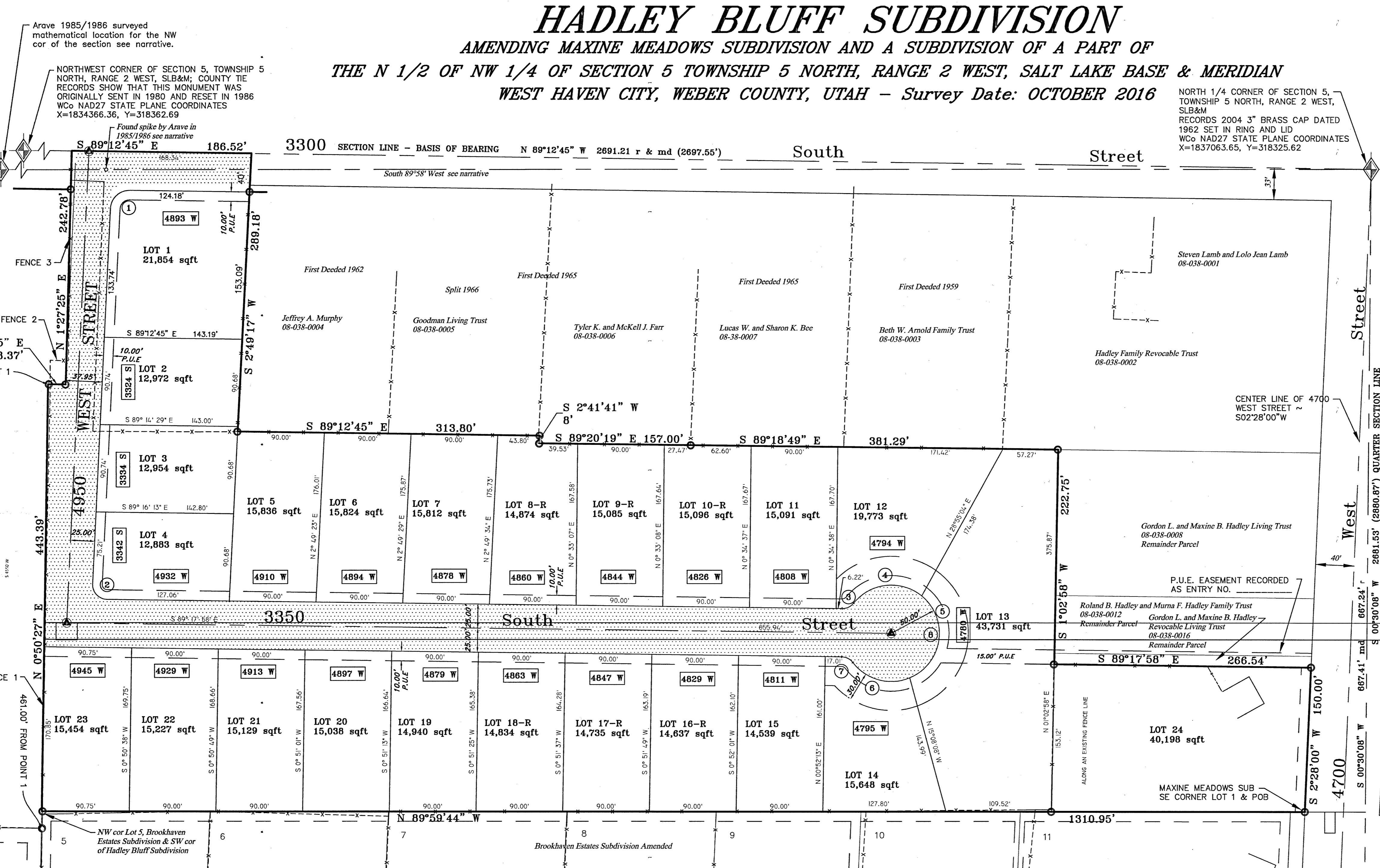
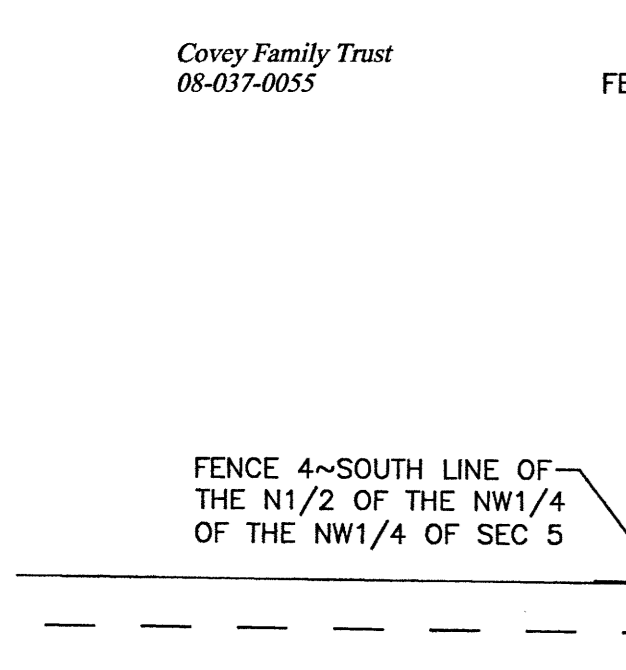
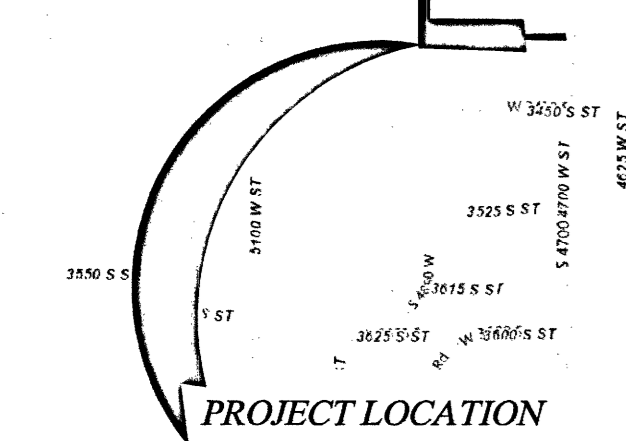
