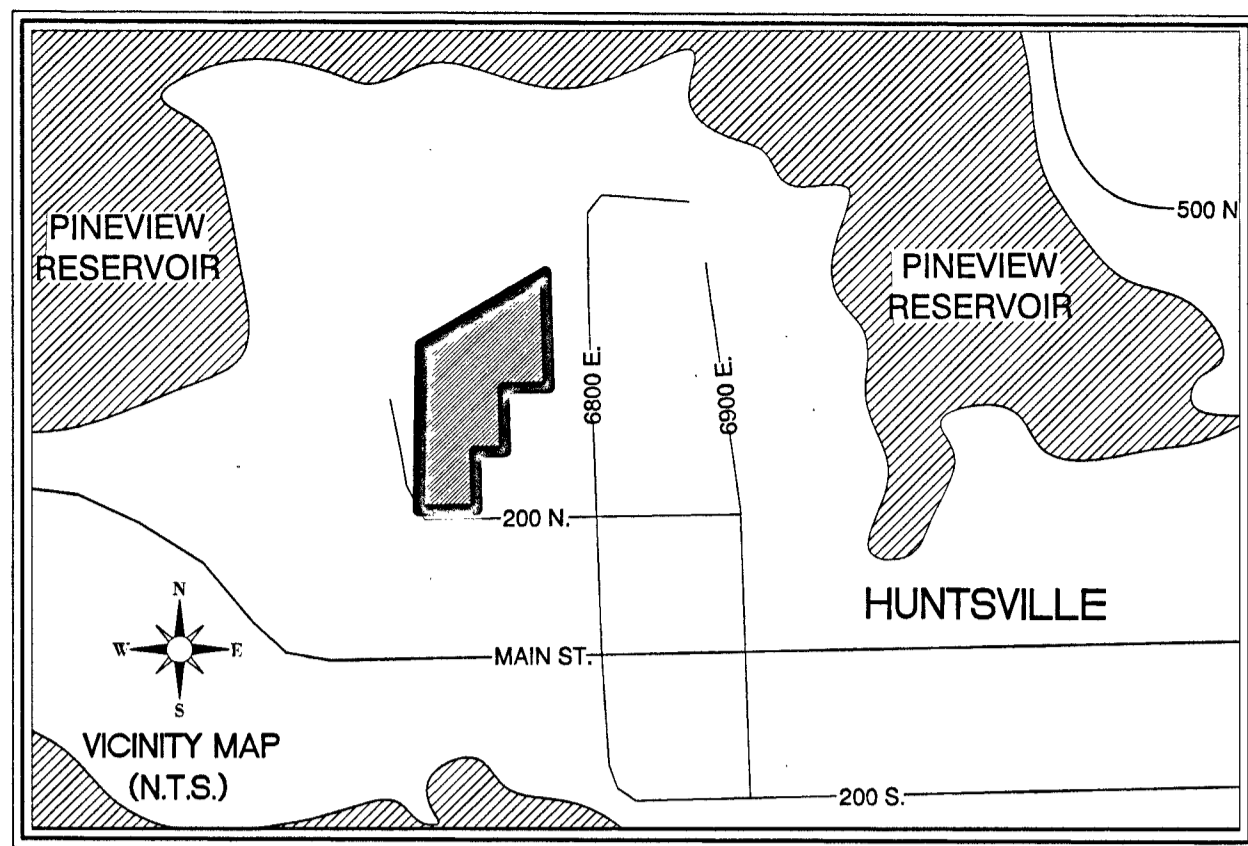


# RECORD OF SURVEY

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND NORTHEAST QUARTER OF SECTION 13  
TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

