

RECORD OF SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST & PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

HOOPER CITY, WEBER COUNTY, UTAH

FEBRUARY, 2022

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

9031945
UTAH LICENSE NUMBER



VICINITY MAP
SCALE: NONE

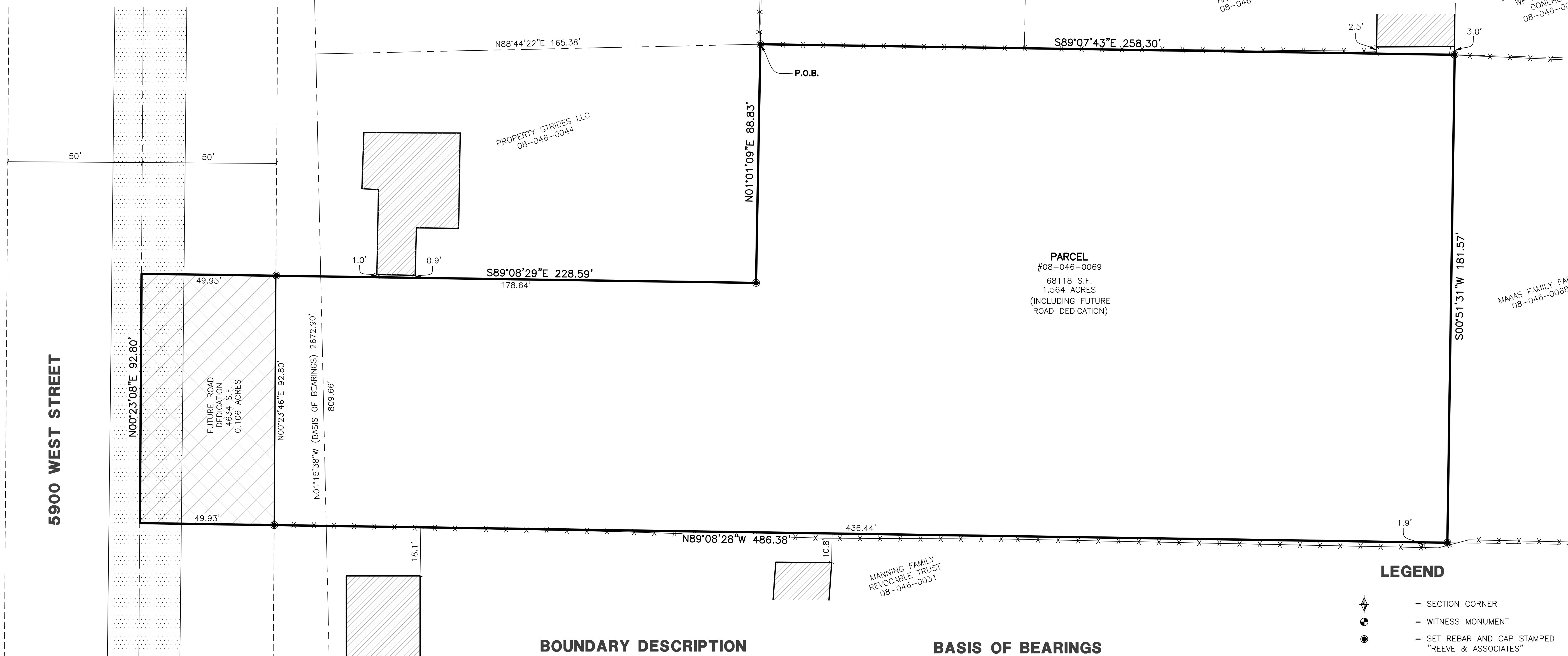
WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY MONUMENT DATED "2021"

4608 SOUTH LLC
08-046-0006

GREG W & DEBRA F
HAWS FAMILY TRUST
08-046-0061

COBURN, MICHAEL
JEREMY & WF JUDI
HAWS COBURN
08-046-0032

DONEHOO ALLEN J &
WF KIMBERLY A
DONEHOO
08-046-0033



PARCEL
#08-046-0069
68118 S.F.
1.564 ACRES
(INCLUDING FUTURE ROAD DEDICATION)

MAAAS FAMILY FARM
08-046-0068

MANNING FAMILY
REVOCABLE TRUST
08-046-0031

RECEIVED
MAR 16 2022
FILE # 7169

SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY MONUMENT "MARKED 1960"

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST & PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCELINE, SAID POINT BEING N01°15'38"W 809.66 FEET AND N88°44'22"E 165.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7 (SAID SOUTHWEST CORNER BEING S01°15'38"E 2672.90 FEET FROM THE WITNESS MONUMENT TO THE WEST QUARTER CORNER OF SAID SECTION 7); THENCE S89°07'43"E ALONG SAID FENCELINE AND ITS EXTENSION, 258.30 FEET; THENCE S00°51'31"W 181.57 FEET TO AN EXISTING FENCELINE; THENCE N89°08'28"W ALONG SAID FENCELINE, MORE OR LESS, 486.38 FEET; THENCE N00°23'08"E 92.80 FEET; THENCE S89°08'29"E 228.59 FEET; THENCE N01°01'09"E 88.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,118 SQUARE FEET OR 1.564 ACRES MORE OR LESS.

BASIS OF BEARINGS

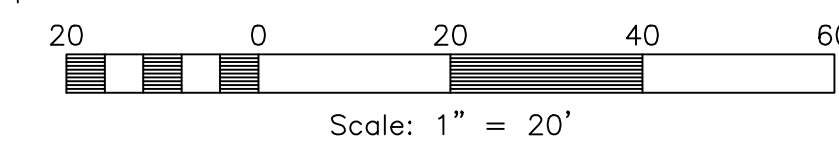
THE BASIS OF BEARING FOR THIS SURVEY IS THE SECTION LINE BETWEEN A THE WITNESS CORNER TO THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N01°15'38"W.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY ON THE GROUND. THERE ARE MATHEMATICAL DISCREPANCIES BETWEEN THE DEEDS ON THIS AND ADJACENT PROPERTIES. OCCUPATION WAS HEAVILY RELIED UPON IN DETERMINING THE BOUNDARY. THE SOUTH LINE WAS PLACED ALONG THE FENCE LINE. THE NORTH LINE WAS PLACED BY ALLOWING FOR THE DEED FRONTAGE OF THE PROPERTY. USING THIS LINE, THE PROPERTY TO THE NORTH HAS EXCESS OF IT'S DEEDED FRONTAGE, ALTHOUGH THE HOUSE SITS VERY NEAR THE PROPERTY LINE. THERE MAY BE CLAIM TO PRESCRIPTIVE EASEMENTS ALONG THE SOUTHERLY LINE FOR ACCESS.

LEGEND

- = SECTION CORNER
- = WITNESS MONUMENT
- = SET REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY
- = EXISTING FENCE LINE
- = EXISTING STRUCTURE
- = EXISTING PAVEMENT



Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
5160 SOUTH 1000 WEST, PLEASANTDALE, UTAH, 84043
TEL: (435) 733-8888
WWW.REEVE-ASSOCIATES.COM

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

Reeve & Associates, Inc. - Solutions You Can Build On

RECORD OF SURVEY
PART OF THE SW 1/4 OF SECTION 7, T.5N., R.2W. & PART OF THE NE 1/4 OF SECTION 12, T.5N., R.3W., SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

DAN AMOS

Project Info.

Surveyor: T. HATCH

Designer: E. ROCHE

Begin Date: 2-14-22

Name: DAN AMOS

RECORD OF SURVEY

Scale: 1"=20'

Checked: _____

Number: 7890-01