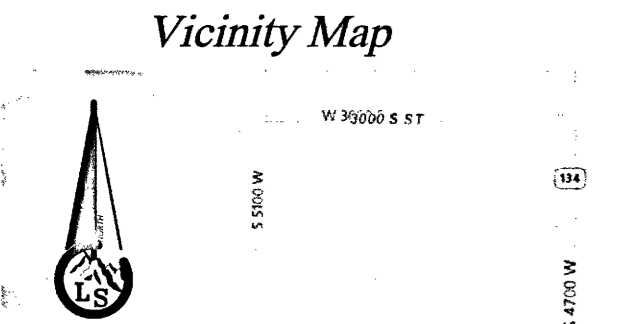
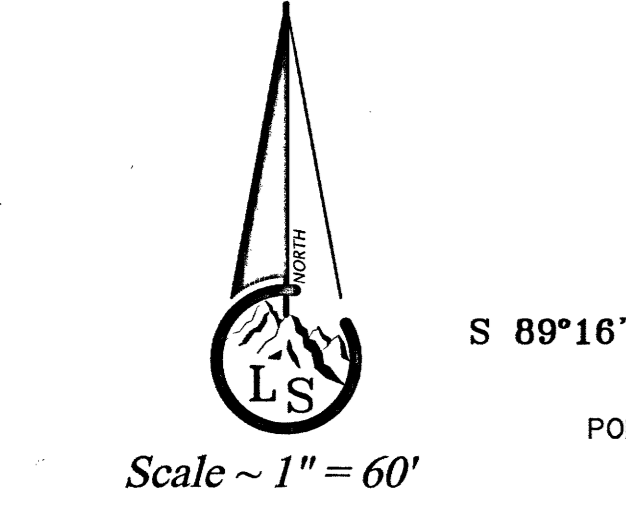