HUNTSVILLE TOWN, WEBER COUNTY, UTAH

NOVEMBER 2017



## AS-SURVEYED DESCRIPTION

AN ENTIRE TRACT COMPRISED OF THREE (3) PARCELS OF LAND CONVEYED TO: 1) LAREL B. PARKINSON AND KIMBERLEE PARKINSON (A.P.N. 20-148-0001) PER THAT QUIT CLAIM DEED RECORDED FEBRUARY 11, 1998 IN BOOK 1907, AT PAGE 1102 IN THE OFFICE OF THE WEBER COUNTY RECORDER BEING ALL OF LOT 1, MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT PER THAT PLAT RECORDED AUGUST 17, 2015 AS ENTRY NO. 275195 IN BOOK 77 OF PLATS, AT PAGE 95 IN THE OFFICE OF SAID RECORDER; 2) LAREL PARKINSON AND KIMBERLEE PARKINSON (A.P.N. 20-010-0017) PER THAT WARRANTY DEED RECORDED JUNE 30, 2016 AS ENTRY NO. 2801304 IN THE OFFICE OF SAID RECORDER; 3) MARIE WILSON DAVIS AS TRUSTEE OF THE MARIE WILSON DAVIS REVOCABLE TRUST NO. 1 DATED DECEMBER 27, 1996 (A.P.N. 20-010-0020) PER THAT QUIT CLAIM DEED RECORDED JANUARY 24, 1997 AS ENTRY NO. 1451626 IN BOOK 1844, AT PAGE 2836 IN THE OFFICE OF SAID RECORDER. SAID ENTIRE TRACT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARY OF SAID ENTIRE TRACT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 88°56'08" E. 250.09 FEET ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT TO THE NORTHEASTLY CORNER OF SAID LAREL PARKINSON AND KIMBERLEE PARKINSON PARCEL; THENCE N. 59°11' E. (RECORD = N. 59°11' E.) 626.80 FEET TO THE NORTHEASTLY CORNER OF SAID MARIE WILSON DAVIS REVOCABLE TRUST PARCEL AND AN EXISTING HISTORICAL OLD WIRE AND CEDAR POST FENCE; THENCE S. 02°37'48" E. 501.26 FEET (RECORD = S. 02°20' E.) ALONG SAID EXISTING HISTORICAL OLD WIRE AND CEDAR POST FENCE TO AN EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 3, MOUNTAIN WATERS SUBDIVISION RECORDED NOVEMBER 7, 1994 AS ENTRY NO. 1320132 IN BOOK 39, AT PAGE 10 IN THE OFFICE OF SAID RECORDER; THENCE S. 87°59'10" W. (DEED WEST) 198.39 FEET ALONG SAID EASTERLY EXTENSION AND NORTHERLY LOT LINE TO THE NORTHWESTLY CORNER OF SAID LOT 3; THENCE S. 02°08'00" E. 277.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 3 TO A SOUTHEASTLY CORNER OF LOT 1, OF MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT; THENCE ALONG SAID LOT 1 THE FOLLOWING FOUR (4) COURSES: 1) S. 87°59'10" W. 130.04 FEET; 2) S. 02°08'00" E. 251.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 200 NORTH STREET; 3) S. 87°59'10" W. 250.09 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 4); THENCE NORTH 42.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 355,264 SQ. FT. IN AREA OR 8.157 ACRES MORE OR LESS.

## SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS PREPARED AT THE REQUEST OF LAREL AND KIMBERLEE PARKINSON AND LYLE AND MARIE DAVIS FOR THE PURPOSE OF LOCATING THE CORNERS KNOWN BY THE WEBER COUNTY ASSESSOR AS PARCEL NUMBERS 20-148-0001, 20-010-0017 AND 20-010-0020 WITH THE INTENT TO CREATE A 5 LOT SUBDIVISION.

THE FOLLOWING DOCUMENTS WERE RESEARCHED AND DISCOVERED TO BE USED IN PREPARING MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT RECORDED AUGUST 17, 2015 AS ENTRY NO. 275195 IN BOOK 77, AT PAGE 95 PREPARED BY REVEE AND REVEE ENGINEERING AND CERTIFIED BY JOHN P. REEVES HOLDING PROFESSIONAL LAND SURVEYOR (P.L.S.) LICENSE NO. 22-146666-2201:

