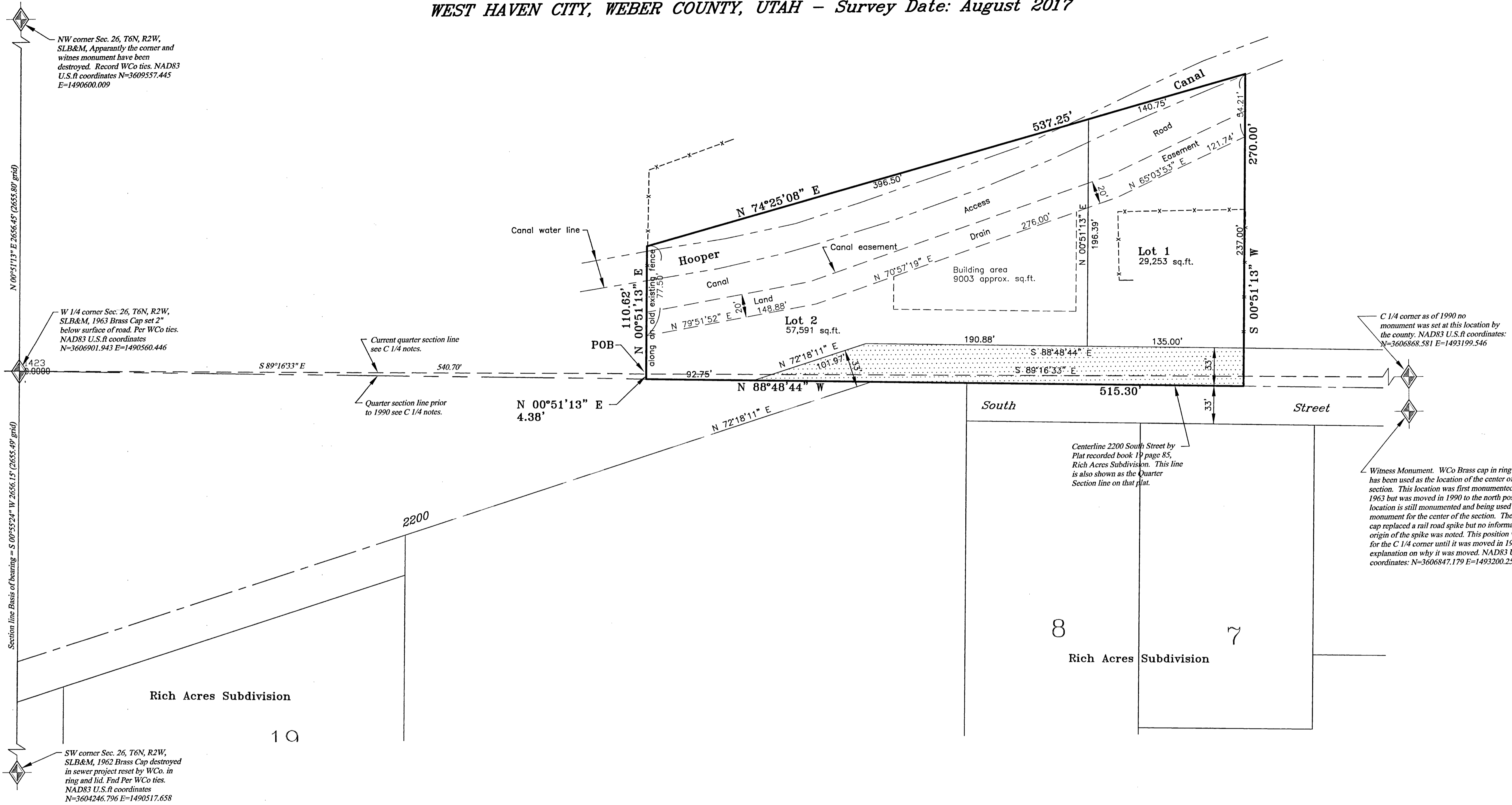


ARNOLD ACRES SUBDIVISION

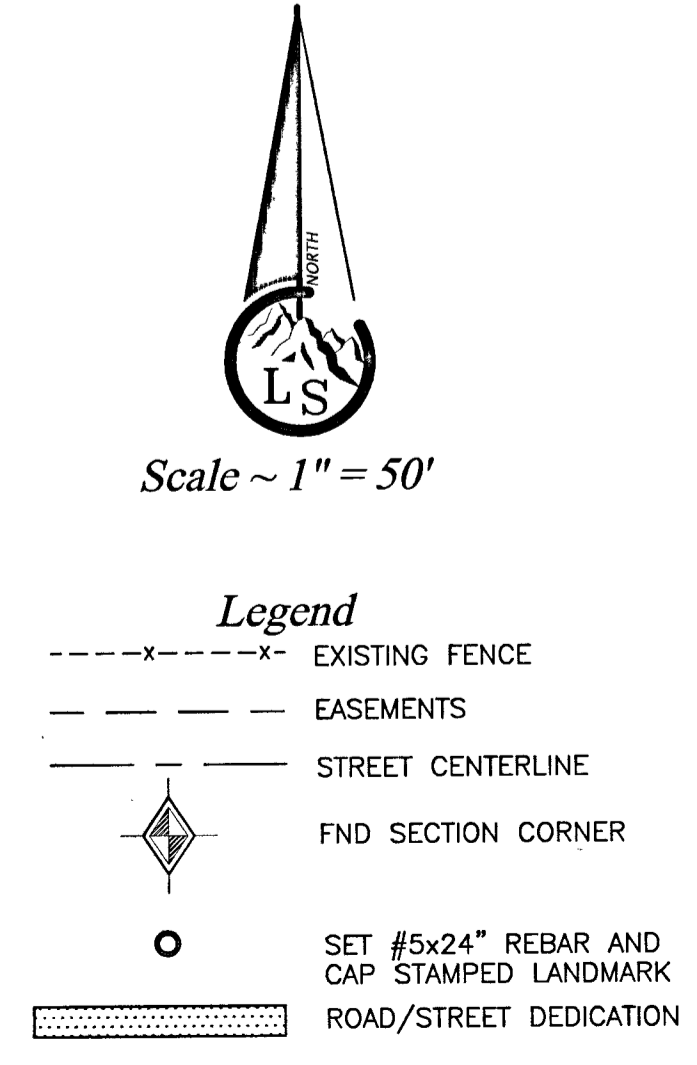
PART OF THE NW 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH - Survey Date: August 2017



BOUNDARY DESCRIPTION
A tract of land being all that certain property described in Warranty Deed Entry no. 2861656 recorded June 7, 2017, located in the West Half of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°55'24" West between the monumented West Quarter corner (having WCo NAD83 U.S. ft coordinates of N=3606901.943 E=1490560.446) and the monumented Southwest corner (having WCo NAD83 U.S. ft coordinates of N=3604246.796 E=1490517.658) of said Section 26, said tract being described by survey as follows:
BEGINNING at a point located 540.70 feet South 89°16'33" East along the section line of record since 1990 to the remnants of an existing old fence line as identified and called for in Warranty Deed, Corporate form from Wilkinson Farm Service Company, grantor, to Weber County School District, Grantee recorded as Entry no. 1445714 book 1839 page 2113 on December 17, 1996;
FROM said monumented West Quarter corner of Section 26;
RUNNING thence North 00°51'13" East (South by deed Entry no. 2861656) 110.62 feet along said old fence line;
Thence North 74°25'08" East 537.25 feet (North 75° West 525 feet by said deed);
Thence South 00°51'13" West 270.00 feet (South 270.00 feet by said deed) along or near an existing chain link fence to the north boundary of Rich Acres Subdivision recorded as Plat book 19 page 85;
Thence North 88°48'44" West 515.30 feet (East 431 feet by said deed and North 89°44'10" West by said subdivision plat) along said north boundary of Rich Acres Subdivision and boundary extended, the north boundary being identified by said subdivision plat as the quarter section line;
Thence North 00°51'13" East 4.38 feet to the point of beginning.
Containing 2.2772 acres, more or less.

NARRATIVE
The purpose of the survey is to subdivide the property as shown. The basis of bearing is as noted in the description and on the plat.
To establish the lines of the subdivision boundary an examination of the chain of title for the subject property and for the neighboring properties was made. In the chain of title research there were a couple of key documents that were used to establish the boundary, namely:
1) a 1980 Warranty deed Entry no. 825960 book 1372 page 1228, which identifies a larger parcel which is the parent parcel for the subdivision.
