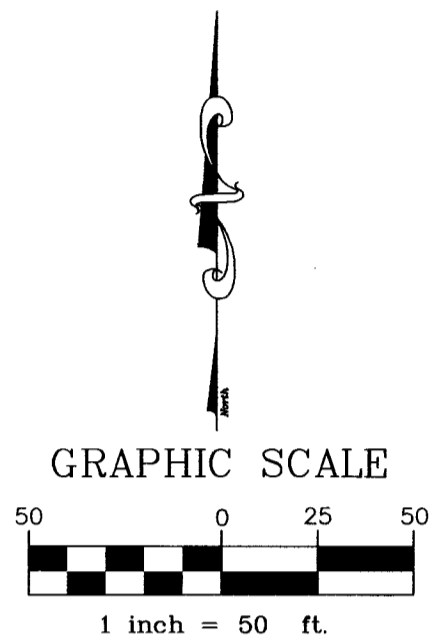


LEGEND:

	SURVEY MONUMENT
	MONUMENT LINE
	BLOCK LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EX. FENCE LINE



**5500 WEST STREET**

**HADLEY VALLEY SUBDIVISION**

**4550 SOUTH STREET**

**4600 SOUTH STREET**

**BASIS OF BEARING**

REFERENCE MONUMENT  
WEBER COUNTY 3" BRASS  
CAP JUNE 1981 CENTER OF  
5500 WEST, FLUSH WITH ASPHALT  
LOCATION FROM WEBER COUNTY TIE  
SHEET PAGE 7-16 AND 415.

CALCULATED  
SOUTH QUARTER CORNER SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN



**NARRATIVE:**

LAYTON SURVEYS WAS CONTRACTED BY KELLIE COOKE TO PERFORM A SURVEY OF THE SUBJECT PARCELS FOR THE PURPOSE OF LOCATING THE SAME ON THE GROUND AND PREPARE A QUIT CLAIM DEED FOR A PARCEL OF LAND BELONGING TO ALLAN KARAS, AS DETERMINED BY THIS SURVEY, AN UNPLATTED PORTION OF GROUND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SL&B FOR CONVEYANCE THEREOF.

THE BASIS OF BEARING IS FROM MONUMENTS SHOWN HEREON.

SURVEY COMPLETED: 29 MAY 2023.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

**DEED DESCRIPTIONS:**

COOKE, PARCEL 08-046-0021

ALL OF LOT 21, HADLEY VALLEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

TUBBS PARCEL 08-045-0022

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTH LINE OF 4600 SOUTH STREET AT A POINT WHICH IS 587.4 FEET EAST AND 1027.62 FEET, MORE OR LESS, NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; RUNNING THENCE EAST 199.4 FEET; THENCE NORTH 560 FEET, MORE OR LESS, TO THE NORTH BANK OF HOOPER IRRIGATION COMPANY CANAL; THENCE WESTERLY ALONG NORTH BANK OF CANAL TO A POINT NORTH OF THE PLACE OF BEGINNING; THENCE SOUTH 530 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

AS SURVEYED DESCRIPTION TUBBS:

BEGINNING AT A POINT ON THE NORTH LINE OF 4600 SOUTH STREET AT A POINT WHICH IS N 89°17'59" W 586.69 FEET AND N 01°14'28" E 1010.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING THE SOUTH WEST CORNER OF THE STEWART AND AUTUMN SUBDIVISION AND RUNNING THENCE N 01°01'15" E 224.26 FEET ALONG THE WEST LINE OF THE STEWART AND AUTUMN FLOWERS SUBDIVISION TO THE NORTHWEST CORNER OF THE STEWART AND AUTUMN SUBDIVISION; THENCE N 01°01'23" E 300.83 FEET M/L ALONG THE WEST LINE OF HOOPER IRRIGATION CANAL COMPANY PARCEL "A" TO A POINT ON THE NORTH LINE OF THE HOOPER IRRIGATION COMPANY CANAL EASEMENT; THENCE N 75°01'45" E 206.44 ALONG SAID NORTH EASEMENT LINE TO A POINT ON THE WEST LINE OF LOT 20 HADLEY VALLEY SUBDIVISION; THENCE S 00°16'42" W 168.25 FEET M/L ALONG THE WEST LINE OF LOT 20 HADLEY VALLEY SUBDIVISION TO THE NORTHWEST CORNER OF ANITA ACRES SUBDIVISION AND THE SOUTH WEST CORNER OF LOT 20 HADLEY VALLEY ACRES SUBDIVISION; THENCE S 00°16'42" W 385.63 FEET ALONG THE WEST LINE OF ANITA ACRES SUBDIVISION TO A POINT WHICH IS THE SOUTHWEST CORNER OF SAID SUBDIVISION AND THE NORTH LINE OF 4600 SOUTH STREET; THENCE N 89°17'59" W 205.62 FEET ALONG THE NORTH LINE OF 4600 SOUTH TO THE POINT OF BEGINNING.

CONTAINS 106,365 SQ FT OR 2.44 ACRES

**QUIT CLAIM KARAS TO COOKE**

AN UNPLATTED PORTION OF GROUND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SL&B MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF LOT 21, HADLEY VALLEY SUBDIVISION, HOOPER CITY, WEBER COUNTY UTAH AND RUNNING THENCE S 00°16'42" W 27.97 FEET M/L TO THE NORTH LINE OF THE HOOPER IRRIGATION COMPANY CANAL EASEMENT; THENCE S 75°01'45" W 206.44 FEET ALONG THE NORTH LINE OF SAID CANAL EASEMENT; THENCE N 01°01'23" E 52.73 M/L FEET FROM THE NORTH LINE OF SAID CANAL EASEMENT TO THE CORNER OF LOT 21, HADLEY VALLEY SUBDIVISION; THENCE N 81°48'47" E 200.68 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

CONTAINS 8008 SQ FT 0.018 AC M/L.

RECEIVED  
JUN 28 2023  
BY: 7578

I, KEVIN P. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 190633 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

**SURVEYOR'S CERTIFICATE:**

KEVIN P. LONG  
LS 190633

29 June 2023  
DATE OF SURVEY

**LAYTON SURVEYS**

Professional Land Surveying  
(801) 698-5997 gpsdatacapture@aol.com

1812 West 2575 South  
Syracuse, UT 84075

**BOUNDARY SURVEY**  
Hadley Valley Subdivision Lot 21 and A Portion  
of the Southeast Quarter, Section 7, TS 5 North, Range 2 West  
Salt Lake Base and Meridian, Hooper City, Weber County, Utah

Surveyed By: Kevin Long  
Scale: 1"=50'  
Date: JUNE 2023

Prepared For: Kellie Cooke  
Job No: 21-2023  
Drawing: COOKE MASTER DWG  
Sheet: 1 of 1