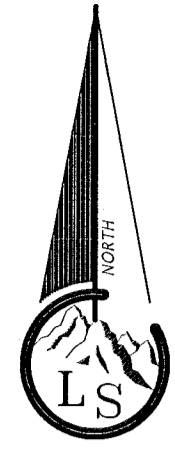


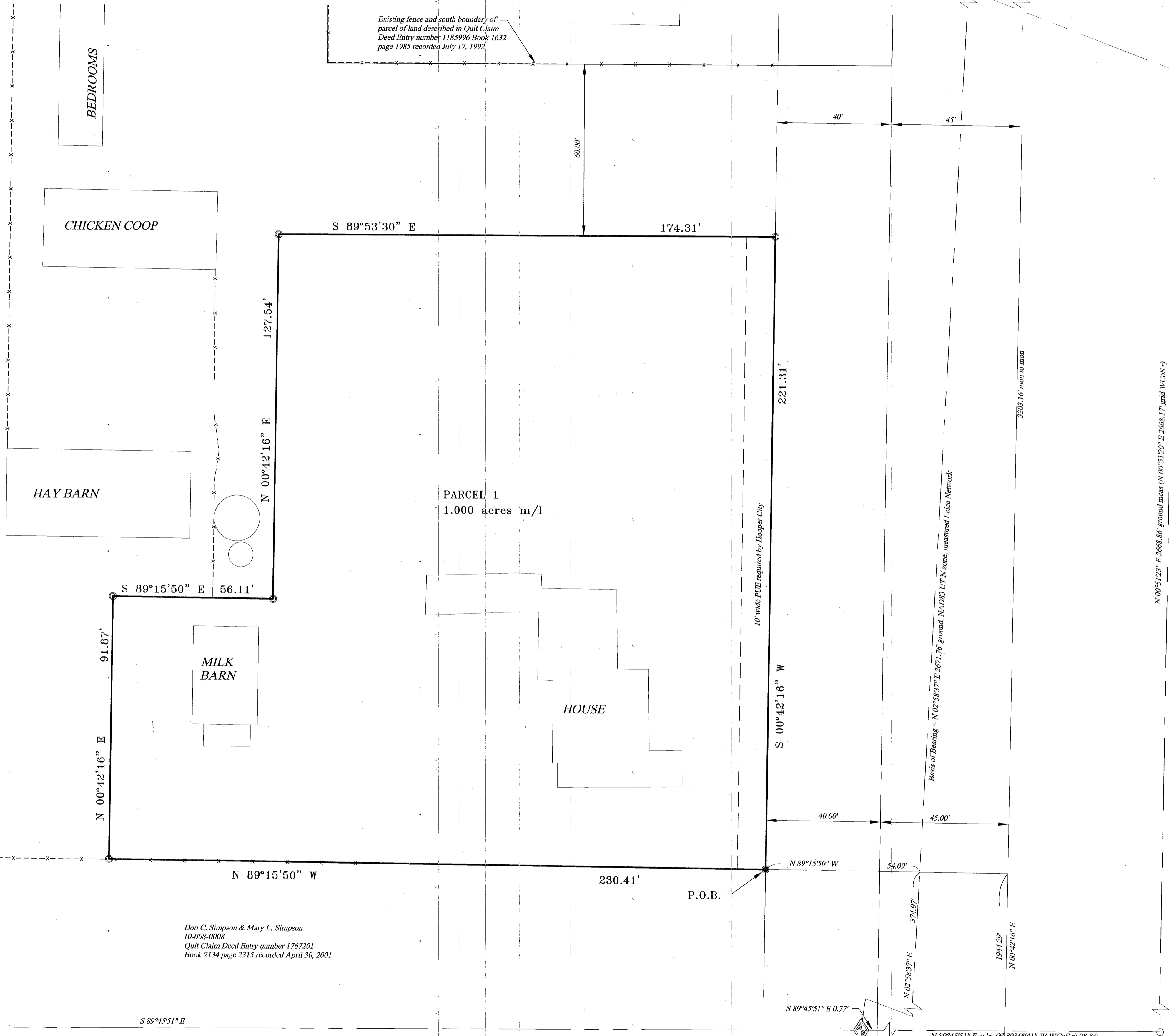
PART OF THE NE 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
 HOOPER CITY, WEBER COUNTY, UTAH - Record of Survey Date: August 2018