- 1) THE MOUNTAIN WATERS SUBDIVISION RECORDED IN THE OFFICE OF SAID RECORDER NOVEMBER 7, 1994 AS ENTRY NO. 1320132 IN BOOK 39 OF OFFICIAL RECORDS, AT PAGE 10 PREPARED AND CERTIFIED BY JOHN P. REEVES HOLDING P.L.S. NO. 22-146666-2201.
- 2) AMENDED MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 RECORDED IN THE OFFICE OF SAID RECORDER MAY 22, 1995 AS ENTRY NO. 1346261M BOOK 39 OF OFFICIAL RECORDS, AT PAGE 99 PREPARED BY REVEE AND REVEE INC. CERTIFIED BY SAID JOHN P. REVEE.
- 3) RECORD OF SURVEY RECEIVED BY WEBER COUNTY SURVEYOR OCTOBER 1, 1997 AS E# 001703 PREPARED BY REVEE AND REVEE INC.

THE BOUNDARY OF SAID DOCUMENTS REMAINED CONSTANT THROUGHOUT THE YEARS AND THE MOUNTAIN WATERS SUBDIVISION LOTS 1 & 2 2ND AMENDMENT WAS HEAVILY RELIED ON TO ESTABLISH THE BOUNDARY LINES OF LOT 1 (20-148-0001) CONVEYED TO LAREL B. AND KIMBERLY PARKINSON PER THAT QUIT CLAIM DEED RECORDED FEBRUARY 11, 1998 AS ENTRY NO. 1521312, IN BOOK 1907, AT PAGE 1102. THE BASIS OF BEARING OF SAID SUBDIVISION IS BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 12. HOWEVER, UPON RESEARCH, IT WAS EVIDENT THAT SAID SOUTHEAST CORNER IS LOCATED UNDER THE WATERS OF PINEVIEW RESERVOIR. FOR THIS REASON, THE SURVEYOR EXPANDED HIS SEARCH FOR CONTROLLING MONUMENTS AND FOUND THE SOUTHWEST CORNER OF SAID SECTION 12 TO THE WEST AND THE SOUTH QUARTER CORNER OF SECTION 7 TO THE EAST. FOR THE PURPOSE OF THIS SURVEY, THE WEST LINE OF SAID SUBDIVISION BETWEEN THE SOUTH QUARTER CORNER AND A FOUND REBAR AND CAP STAMPED "REEVE & REVEE" MARKING THE NORTHWESTLY CORNER OF LOT 1 WAS HELD. FOUND REBAR AND CAPS AT THE NORTHEASTLY CORNER OF LOT 1 AND SOUTHEASTLY CORNER OF LOT 2 OF SAID SUBDIVISION FIT WITHIN 0.05-0.08 OF A FOOT AS SHOWN HEREON. SAID NORTHWESTLY CORNER OF SAID SUBDIVISION WAS CONSISTENT WITH THE POINT OF BEGINNING OF THAT VESTING WARRANTY DEED (20-010-0017) CONVEYED TO LAREL AND KIMBERLEE PARKINSON RECORDED JUNE 30, 2016, AS ENTRY NO. 2801304 BUT, WAS SLIGHTLY AMBIGUOUS HAVING AN ERROR OF CLOSURE OF 4.97 FEET. SAID WEST LINE WAS EXTENDED 195.60 FEET NORTH BEING THE RECORD BEARING AND DISTANCE.

WHILE ESTABLISHING THE NORTHWESTLY BOUNDARY LINE OF THE ENTIRE TRACT AND AFTER COLLECTING AND EVALUATING FIELD DATA, THE SURVEYOR FOUND THE EXISTING WOOD POST AND WIRE FENCE TO BE 15.00 - 28.00 FEET (+/-) NORTHWESTERLY OF SAID VESTING DEEDS OF MARIE WILSON DAVIS REVOCABLE TRUST AND LAREL AND KIMBERLEE PARKINSON. IN AN EFFORT TO ESTABLISH SAID NORTHWESTLY BOUNDARY LINE, THE SURVEYOR REACHED OUT TO THE WEBER COUNTY CHIEF DEPUTY SURVEYOR, DEVRON ANDERSON. HE PROVIDED ME WITH THE FOLLOWING DOCUMENTS:

- 1) UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION, "PINEVIEW DAM (ENLARGEMENT)" FENCING, CLEARING AND R.O.W. INDEX MAP REVISED SEPTEMBER 18, 1957 AS PROJECT NO. 526-412-4134.
- 2) UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION, "PINEVIEW RESERVOIR (ENGL)" RIGHT OF WAY, PROPERTY OWNERSHIP & MAXIMUM RESERVOIR SURFACE DATED OCTOBER 1956 AS PROJECT NO. 526-412-3645.