2) a 1992 Warranty deed Entry no. 1203376 book 1646 page 1446, which is the origin of this subdivision property creating the north boundary of the property. The east and west boundaries were identified by the 1980 document, and
3) a 1996 Warranty deed corporate form Entry no. 1445714, which is the document where the school district received the property to the west. In that document there is a call for a fence as being the west property line.
Evaluating the deeds and the subdivision across the street in conjunction with the section monumentation it is found that the center of the section has been moved in 1990, after the Rich Estates Subdivision was done. The movement of this corner has caused a discrepancy in the location of the quarter section line and the south boundary of this subdivision. This affects the location of 2200 South street as well.
I have held the prior quarter section line as the center line of the street and the south boundary of this property since the parent parcel, the 1980 deed, intended to go to the quarter section line and at that time the C 1/4 corner was at the southerly position.
To establish the east boundary the parent parcel description was rotated to parallel the section line between the W 1/4 and the NW corners. In doing so the existing chain link fence between these properties is essentially on the property line. The length of the line was held to the record 270 feet as identified in the 1992 deed.
The west boundary is held to be a line parallel to the section line as well, however, it has been adjusted to the existing fence line which was called for in the 1996 deed. In doing so the east-west distance of the property is slightly longer than the 1980 deed calls for but coincides with the intent of the deed and surrounding deeds. The length of the line was held to the 115 foot distance called for in the deed.
The north boundary was established by connecting a straight line between the northern ends of the east and west boundaries as established.

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		Record of Survey
DEVELOPER: Ross and Sherralynn Arnold Address: 2540 W 2200 S, West Haven, UT 84401		
NW 1/4 of Section 26, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		
Revisions	DRAWN BY: EDR	RECEIVED OCT 3 0 2017 BY: 5824
	CHECKED BY: ...	
	DATE: August 15, 2017	
	FILE: 3749	