Scale ~ 1" = 20'

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS (as labeled or granted)
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- RIGHT OF WAY MONUMENT
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- RECORD DATA



NE Sec 12, T 5 N, R 3 W, SLB&M, WCoS mon 1965 brass cap, Ref mon is in the pavement of 5900 West and reported to be a railroad spike, per county tie data. NAD83 coordinates measured N=3594755.48 E=1469547.09 U.S.F.

UDOT right of way marker, NAD83 coordinates N=3592914.40 E=1469104.70 U.S.F.

Existing fence and south boundary of parcel of land described in Quit Claim Deed Entry number 1185996 Book 1632 page 1985 recorded July 17, 1992

Don C. Simpson & Mary L. Simpson
 10-008-0008
 Quit Claim Deed Entry number 1767201
 Book 2134 page 2315 recorded April 30, 2001

W 1/4 Sec 12, T 5 N, R 3 W, SLB&M, 1974 WCoS cone mon set per county tie data. NAD83 coordinates of record and measured N=3591203.4 E=1463847.3 U.S.F.

Ref mon for the E 1/4 Sec 12, T 5 N, R 3 W, SLB&M, is in the pavement of 5900 West but not on the center line of the highway, 1981 BC, per county tie data. NAD83 coordinates measured N=3591182.04 E=1469038.01 U.S.F.

UDOT right of way marker, NAD83 coordinates N=3589612.22 E=1469064.22 U.S.F.

E 1/4 Sec 12, T 5 N, R 3 W, SLB&M, WCoS mon not set per county tie data. NAD83 coordinates of calculated N=3591181.63 E=1469136.85 U.S.F.

BOUNDARY DESCRIPTION

All of Parcel 1, being a tract of land as surveyed by Landmark Surveying, Inc., for Project Number 3852 dated November 6, 2018 and filed with the Weber County Surveyor's Office, said tract being located in the Northeast Quarter of Section 12, Township 5 North, Range 3 West, Salt Lake Base and Meridian, having a basis of bearing of North 02°58'37" East between the monumented location of a Weber County Witness Monument for the East Quarter corner of said Section 12 (having GPS NAD83 coordinates of N=3591182.04 E=1469038.01 U.S.F. the East Quarter corner, not monumented, being located by record North 89°45'51" East 98.86 feet from said Witness Monument) and the monumented Northeast corner of said Section 12 (having GPS NAD83 coordinates of N=3594755.48 E=1469547.09 U.S.F.), said tract being described as follows: COMMENCING at a point located 374.97 feet North 02°58'37" East, and 54.09 feet North 89°15'50" West, to the west right of way of State Highway 37 (5900 West Street) being identified by a Reeve & Associates rebar and cap which also is identifying the southeast corner of said Parcel 1, FROM said Witness Monument for the East Quarter corner of said Section 12; RUNNING thence North 89°15'50" West 230.41 feet, along an existing fence and fence extended; Thence North 00°42'16" East 91.87 feet; Thence South 89°15'50" East 56.11 feet; Thence North 00°42'16" East 127.54 feet, to a point 60 feet perpendicularly distant southerly of the south boundary of a parcel of land described in Quit Claim Deed Entry number 1185996 Book 1632 page 1985 recorded July 17, 1992; Thence South 89°53'30" East 174.31 feet, parallel to and 60 feet perpendicularly distant southerly of said south boundary of Entry number 1185996, to said west right of way of State Highway 37; Thence South 00°42'16" West 221.31 feet, along said west right of way to the point of beginning. Containing 1.000 acres, more or less.