IN ADDITION TO SAID DOCUMENTS, DEVRON INDICATED WEBER COUNTY AND THE U.S. FOREST SERVICE (U.S.F.S.) RECOGNIZED THE FENCE LOCATION THAT WAS NOT CORRECT AND ENTERED INTO AN INTER-LOCAL AGREEMENT TO IDENTIFY THE FEDERAL BOUNDARY OF PINEVIEW RESERVOIR. HOWEVER, THE CONTRACT FUNDS EXPIRED AND THE WEBER COUNTY SURVEYOR NEVER COMPLETED THE INTER-LOCAL AGREEMENT. NO WORK ORDER HISTORY WAS COMPLETED AND HELD IN THE WEBER COUNTY SURVEYORS OFFICE. IN AN ATTEMPT TO FIND ANY WORK ORDER HISTORY, THE SURVEYOR REACHED OUT TO ERNEST ROWLEY WHO PREVIOUSLY SERVED AS THE CHIEF DEPUTY AND WEBER COUNTY SURVEYOR/RECORDER FROM 1995 TO 2014. HE PERFORMED NO WORK WITHIN THE BOUNDARIES OF THIS SURVEY BUT, DID INDICATE HE PERFORMED WORK IN 2004-2005 TO THE EAST CALLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR LAKE SHORE ACRES SUBDIVISION" (UN-RECORDED) AND TO THE WEST "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PINEVIEW CEMETERY" (R.O.S. 003407). IN ADDITION, THE SURVEYOR REACHED OUT TO HENRY PETERSON, P.L.S. WITH THE UNITED STATES FOREST SERVICE FOR INFORMATION. HE REFERRED ME TO ERNEST ROWLEY. BUT, DID INDICATE THE U.S.F.S. WOULD NEED ADDITIONAL FEDERAL MONEY TO CONTINUE THE RESEARCH OF THE FENCE LINES ALONG PINEVIEW AND THAT WOULDN'T BE A POSSIBILITY ANY TIME SOON. HIS SUGGESTION WAS TO HOLD THE NORTHWESTERLY DEED LINES. THIS NORTHWESTERLY LINE WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 680.70' FROM THE SOUTH QUARTER CORNER OF SECTION 7 TO THE WESTERLY SIDE AND ON THE EASTERLY SIDE HOLDING THE RECORD DISTANCE OF 501.26' FEET AND CONNECTING A LINE BETWEEN THE TWO POINTS.

AN EASTERLY BOUNDARY LINE WAS ESTABLISHED USING THE FOLLOWING OCCUPATIONAL CLAIM, VESTING DEEDS AND EVIDENCE OF PRIOR SURVEYS (BOUNDARY LINE AGREEMENT ENCOURAGED BY SURVEYOR):

