
	FILE: 3653