

**CERTIFICATION OF SURVEY**

NorthWest Corner Section 31,  
Township 7 North, Range 1 West, SLB&M.  
Weber County Surveyor's Monument (Ring & Lid)

North Quarter Corner Section 31,  
Township 7 North, Range 1 West, SLB&M.  
Weber County Surveyor's Monument (Ring & Lid)

**2700 NORTH**

S 89°21'46" E 2656.42'

Basis of Bearings

(Deed S89°43'E 154')  
S89°21'46"E 164.38'  
HAI 2009 Survey 164.16'



Scale: 1" = 30'

COOK-BROWN PROPERTIES LLC  
17-066-0049  
Together with RW BK 1127 Pg. 182

N 89°10'10" W 356.01'

**SURVEYOR'S CERTIFICATE**

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND HOLD LICENSE No. 170143-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 KNOWN AS THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, AND, HAVE MADE A SURVEY OF THE PROPERTY(S) SHOWN HEREON IN ACCORDANCE WITH UCA 17-23-17, VERIFYING MEASUREMENTS, AND PLACING MONUMENTS AS REPRESENTED, AND THAT THIS PLAN WAS PREPARED FROM COUNTY RECORDS AND FROM A FIELD SURVEY ON THE GROUND.

CYNTHIA L. SEGRUFF P.L.S. 170143



JUSTIN M. LONGFELLOW  
17-066-0042

MONTE L. BERRETT & KATHERINE LORENZEN  
17-066-0007

CHRISTINA NORDGREN Etal  
17-066-0006

BRANDON W RACHUY & KIMBER L RACHUY  
17-066-0006

BLAIR CHRISTENSEN & WF AMY  
17-066-0004

Quad D. Properties  
17-066-0002  
Reeve & Assoc. 2001 Property Survey ROS #2681

**LEGAL DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY, SAID POINT BEING (S89°43'E 154 FEET) S89°21'46"E 164.38 FEET ALONG SECTION LINE AND (S34°17'E 2870.85 FEET) S33°52'20"E 2869.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31, AND RUNNING THENCE (N55°43'E 256.11 FEET) N56°07'40"E 256.78 FEET (TO GRANITOR'S EAST PROPERTY LINE DEFINED BY OLD FENCE), THENCE (S34°17'E 420.42 FEET ALONG SAID FENCE TO FENCE CORNER) S33°45'58"E 421.27 FEET TO AND BEYOND SAID FENCE CORNER TO THE NORTH LINE OF REEVE & ASSOCIATES 2001 SURVEY, KNOWN AS R.O.S. #2681 OF THE COUNTY RECORDS, THENCE (S87°06'W 300 FEET ALONG SAID FENCE) S87°29'53"W 299.84 FEET ALONG SAID SURVEY LINE, TO THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY, THENCE N33°52'20"W 265.18 FEET (N34°17'W 262.05 FEET) ALONG SAID HIGHWAY TO THE POINT OF BEGINNING, CONTAINING 2.021 ACRES/88,032 Sq. Ft. MORE OR LESS.

**NARRATIVE**

THE BASIS OF BEARINGS IS STATE PLANE GRID, WHICH BEARS S89°21'46"E (S89°43'E) ALONG THE AS MONUMENTED SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, BY WEBER COUNTY SURVEYOR'S BRASS CAP MONUMENTS.

THE ORIGINAL DEED BEARS ALONG THE EAST LINE OF HWY 89 AND ALONG EXISTING FENCE LINES, INWHICH THE SOUTHEAST CORNER IS CALLED FOR AS A FENCE CORNER. THIS FENCE CORNER WAS LOCATED AND THE EAST AND NORTH BOUNDARY LINES WERE MEASURED IN FROM THAT AS LOCATED POSITION.

THE DEED DISTANCE OF 2294.1 FEET IS CALLED FOR IN MULTIPLE DEEDS ALONG THE EAST LINE OF HWY 89, FOUND ON MAIL AT THE SOUTHWEST CORNER OF 17-066-0010 PROPERTY AND MEASURED 2295.57 ALONG SAID HWY LINE FROM THE NORTH LINE OF SAID SECTION, DEED DISTANCE OF 2294.1 FEET, MEASURES 1.48' SOUTH OF THAT DEED CALL.

IN HOLDING THE DEED DISTANCE (420.42) TO THE NORTH FROM THE FOUND FENCE CORNER AND AT THAT POINT HOLDING THE DEED BEARING ALONG THE NORTH LINE, ESTABLISHES THE TRUE POINT OF BEGINNING FOR THIS PARCEL.

THE SOUTH DEED LINE OF OUR PROPERTY, IS CALLED ALONG A FENCE TO THE EAST LINE OF STATE HWY, THERE IS AN EXISTING CHAIN LINK FENCE PUT IN APPROX. 2001, THE REEVE & ASSOCIATES (ROS #2681) NORTH SURVEY LINE LAYS 0.6' SOUTH OF THIS 6 FT. CHAIN LINK FENCE, AND WE ARE CALLING FOR THE NORTH LINE OF THE REEVE & ASSOCIATES SURVEY OF 2011.

THE REEVE & ASSOCIATES SURVEY (ROS #2681) OF 17-066-0002 PROPERTY ALSO CALLS FOR A FENCE ALONG ITS NORTH LINE, BUT IN LOOKING AT ITS NORTHEAST CORNER OF SAID SURVEY, IT ALSO SHOWS THAT SAME FENCE BEING 1.5 FEET SOUTH OF HIS NORTH SURVEYED LINE.

**LEGEND:**

- ( ) DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- PL PROPERTY LINE
- CL CHAIN LINK FENCE

**C. L. S., Inc.**  
Construction & Land Surveyor's  
810 CANYON ROAD  
OGDEN, UTAH 84404  
Ph. (801) 399-4935 csls@aol.com

RECEIVED  
NOV 18 2022  
BY: 7413  
7413

CONSTRUCTION & LAND SURVEYORS  
810 CANYON ROAD  
OGDEN, UTAH 84404  
(801) 399-4935

CLIENT:  
Kathy & Monte Berrett

SURVEY LOCATION:  
NW 1/4 SEC. 31,  
TOWNSHIP 7 NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 2/14/22

JOB No. PS22-02