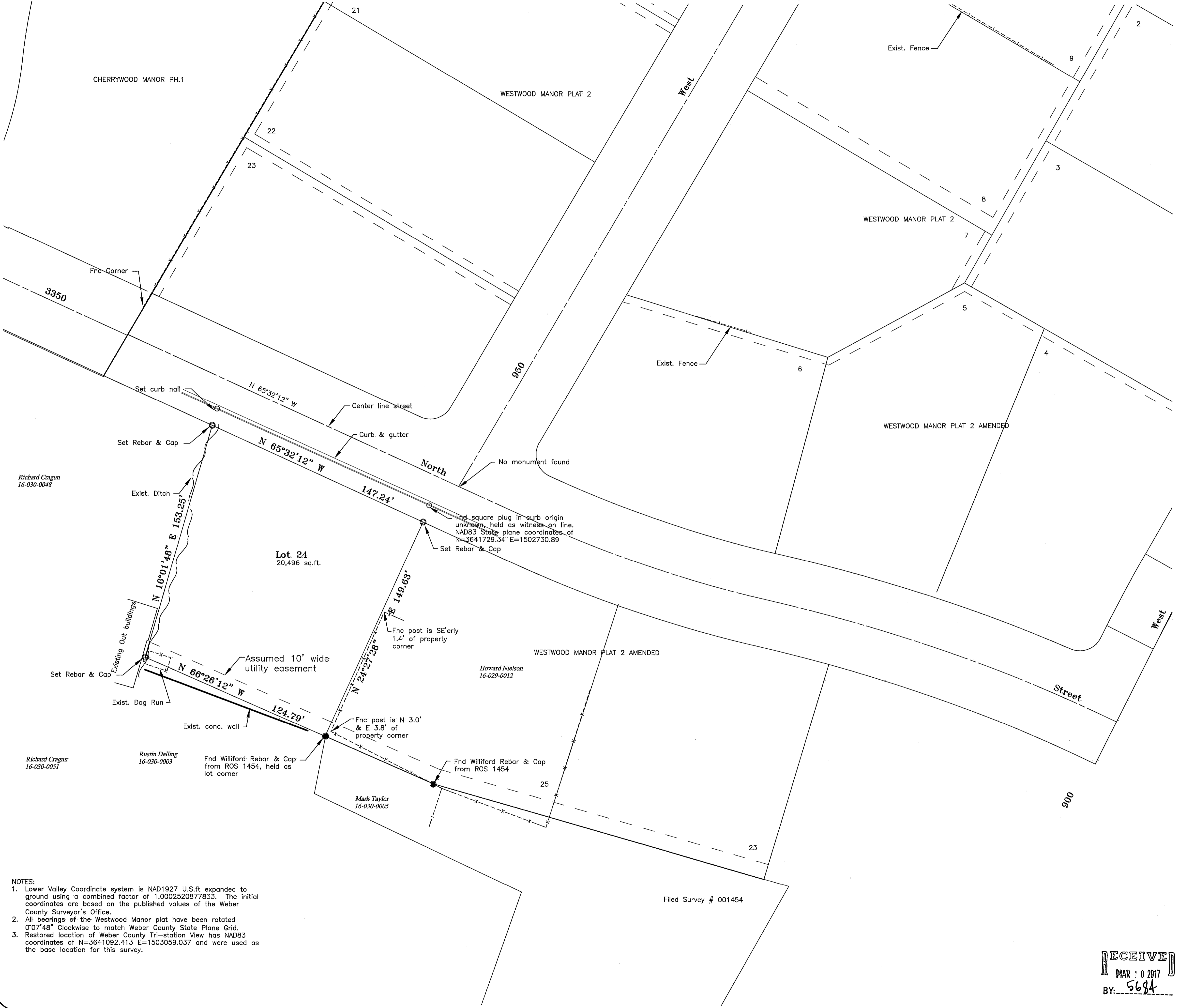


**PART OF THE SW 1/4 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
PLEASANT VIEW, WEBER COUNTY, UTAH - Record of Survey Date: November 2016**