- 1) OCCUPATIONAL CLAIM USING A BEST FIT LINE OF FIELD DATA COLLECTED ON AN EXISTING HISTORICAL WIRE FENCE WITH CEDAR POST WAS USED. THE FENCE WAS HELD AND IS GENERALLY ACCEPTED BY NEIGHBORS ANDREW HEDGES AND GILBERT BURKMAN, WHO I SPOKE TO IN THE FIELD, AS THE BOUNDARY LINE AND SAID THE FENCE HAS EXISTED FOR AT LEAST 30 YEARS.
- 2) QUIT CLAIM DEED (20-010-0020) CONVEYANCE TO MARIE WILSON DAVIS, TRUSTEE OF THE MARIE WILSON DAVIS REVOCABLE TRUST RECORDED JANUARY 24, 1997 AS ENTRY NO. 1451625, IN BOOK 1844, AT PAGE 2836 [ERROR OF CLOSURE = 7.91 FEET] CONFORMS WELL TO SAID EXISTING HISTORICAL FENCE WITH CEDAR POST ON THE NORTHERLY END BUT, IS NEARLY 2.00 FEET OFF ON THE SOUTHEASTLY CORNER.
- 3) RECORD OF SURVEY BY REVEE AND ASSOCIATES INC. RECEIVED NOVEMBER 5, 2001 AS ENTRY NO. 002787 FOR "THOMAS PROPERTY" CERTIFIED BY RANDALL J. WILFORD HOLDING P.L.S. LICENSE NO. 159437. REBAR AND CAPS STAMPED "REEVE AND ASSOCIATES" WERE FOUND AT THE NORTHWESTERLY AND SOUTHWESTERLY CORNERS OF SAID SURVEY AND SHOWN HEREON. SAID SURVEY CLEARLY DEFICITS ON THE PLAT AND STATES IN THE "SURVEYED DESCRIPTION" THAT THE INTENT IS TO HOLD THE EXISTING FENCE.

SAID MOUNTAIN WATERS SUBDIVISION AND A RECORD OF SURVEY BY BOUNDARY CONSULTANTS RECEIVED APRIL 29, 2015 AND CERTIFIED BY DAVID E. HAWKES HOLDING P.L.S. LICENSE NO. 356548 WAS USED TO ESTABLISH A SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT ALSO BEING THE NORTHERLY LINE OF LOT 3. REBAR AND CAPS STAMPED "REEVE AND REVEE" AT THE NORTHWESTERLY AND NORTHEASTLY CORNERS OF SAID LOT 3 WERE FOUND AND HELD. SAID BOUNDARY LINE WAS THEN EXTENDED EASTERLY TO INTERSECT SAID EXISTING HISTORICAL FENCE WITH CEDAR POST. FOUND CEDAR POSTS ALONG THIS LINE WITHIN 0.30' FOOT.

COUNTY BEARING SHEET 76NR1E WAS USED TO HELP RETRACE AND LOCATE THE NORTH QUARTER OF SECTION 12 BUT, NOTHING FOUND. ANNEXATION PLAT RECORDED JULY 26, 1994 AS ENTRY NO. 1303448 IN BOOK 38, AT PAGE 45 RECORDED FOR HUNTSVILLE TOWN IN THE WEBER COUNTY RECORDERS OFFICE WAS USED TO HELP SHOW INTENT OF ALL BOUNDARY LINES.

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS N. 89°56'08" E. BETWEEN THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SAID SECTION 12.

## SURVEYOR'S CERTIFICATE

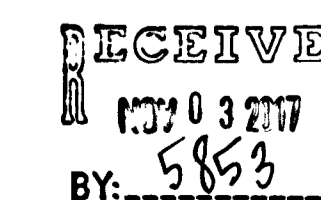
I, BRIAN F. MITCHELL, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 5707871 IN ACCORDANCE WITH TITLE 68, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 22 DAY OF NOVEMBER, 2017.



BRIAN F. MITCHELL, P.L.S. NO. 5707871

OWNERS  
LAREL & KIMBERLEE PARKINSON  
6688 EAST 200 NORTH  
HUNTSVILLE UTAH 84317  
  
MARIE WILSON DAVIS  
551 EAST 250 NORTH  
CENTERVILLE, UTAH 84014



SCALE: 1"=60'	DATE: NOVEMBER 20, 2017
DESIGN: B.F.M.	DRAWN: B.F.M.
CHECKED: B.R.D.	DWG: X:\DETAILS\PROJECTS\PROTODTYPE\PROTOD-24-56.DWG
REVISIONS	DESCRIPTION
DATE	
LAREL & KIMBERLY PARKINSON AND MARIE DAVIS	
A.P.N.: 20-148-0001, 20-010-0017, 20-010-0020	
RECORD OF SURVEY	
HUNTSVILLE TOWN, WEBER COUNTY, UTAH	
Prepared By:	Brian F. Mitchell, P.L.S., 6026 South 1275 East South Ogden, Utah 84405 (801) 391-0081
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