

**PART OF THE SW 1/4 OF SECTION 1, & N 1/2 OF SECTION 12, of TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH - Record of Survey Date: Aug. 2017**

Find nearby rebar for W 1/4 of Sec 1, T6N, R2W, SLB&M, WCo BC as per the record 18" deep in borrow ditch. NAD27 coordinates of record X=347146.286 Y=1855813.413

BC in concrete structure of the Willard canal.
W 1/4 of Sec 1, T6N, R2W, SLB&M, NAD27 coordinates of record X=1855829.619 Y=347106.769

BC in concrete structure of the Willard canal. This monument was held as the centerline of the canal and the west boundary of WC-58 parcel which the canal drawings identify as the section line.

NARRATIVE

The purpose of the survey is to identify the boundaries of the property shown. The basis of bearing for this project is derived by GPS observations using NAD83 State Plane Utah North Zone and is noted on this plat between existing Weber County monuments. The county monuments have NAD27 coordinates of record and are noted hereon and may produce a slightly different bearing between the monuments from what our GPS observations have done. The East, North and Northeastly boundary of the property coincides with the westerly boundary of the Willard Canal.

The canal boundary was determined from a combination of the record rights of way maps and physical measurements on canal monuments and features. A portion of this right of way has been established from the main diversion structure at the Weber River to the south boundary of 1200 South Street and this segment was established utilizing two monuments that were found by the County Surveyor's office a number of years ago. These monuments are the centerline of the canal at the Weber River diversion structure, being a brass disk and the other was a marker in the south side - center of the railroad bridge where the canal runs under the Promontory main line tracks.

Because this is a 1960 survey and the technologies employed then were not as accurate as today's instrumentation some measurement errors have showed up between the locations of the monuments and the plat record. These discrepancies were resolved by holding the Weber River centerline monument for position and the railroad marker for alignment rotation. This fixed parcels designated on the canal drawings as WC-1 thru WC-3.

The location of the parcels designated WC-4 thru WC-23 and WC-58 and WC-59 were established by drafting the alignment and parcels by record and attaching the location of "Station 187+96.5 point of beginning WC-58" at the location of the canal centerline monument in the structure that the frontage road, 1900 West St, crosses the canal. The brass disk is in the structure on the east side of the street. The rotation for the platted alignment was held between this 1900 West Street monument and the location of the north line of previously established parcel WC-3. Comparisons were then made with the location of the parcel lines and existing fences shown on this plat. Deeds were also compared to these fence locations and the canal parcels. This comparison helped identify a possible location for the section line between Sections 1 and 12. Since the county does not have monuments on this line it was necessary to identify the historical location for these monuments to be able to more accurately identify the south boundary of the Montoya property. The West boundary has been established by a Court Order Entry #2203455 as the existing fence line. This fence was surveyed and held as shown hereon.

The south boundary has proved to be more difficult to identify. There are indications in adjoining deeds that the south boundary line is intended to be the centerline of "a road" or "right of way". Deeds B1245 p396 and B1463 p1121 indicate that there is a right of way 1 rod wide on the south of the parcels described. Since the parcels are tied to the Northeast corner of the Section 12 it became necessary to see if there is a possible location for this corner to help in positioning this deed.

A particular deed for Craig, B1282 p 27, was found to be helpful in making this identification in that it was tied to the section corner location and contained a call along an existing fence line N 89°18' E. This fence line still exists and was used to position the deed in the north-south direction and provide a rotation. It was interesting to find that the fence is approximately perpendicular to 1200 West Street which the property fronts on. I used an approximate right of way location of 33 feet from the center of the pavement to establish the east boundary of the deed.

This provided a close location for the NE corner of the section. It should be noted that this location is not an exhaustive evaluation of the corner and is only valid for the purpose used in this survey. Making adjustments in the location of the Montoya deed based on this corner position and rotating to the monumented NW corner established a location for the Montoya property as shown. This location provides some indication of the location for the south boundary which may coincide with the Craig fence line, however, additional information was provided from a Warranty Deed B1317 p244 for the Blair property to the southwest which has bounds calls for the freeway, the center of the right of way (which services the Montoya's property) and for the "North property line". Platting this Blair parcel and making the positional adjustment as shown identified a location for the center of the right of way. Holding the west end of this right of way as being 16.5 feet south of the fence corner as noted and using the Craig fence as the east end identified what I am using for the south boundary of the Montoya property.

Extending this right of way centerline to the east and crossing the canal this line approximately matches the bearing of the existing fence that was identified in Craig's deed.