BOUNDARY DESCRIPTION
All of Lot 24, Westwood Manor - Plat 2, Pleasant View, Weber County, Utah, being a part of the Southwest Quarter of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

NARRATIVE
The purpose of the survey is to set the corners of the described lot. The basis of bearing is State Plane Grid NAD83 coordinates derived by GPS observations using a monumented location for a Weber County Tri-Station called "View". This monument was found in this survey to be destroyed (the county surveyor's office has been notified). The location falls under a cement slab that is in front of a concession stand for a local baseball park near the intersection of Pleasant View Drive and 900 West Street. The location was reset in this survey by doing a stakeout of the record coordinates using point North Ogden as the base location and chiseling a small "X" in the slab. The base was then moved up on this point to complete the survey work needed for the project. See notes for point coordinates.
The subdivision plats for Westwood Manor-Plat 2, Cherrywood Manor Phases 1-3, and Willow Way Subdivision were drafted and many of the existing fences were surveyed to help identify the location of the Westwood plat. In setting the location of Westwood the record location of Cherrywood Manor was plated along with Willow Way and verified by a street monument located in the cul-de-sac at the north end of 1050 West Street which was set as part of the Willow Way subdivision and a long fence line on the east of Cherrywood, west boundary of Westwood. Holding these record locations and rotating the Westwood plat to match proved to fit the neighborhood very well.
A square bolt set in the curb near the northeast corner of Lot 24 matched the location of where I was setting the curb nail so I did not set another nail at that location.
At the southeast corner of Lot 24 I found a rebar and cap of Williford's record of survey plat # 1454 this rebar was accepted as the lot corner. There was also another rebar and cap of Williford's that was found to the east of the lot corner and matches the location that Williford's ROS shows it to be. The fence on the south and west sides of Lot 25 were found to be out of position with the lot lines. In talking to Mr. Taylor, the property owner to the south of lot 25, she told me that the fence was built by the owner of lot 25 and that he purposely built it on his side of the line so that there would be no issue with the fence being on their property. It also appears that the west fence was also built on lot 25 as noted.
There is an existing ditch on the west line of Lot 24. There is no easement on the subdivision plat and I have not researched the record to locate one of record. It would be the owner's responsibility to have a title company do a search of the records to know if there is a recorded easement on the ditch. There may also be use rights that should be recognized of dealt with.



Richard Cragun
16-030-0048

Richard Cragun
16-030-0051

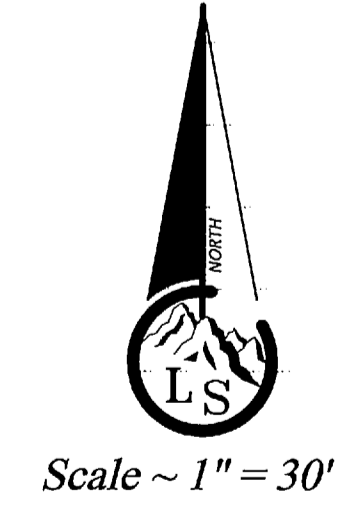
Rustin Delling
16-030-0003

Mark Taylor
16-030-0005

Howard Nielson
16-029-0012

NOTES:
1. Lower Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
2. All bearings of the Westwood Manor plat have been rotated 0°07'48" Clockwise to match Weber County State Plane Grid.
3. Restored location of Weber County Tri-station View has NAD83 coordinates of N=3641092.413 E=1503059.037 and were used as the base location for this survey.

Filed Survey # 001454



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

RECEIVED
MAR 10 2017
BY: 5684

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 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: Dan and Nicole Davis Address: 5722 S 3600 W, Roy, UT 84067	1 of 12
SW 1/4 of Section 19, Township 7 North, Range 1 West, Salt Lake Base and Meridian.	Record of Survey
Revisions:	DRAWN BY: EDR CHECKED BY: ... DATE: FILE: 3664