

- LEGEND**
- SUBJECT PROPERTY LINE
 - SECTION LINE
 - ADJACENT PARCEL LINE
 - EXISTING EDGE OF ASPHALT
 - EXISTING OVERHEAD ELEC
 - EXISTING FENCELINE
 - EXISTING EASEMENT
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE
 - SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

CLIENT
 NANCY MCKAY
 5324 WEST 5900 SOUTH
 HOOPER, UTAH 84108
 801-589-1367

LOCATION
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN.

NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF SURVEY PARCEL WITH SURROUNDING PARCELS AND IMPROVEMENTS, AS WELL AS TO PROVIDE THE CLIENT A RECORD OF SURVEY FOR THEIR USE IN EVALUATING THEIR PROPERTY LINES.
2. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS AD JOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.
3. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.
4. THE ROBINWOOD DEED TO THE NORTH OF THE SUBJECT PARCEL IS FULL OF CLOSURE AND POSITIONAL ERRORS AND DOES NOT ACCURATELY PLOT ON THE GROUND. USING THE RECORD OF SURVEY FOR MAX FLINDERS (ENTRY 969) AND THE EASTER PASTURE SUBDIVISION (BOOK 36 PAGE 91), THE SURVEYOR WAS ABLE TO POSITION THE ROBINWOOD DEED ON THE GROUND MATCHING SIMILAR BOUNDARIES OF EACH PROPERTY.
5. THE RIGHT OF WAY FOR 5900 SOUTH STREET WAS ESTABLISHED USING RECORDS OF SURVEY FOR PINKHAM ESTATES SUBDIVISION (ENTRY 1005150 AND 1036034) AND RECORD OF SURVEY (ENTRY 6695). RECORD OF SURVEY (ENTRY 6695) WAS FOUND TO MATCH A FOUND STREET MONUMENT AT THE INTERSECTION OF 5900 SOUTH AND 5500 WEST.
6. AFTER ESTABLISHING THE POSITION OF THE ROBINWOOD PROPERTY AND THE RIGHT OF WAY FOR 5900 SOUTH, THE SUBJECT PROPERTY HAS BEEN POSITIONED IN THE NORTH/SOUTH DIRECTION BETWEEN THE ROBINWOOD PROPERTY AND THE NORTH RIGHT OF WAY OF 5900 SOUTH AS THE SURVEYOR BELIEVES WAS THE INTENT OF THE SUBJECT DEEDS AUTHOR. THE PROPERTY WAS POSITIONED IN THE EAST/WEST DIRECTION BASED ON EXISTING FENCE OCCUPATION LINES FOR BOTH THE SUBJECT PARCEL AND THE WARREN PARCEL TO THE WEST WHICH WAS THE SAME METHOD THE ORIGINAL SURVEYOR USED TO ESTABLISH BOUNDARIES FOR THE EASTER PASTURE SUBDIVISION AS SHOWN HEREON.
7. THE SURVEYOR NOTES THAT THE DEED AND OCCUPATION LINES AND DISTANCES ARE INCONSISTENT FOR THE PARCELS WHICH ARE WEST OF THE SUBJECT PARCEL AND THE NEIGHBORING WARREN PARCEL AS THEY HEAD WEST TOWARDS 5500 WEST. THE SURVEYOR BELIEVES THIS IS A RESULT OF ERRORS CONTAINED IN THE ORIGINAL FLINDERS DEED LINES AS WELL AS ALL OF THE PORTIONS OF PROPERTIES FLINDERS SOLD OFF OVER THE YEARS WHICH REFERENCE UNRECORDED PLATS AND PERPETUATE CLOSURE AND MATHEMATICAL ERRORS THROUGH SEVERAL RECORDED DOCUMENTS.

LEGAL DESCRIPTION (RECORD)

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 1192.62 FEET, WEST 692.34 FEET, SOUTH 671.88 FEET AND WEST 675.22 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 19, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, FLINDERS 6 LOT SUBDIVISION; THENCE NORTH 204.26 FEET; THENCE WEST 195.83 FEET; THENCE SOUTH 204.26 FEET; THENCE EAST 195.83 FEET TO THE POINT OF BEGINNING.

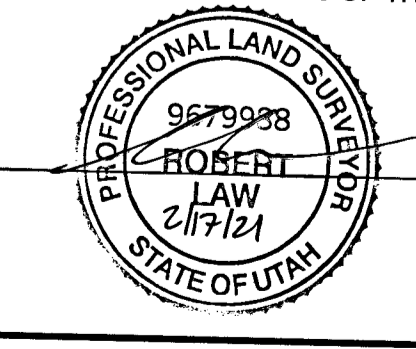
DESCRIPTION (AS SURVEYED)

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 5900 SOUTH STREET; SAID POINT BEING SOUTH 00°21'02" WEST, ALONG THE SECTION LINE, 1856.88 FEET AND NORTH 89°38'58" WEST, 1395.80 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°24'06" WEST, ALONG NORTHERLY RIGHT-OF-WAY LINE OF SAID 5900 SOUTH STREET, 195.83 FEET; THENCE NORTH 00°35'54" EAST, 204.26 FEET; THENCE SOUTH 89°24'06" EAST, 195.83 FEET; THENCE SOUTH 00°35'54" WEST, 204.26 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.92 ACRES (OR 40,000 SQ. FT.)

SURVEYORS CERTIFICATE

I, ROBERT LAW, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY UTAH STATE LAW AND THAT I HOLD CERTIFICATE NO. 9679988 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER STATE THAT THE PROPERTY DESCRIBED ABOVE WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.



ROBERT LAW

02/19/2021
DATE

NO.	DESCRIPTION	DATE	APP'D

PEPG CONSULTING LLC
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2321 • FAX: (801) 562-2551
 CIVIL ENGINEERING - LAND SURVEYING - PROJECT MANAGEMENT
 GEOTECHNICAL - MATERIALS TESTING - INSPECTIONS

MICHAEL & NANCY MCKAY
BOUNDARY SURVEY
 5324 WEST 5900 SOUTH
 HOOPER, UTAH 84315
 FEBRUARY 8, 2021
 LAST REVISION
 1476.2110
 PROJECT NUMBER
 DIM/CLENDSV-01
 DRAWING FILE

HOOPER CITY

RECEIVED
 FEB 19 2021
 BY: G807