# HADLEY BLUFF SUBDIVISION

AMENDING MAXINE MEADOWS SUBDIVISION AND A SUBDIVISION OF A PART OF  
 THE N 1/2 OF NW 1/4 OF SECTION 5 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
 WEST HAVEN CITY, WEBER COUNTY, UTAH - Survey Date: OCTOBER 2016

NORTH 1/4 CORNER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SLB&M RECORDS 2004 3" BRASS CAP DATED 1962 SET IN RING AND LID Wc0 NAD27 STATE PLANE COORDINATES X=1837063.65, Y=318325.62

- Legend**
- - - - - EXISTING FENCE
  - - - - - EASEMENTS
  - - - - - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - STREET MONUMENT
  - FND CURB NAIL
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - FND REBAR AND CAP
  - ROAD/STREET DEDICATION
  - r RECORD DATA
  - (m) MEASURED DATA
  - ( ) RECORD GRID DATA

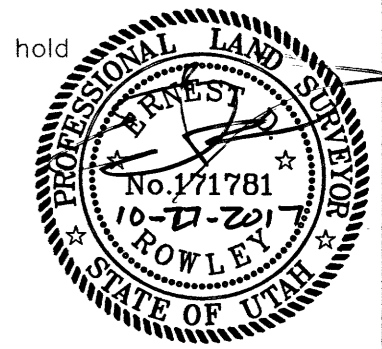


**BOUNDARY DESCRIPTION**

All of Maxine Meadows Subdivision as recorded in the plat records of Weber County Recorder as Plat book 66 page 39 on June 28, 2007. Also a tract of land being a part of the North Half of the Northwest Quarter of Section 5, Township 5 North, Range 2 West, Salt Lake Base and Meridian; having a basis of bearing of North 89°12'45" West between the monumented North Quarter corner (having Weber County NAD1927 State Plane Coordinates of X=1837063.65 Y=318325.62) and the Northwest Corner (having Weber County NAD1927 State Plane Coordinates of X=1834366.36 Y=318362.69) of said Section 5, being described as follows; BEGINNING at the Southeast corner of Lot 1, of said Maxine Meadows Subdivision, said point located by survey 667.41 feet South 00°30'08" West and 62.92 feet North 89°59'44" West, FROM said North Quarter corner of Section 5; RUNNING thence North 89°17'58" West 1310.95 feet, along the south line of said Lot 1 and the North boundary of Brookhaven Estates Subdivision Amended as recorded in Plat book 42 page 33 on June 21, 1996 to the Northwest corner of Lot 5 said Brookhaven Estates Subdivision Amended; Thence North 00°50'27" East 443.39 feet along and near an existing fence line; Thence leaving said fence South 89°16'15" East 18.37 feet; Thence North 01°27'25" East 242.78 feet along an existing fence line to section line being the centerline of 3300 South Street; Thence South 89°12'45" East 186.52 feet along the section line and the centerline of 3300 South Street; Thence South 02°49'17" West 289.18 feet along a fence and fence extended; Thence South 89°12'45" East 313.80 feet along a fence to a fence corner; Thence South 89°20'19" West 8 feet along a fence to a fence corner; Thence South 89°18'49" East 381.29 feet along a fence; Thence South 89°17'58" East 266.54 feet along the section line and the centerline of 4700 West Street; Thence South 02°28'00" West 150.00 feet to the point of beginning. Containing 11.4515 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.



**EASEMENT DESCRIPTION**

Prepared as part of this survey  
 An easement being 15 feet wide for Public Utility Purposes located in Northeast Quarter of the Northwest Quarter of Section 5, Township 5 North, Range 2 West, Salt Lake Base and Meridian; having a basis of bearing of South 89°12'45" East between the monumented North Quarter corner (having Weber County NAD1927 State Plane Coordinates of X=1837063.65 Y=318325.62) and the Northwest Corner (having Weber County NAD1927 State Plane Coordinates of X=1834366.36 Y=318362.69) of said Section 5, being described as follows; BEGINNING at the Northeast corner of Lot 1, of said Maxine Meadows Subdivision, said point located by survey 517.37 feet South 00°30'08" West and 57.77 feet North 89°59'44" West, FROM said North Quarter corner of Section 5; RUNNING thence North 89°17'58" West 266.54 feet along a fence and fence extended; Thence North 01°02'58" East 15.00 feet along the east boundary of Hadley Bluff Subdivision; Thence South 89°17'58" East 266.91 feet to the west right of way of 4700 West Street; Thence South 02°28'00" West 15.01 feet, feet to the point of beginning.

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	88°05'34"	20.00'	19.345'	30.75'	N 46°44'28" E 27.81'
2	91°59'39"	15.00'	15.53'	24.08'	N 43°18'09" W 21.579'
3	52°01'12"	15.00'	7.32'	13.62'	N 64°41'26" E 13.156'
4	90°33'10"	50.00'	50.48'	79.02'	N 83°57'24" E 71.05'
5	118°10'31"	50.00'	83.50'	103.12'	N 08°19'15" E 85.10'
6	75°18'44"	50.00'	38.58'	65.72'	S 74°56'08" E 61.09'
7	52°01'14"	15.00'	7.32'	13.62'	S 63°17'23" E 13.156'
8	28°40'25"	50.00'	-	247.87'	N 00°42'02" E 61.538'