- Documents used in this survey but not limited to are:
- Bureau of Reclamation Willard Canal Rights of way map, dated 3-16-60. Sheets 1 through 9. Sheet 1 numbered 526-412-4969.
 - Deed documents by Entry number or Book-page: 687-252, 687-254, 688-303, 967-549;
 - Warranty Deed E#740884 B1245 p396 recorded 5-31-1978, Alva T McMickell & wife Lovina J Grantor's with Tranquilino Montoya & wife Eloise Grantee's, referencing a 1 rod right of way on south boundary of parcel;
 - Quit Claim Deed E#763847 B1282 p27 recorded 1-10-1979 identifying a particular fence as the south boundary of the parcel;
 - Warranty Deed E#785883 B1317 p244 recorded 8-9-1979 containing several bounds calls;
 - Warranty Deed E#931696 B1463 p1121 recorded Mar 7, 1985;
 - 824384, 827248, 827251, 827254, 827256, 827257, 910670, 931317, 931696, 1041431, 1041512, 1043666, 1108949, 1118349, 1130105, 1130106, 1147360, 1147361, 1162033, 1218859, 1406842, 1406843, 1406843;
 - Quit Claim Deed E#1610222 B1989 p2851 recorded Feb 3, 1999;
 - 1627567, 1767985, 2077368, 2077369, 2198160, 2203455;
 - Court order entry #2203455 recorded Aug. 25, 2006, establishing a fence line as a boundary; 2307755, 2308048, 2308049, 2673828, 2693096, 2693097, 2714353.

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 1, Township 6 North, Range 2 West, and located in the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter both of Section 12, Township 6 North, Range 2 West, all from the Salt Lake Base and Meridian; having a basis of bearing of North 00°37'40" East between the monumented Southwest corner (having Weber County Surveyor NAD27 State Plane Coordinates of X=1855800.741 Y=344471.791) and the monumented West Quarter corner (having Weber County Surveyor NAD27 State Plane Coordinates of X=1855829.619 Y=347106.769) of said Section 1; being described by survey as follows:

BEGINNING at a point on the deeded right of way of the Willard Canal said point being located the following three (3) courses; 1) 1834.98 feet S 88°36'40" E to an existing fence line decreed to be property line by Court Order recorded as Entry number 2203455 recorded August 25, 2006; 2) 299.68 feet North 02°31'36" East along said fence to an existing east-west fence; 3) 422.00 feet South 88°57'56" East along or near said east-west fence;

FROM said Southwest corner of Section 1;

RUNNING thence the following two (2) courses along said Willard Canal deeded right of way; 1) South 43°32'10" East 1104.95 feet, more or less; 2) South 00°28'18" East 557.40 feet, more or less;

Thence North 89°13'42" West 1247.26 feet;

Thence North 02°31'36" East 1350.54 feet, along said fence decreed by Court Order as property line;

Thence South 88°57'56" East 422.00 feet, along or near said east-west fence to the point of beginning.

Containing 30.6654 acres more or less.

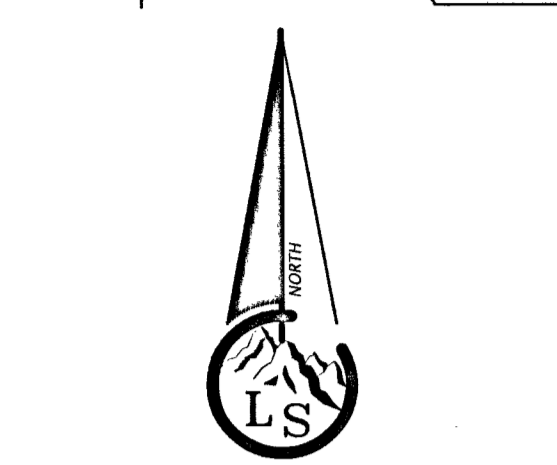
SURVEYOR'S CERTIFICATE

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.



NOTES

- Bearings and distances shown on the centerline of the Willard Canal are record information unless otherwise noted.
- Not all easements, rights of way, or other encumbrances have been shown or noted on this plat. The project was not to identify such and those shown are done so only because they were discovered to aid in the identification of the property boundaries.



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

Basis of bearing = N 00°37'40" E 2635.79 r.e. md (2035.14 grid)

Find 1965 NW cor Sec 12, T6N, R2W, SLB&M, WCo BC as per the record w/carbonate post and 1" out of ground.

Find R/W mon

16.5' south of fence post for centerline of right of way.

"N. 12.2 ft. m or l. to center of road" by B1317 p244 also record location of section line

"W. in center of road 82 ft. m or l. to the E/W line of teh Interstate Highway" by B1317 p244 for Blair property

"N. 2420.6 ft. m or l. to N property line" by B1317 p 244 for Blair property

Boundary fence established by Court order recorded E#2203455 and west boundary of Montoya property.

Deed line per E#1610222 B1989 p2851 recorded Feb 3, 1999, prior to court order establishing fence as boundary.

Set rail-road spike in asphalt

POB As surveyed description falls in large power pole

N 1/4 by Willard canal drawings

N 1/4 by splitting the NW monument location and the NE calculated corner locations see narrative.

Exist. fences

South boundary WC-15 & center of right of way

Exist fence called for in Craig parcel deed

NE cor Sec 12, T6N, R2W, SLB&M, identified in this survey, no monument set nor record of county establishment. Some deeds come from this location. CAUTION: do not use for other deeds or property locations, see narrative.

400 South Street Centerline canal monument see narrative. South side of street.

Railroad bridge centerline marker see narrative. Approx 1300 s 1250 w

RECEIVED
OCT 16 2017
BY: 5841

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075
CLIENT: Frank Montoya Address: 972 W 1650 N, Harrisville, UT 84404		1 of 12
SW 1/4 of Section 1, & N 1/2 of Section 12, Township 6 North, Range 2 West, SLB&M.		Record of Survey
Revisions	DRAWN BY: EDR	CHECKED BY: ...
	DATE:	FILE: 3747