

Boundary Line Agreement ROS

PART OF THE SW 1/4 OF SECTION 03, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MARRIOTT-SLATERVILLE CITY, WEBER COUNTY, UTAH - Date of Survey: October 2020

NARRATIVE

- This plat has dual purposes, one, is to provide a subdivision plat for Dennis Coleman's property and two, to serve as the plat which is required by UCA 57-1-45 to be filed with the County Surveyor.
- The basis of bearing is as noted and described in the Boundary Description.
- An evaluation of the boundaries of the Coleman property follows:
- The property is described by two separate descriptions contained in deeds noted in the boundary description. The both have closing errors of 16' and 18' respectively. This causes some difficulty in being able to determine the intent of the conveyances, therefore, a boundary line agreement is being executed for the south boundary and the other lines are established as discussed hereafter.
- The north boundary is called to be the center line of Pioneer Road. This roads location is somewhat ambiguous though it was surveyed by the County Surveyor in the late 1800's and which I refer to as the 1885 Roads. In that survey the road was designated as a 4 rod road (66'). The location and alignment of that centerline is not shown on this plat mostly because the dedications for subdivision have been creating an 80' wide road. A secondary reason is that in a district court case (though not precedent setting) the court ruled that roads created by the legislative process were not binding because county court of the day "did not have jurisdiction".
- The west boundary is being held to a line 33 feet east of the section line. This is based on a deed recorded Entry number 2459464 and the existence of an old wood fence post which is 33 feet east of the section line.
- The east boundary is being held along the existing fence line. This fence is a new vinyl fence for a portion of it, however, in a meeting that I had with Mr. Coleman and Mr. Oakeson (Wildwood Holdings, LLC) on the property it was indicated that the vinyl fence was a replacement of an older fence. The older fence still exists for part of the southern part of the east boundary. The south end of the east boundary is being held to terminate at a rail-road tie post where the fences run North, South, and West.
- The south boundary between Coleman and the Butler's is evidenced by the fence that runs west from the rail-road tie post.
- A description for the Coleman parcel is included hereon, however, because I have not surveyed the Oakeson property I am not providing one for that property.

BOUNDARY LINE AGREEMENT DESCRIPTION

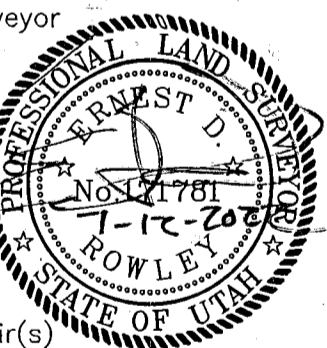
A boundary line separating lands being the same as described in Warranty Deed recorded as Entry number 2883644 on October 12, 2017 and Warranty Deed recorded as Entry number 2844556 on February 27, 2017, and Special Warranty Deed recorded as Entry number 2459464 on February 19, 2010, said line being located in the Southwest Quarter of Section 3, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 00°02'33" West between the monumented locations of the Southwest corner (having Weber County Surveyor State Plane Coordinates of N=3625385.3 E=1485377.7 U.S.ft) and the West Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3628073.4 E=1485374.7 U.S.ft), described by survey as follows:
COMMENCING at a point located 348.61 feet North 00°02'33" West, along section line, and 33.06 feet North 87°17'49" East, to an existing fence post, FROM said Southwest corner of Section 3;
RUNNING thence North 87°17'49" East 134.58 feet, along an old fence line and the extension of an old fence line evidenced by wood posts;
Thence South 75°37'50" East 349.28 feet, to a Reeve and Associates rebar and cap (originally established by survey on file as Record of Survey number 2141);
Thence South 27°49'53" East 184.80 feet, to the point of terminus.

BOUNDARY DESCRIPTION-COLEMAN, MILLER

A tract of land being the same as described in Warranty Deed recorded as Entry number 2883644 on October 12, 2017 and Warranty Deed recorded as Entry number 2844556 on February 27, 2017, said tract being located in the Southwest Quarter of Section 3, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 00°02'33" West between the monumented locations of the Southwest corner (having Weber County Surveyor State Plane Coordinates of N=3625385.3 E=1485377.7 U.S.ft) and the West Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3628073.4 E=1485374.7 U.S.ft), described by survey as follows:
COMMENCING at a point located 348.61 feet North 00°02'33" West, along section line, and 33.06 feet North 87°17'49" East, to an existing fence post, FROM said Southwest corner of Section 3;
RUNNING thence North 00°02'33" West 240.20 feet;
Thence South 79°29'17" East 606.97 feet, [along the center line of Pioneer Road by said Warranty deeds];
Thence South 02°50'40" West 192.91 feet, along an existing vinyl fence being a replacement of an old boundary fence line to an angle point in said fence line;
Thence South 09°17'13" East 159.02 feet, along an old fence line, to a rail-road tie corner post;
Thence South 66°14'24" West 58.60 feet;
Thence North 27°49'53" West 184.80 feet, to a Reeve Associates rebar and cap (originally established by survey on file as Record of Survey number 2141);
Thence North 75°37'50" West 349.28 feet, to the extension of an old fence line evidenced by wood posts;
Thence South 87°17'49" West 134.58 feet, along said old post fence line, to the point of beginning.
Containing 3.4835 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 license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may not share a common boundary with the property(s) surveyed.