**NARRATIVE**

- The purpose of this survey is to subdivide a parcel of ground which includes a parcel that has an existing house on it (Lot 1 hereon parcel 008-038-0010) and to amend the Maxine Meadows Subdivision (recorded Plat book 66 page 39) which will convert it to Lot 14 of this plat.
- In determining the need for amending the Maxine Meadows Subdivision the developer had a conversation with the land owners and they informed him that their property was only intended to go to the existing fence line on the west of their parcel. The Maxine Meadows Sub was done by Doug Graham when he worked for Landmark in 2007. I looked at the project file to see why the plat was amended with a boundary that did not match the fence line and found that there were some penciled notes on a plat which would have changed the plat to the position of the fence but, for some reason, the plat was not changed prior to recording.
- The east boundary of the subdivision is a line that will sever three properties. So the east boundary is a new line as part of this subdivision leaving the Hadley parcels as remainders.
- The south boundary is holding the Brookhaven Estates Subdivision Amended (recorded Plat book 42 page 33) which also follows an existing fence line except for two places as shown.
- The east boundary of what is now lots 1 and 2 have been identified as the existing fence line and coincides with the deeded location of that property.
- The north boundary of the property is a straight line as shown on the county tax maps. However, the fence line is not a straight line. In researching to find the reason for the 8 foot jog in the line the dates of the original conveyance for each of the parcels were obtained and are noted on the plat. These dates do not help in identifying the reason for the jog in the fences line especially when parcel 0005 and 0006 were deeded in 1965 they were described by a single description then a split in 1966 created the two separate parcels. The jog takes place in the middle of the 1965 description. This indicates that the fences were built some time after the parcel was split.
- I believe that the jog occurs because of the manner in which the deeds were prepared for the properties and the time frame in which the fences were built. The deeds for parcels 0003 and 0007 were written with a bearing on the centerline of 3300 south street as South 89°58' West which is what the county tax record shows. This bearing was also found on an un-filed survey dated May 1985 and revised April 1986 by Arave Surveying Inc. This survey also shows the centerline of 4700 West to be a bearing of N 2° which is within 28 minutes of the State Plane bearing identified in the Maxine Meadows subdivision. Using the bearings on the Arave plat the Northwest corner of the section would be near the south reference monument and not anywhere near the centerline of the asphalt nor the location of the monument for the northwest corner that has been in place since 1980.
- The deeds for parcels 0003 thru 0007 were written prior to the survey of Arave's. Examining the Arave plat I don't believe that he physically went into the Northwest corner of the section because if he had he would have found that the angle at the north quarter corner between the center quarter and the northwest corner is not what he notes on his plat. However, he does show that he found a Railroad spike in 3300 South (shown hereon near 4950 w). It is apparent that he used this spike as evidence of the street centerline.
- When the properties were fenced it appears that they used differing points on the ground related to the section line. Parcels 004, 005 and what is now Lots 1 & 2 appear to have been laid out using the current monuments of the section which place the existing fence line at a point that is approximately the 289 foot south of the section line. However, the south boundary fence for parcels 0003, 0006, and 0007 appear to have been built using the record bearing of S 89°58' W as shown on the Arave plat and perhaps based on a survey that set the railroad spike that Arave found. On his plat the spike simply extended the location of the railroad spike to the west to represent the section corner.
- This placed the south line of these properties at a distance greater than the deeded record. The Arave survey does not show any fences in place for any of the properties that border 3300 South except for the

ones that define the lane which is being dedicated as 4950 West Street on this plat. However, this does not mean that there were not fences along these lines or some of the lines because it appears that his survey was not intended to establish those properties.

- NOTES:**
- The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation of the original plat which is being modified by this plat amendment in accordance with UCA 10-9-609 and/or UCA 17-27-609.
  - Lower Valley Coordinate system is NAD1927 U.S.F. expanded to ground using a combined factor of 1.000252087833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
  - Lots that are designated with an "R" may be required by the city to conduct a geological study prior to the issuance of a building permit by the city.

**Landmark Surveying, Inc.**  
 A Complete Land Surveying Service  
 www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
 West Haven, UT 84401  
 801-731-1075

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**DEVELOPER: LOWELL FARR**  
 Address: 3605 W. 900 S., Ogden, UT 84411  
 801-731-1509

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**WEBER COUNTY SURVEYOR**

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 APR 03 2018  
 BY: 5960

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Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: October 27, 2017
	FILE: 3634