PUE DESCRIPTION

A Public Utility Easement being the East 10 feet of the following described property; all of Parcel 1, being a tract of land as surveyed by Landmark Surveying, Inc., for Project Number 3852 dated November 6, 2018 and filed with the Weber County Surveyor's Office, said tract being located in the Northeast Quarter of Section 12, Township 5 North, Range 3 West, Salt Lake Base and Meridian, having a basis of bearing of North 02°58'37" East between the monumented location of a Weber County Witness Monument for the East Quarter corner of said Section 12 (having GPS NAD83 coordinates of N=3591182.04 E=1469038.01 U.S.F. the East Quarter corner, not monumented, being located by record North 89°45'51" East 98.86 feet from said Witness Monument) and the monumented Northeast corner of said Section 12 (having GPS NAD83 coordinates of N=3594755.48 E=1469547.09 U.S.F.), said tract being described as follows: COMMENCING at a point located 374.97 feet North 02°58'37" East, and 54.09 feet North 89°15'50" West, to the west right of way of State Highway 37 (5900 West Street) being identified by a Reeve & Associates rebar and cap which also is identifying the southeast corner of said Parcel 1, FROM said Witness Monument for the East Quarter corner of said Section 12; RUNNING thence North 89°15'50" West 230.41 feet, along an existing fence and fence extended; Thence North 00°42'16" East 91.87 feet; Thence South 89°15'50" East 56.11 feet; Thence North 00°42'16" East 127.54 feet, to a point 60 feet perpendicularly distant southerly of the south boundary of a parcel of land described in Quit Claim Deed Entry number 1185996 Book 1632 page 1985 recorded July 17, 1992; Thence South 89°53'30" East 174.31 feet, parallel to and 60 feet perpendicularly distant southerly of said south boundary of Entry number 1185996, to said west right of way of State Highway 37; Thence South 00°42'16" West 221.31 feet, along said west right of way to the point of beginning.

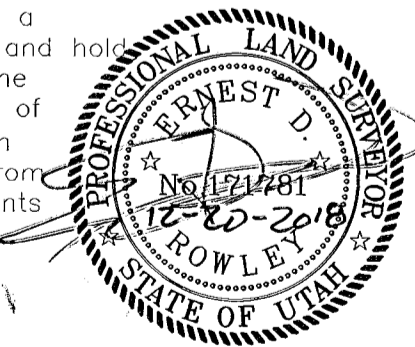
NARRATIVE

The purpose of the survey is to create a parcel as shown on this plot in accordance with Hooper City parcel adjustment policy. The basis of bearing is as described in the boundary description and shown on the plot. The parcel is being created at the southeast corner of property described by Quit Claim deed Entry number 2180709, the description which is a remainder parcel description of a larger parcel and most likely created by the County Recorder's office as evidenced by Exhibit "A" of the document. This exhibit is a photo copy of the tax record showing this to be a "1980 R/P". The description mixes chains and feet as well as having only cardinal directions. Examining the adjointer's document to the south, Quit Claim Deed Entry number 1767201 the description is again chains and feet with cardinal directions. The South boundary has been identified by a Reeve & Associates survey filed as ROS number 1219. The location of the boundary has been held to be an existing fence line by Reeve and I am accepting the same fence as the boundary line. The east boundary is the highway right of way and has been identified by two right of way monuments which have been surveyed and monument the east right of way of the highway. UDOT drawings were used to identify the width of the right of way. The other boundaries are new with this survey. As part of the approval process required by Hooper City the city is requiring a 10 foot public utility easement (PUE) to be described and granted to the city along the street frontage.

RECEIVED
 JAN 29 2019
 BY: 6169

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 plot 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: Laura Sawyer Address: 4293 South 5900 West, Hooper, UT		1 of 1
NE 1/4 of Section 12, Township 5 North, Range 3 West, Salt Lake Base and Meridian.		Subdivision
Revisions	DRAWN BY: EDR	
	CHECKED BY: ...	
	DATE: December 20, 2018	
	PROJ: 3852	