Curve Table				
Curve	Delta	Radius	Tangent	Length Chord Bearing & Distance
C2	79°25'26"	200.000'	166.11'	277.24' S 39°46'33" E 255.57'

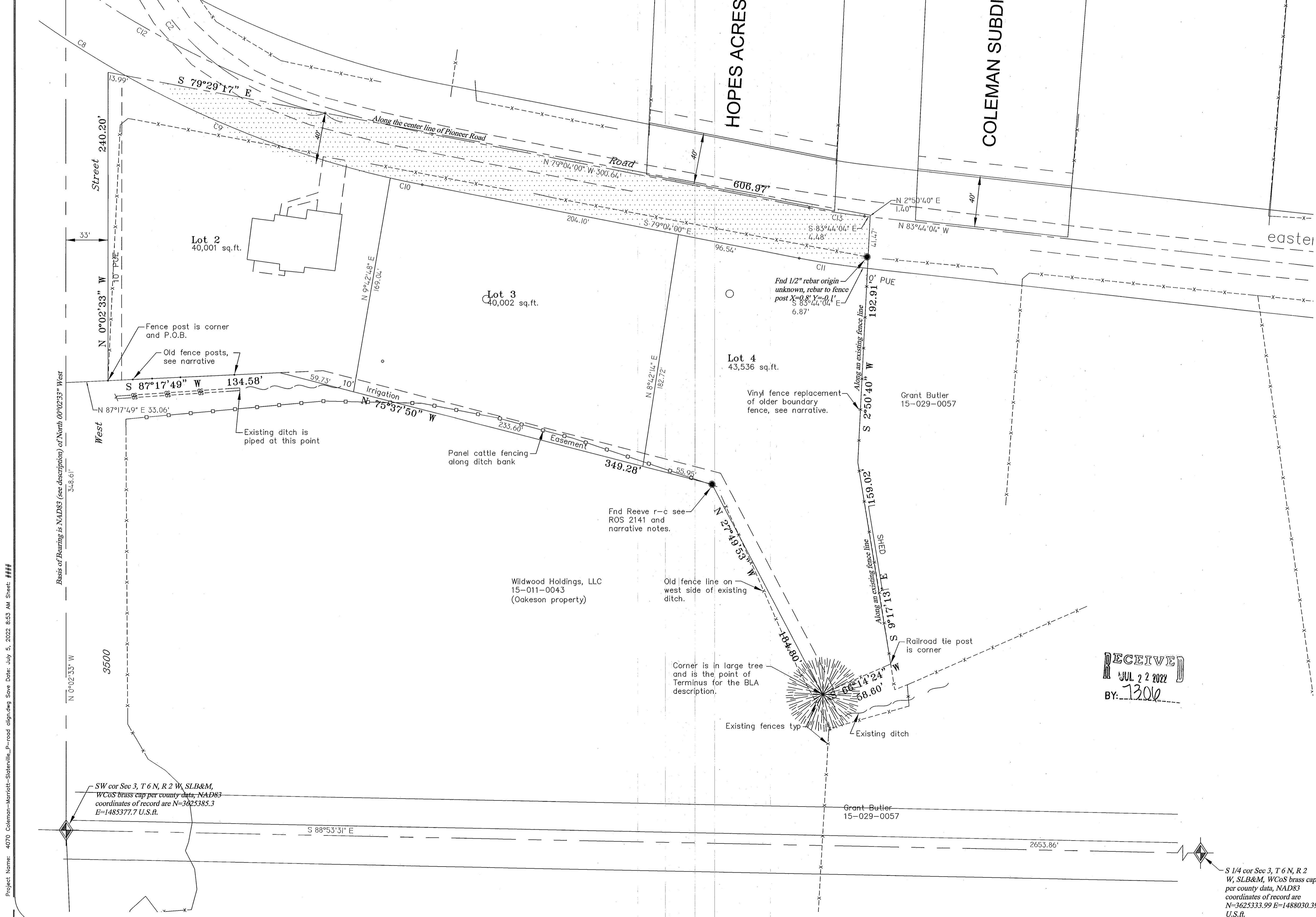
RECEIVED
JUL 22 2022
BY: 1300

Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- RECORD DATA
- MEASURED DATA
- ROAD/STREET DEDICATION

Scale ~ 1" = 40'

SW cor Sec 3, T 6 N, R 2 W, SLB&M, WCoS brass cap per county data, NAD83 coordinates of record are N=3625385.3 E=1485377.7 U.S.ft.



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

4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

Weber County Surveyor

DEVELOPER: Darren Coleman/Dennis Miller
Address: 3485 West Pioneer Road, Marriott-Slaterville, Utah 84404

1 of 1

SW 1/4 of Section 03, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: EDR
CHECKED BY: ...
DATE: January 13, 2022
PROJ: 4070

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a final product.

Project Name: 4070 Coleman-Marrriott-Slaterville_P-road aligning Save Date: July 5, 2022 8:55 AM Sheet: #11