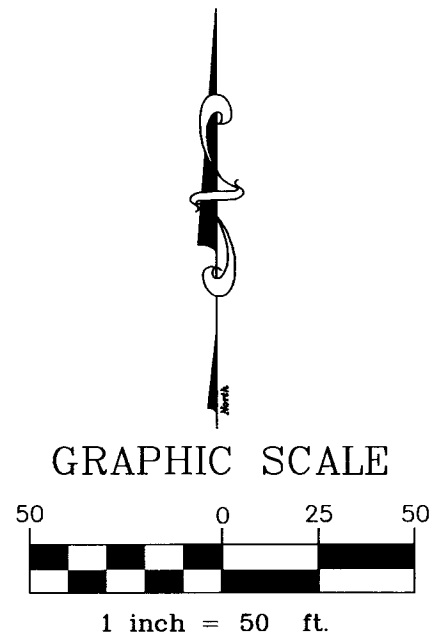


RECORD OF SURVEY FOR DREW TUBBS
A PORTION OF UNPLATED GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 2 WEST S.L.B&M,
HOOPER CITY, WEBER COUNTY, UTAH.
JULY, 2023

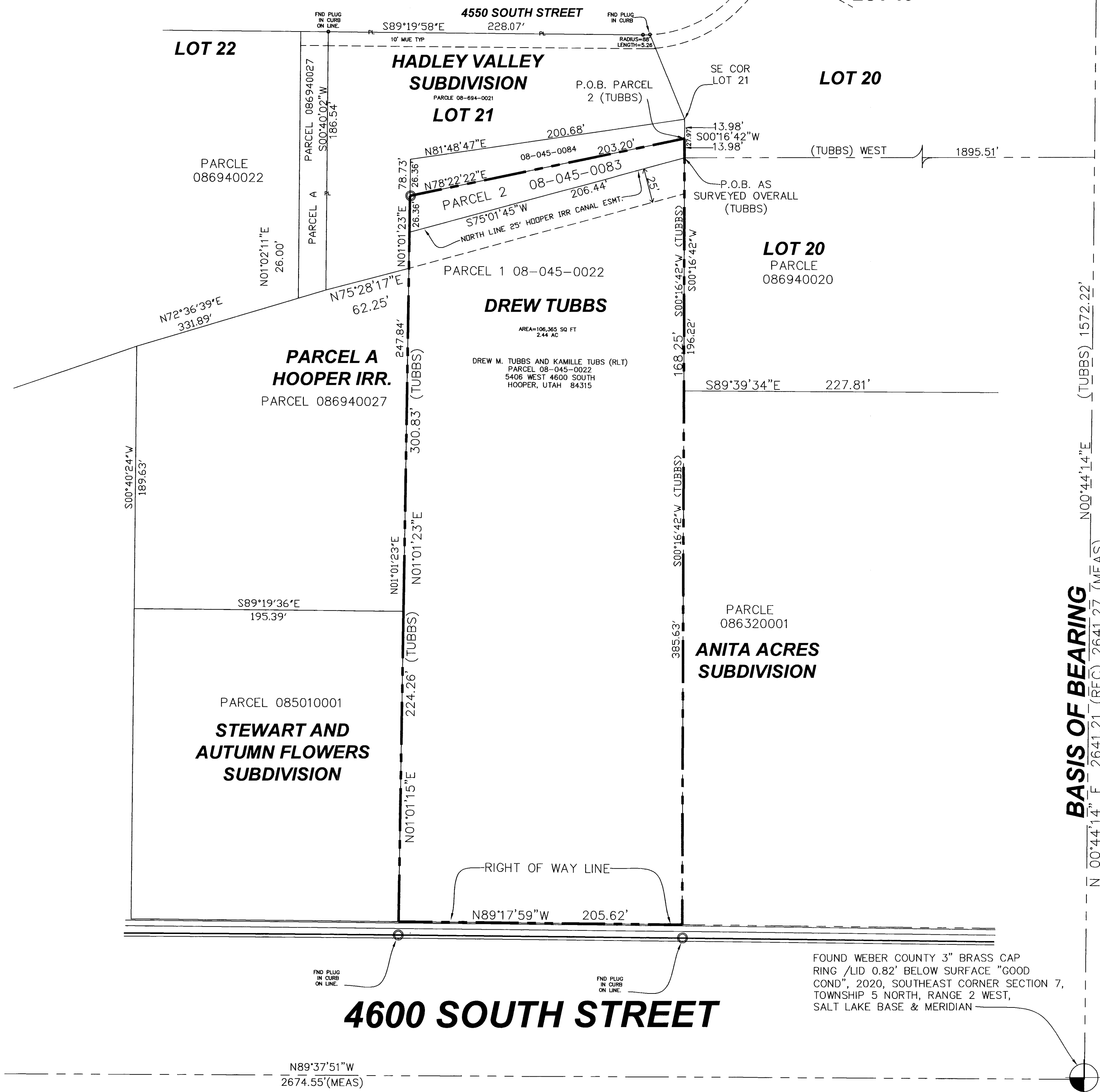
LEGEND:

	SURVEY MONUMENT
	MONUMENT LINE
	BLOCK LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	EX. FENCE LINE
	SET REBAR/CAP



5500 WEST STREET

RECEIVED
 AUG 11 2023
 BY: 7612



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

FOUND WEBER COUNTY 3" BRASS CAP
 RING /LID 0.50' BELOW SURFACE "GOOD
 COND", 2004, EAST QUARTER CORNER SECTION 7,
 TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN

FOUND WEBER COUNTY 3" BRASS CAP
 RING /LID 0.82' BELOW SURFACE "GOOD
 COND", 2020, SOUTHEAST CORNER SECTION 7,
 TOWNSHIP 5 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN

NARRATIVE:

LAYTON SURVEYS WAS CONTRACTED BY DREW TUBBS TO PERFORM A SURVEY OF THE SUBJECT PARCELS FOR THE PURPOSE OF LOCATING THE SAME ON THE GROUND AND COMBINE/CONSOLIDATE TWO CONTIGUOUS WEBER COUNTY PARCELS, PARCEL 08-045-0022 AND PARCEL 08-045-0083, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SL&B.

THE EXISTING DEED FOR DREW TUBBS PARCEL 08-045-0022 WHEN FIRST RECORDED, WAS DONE SO WITHOUT BENEFIT OF SURVEY CAUSING AMBIGUITY WITH TITLE IDENTITY, BASIS OF BEARING AND MORE OR LESS CALLS WHICH GREAT LARGE GAPS BETWEEN ADJOINING PARCELS. THAT CERTAIN DEED DOES SHOW INTENT REGARDING THE EXTENTS OF THE DESCRIBED PARCEL WHEREAS THE PARCEL IS BOUND ON 3 SIDES BY SUBDIVISION PLATS, 1 SIDE BY A RECORDED EASEMENT AND 1 SIDE BY A STREET RIGHT-OF-WAY. THIS SURVEY WAS PERFORMED BY LOCATING THOSE RECORDED ADJOINER LINES ON THE GROUND TO CREATE AN OUTER BOUNDARY FOR AND A TRUE MEETS AND BOUNDS DESCRIPTION (SHOWN) OF THE DREW TUBBS PARCEL THAT PARCEL WAS THEN TIED TO THE SAME SECTION CORNER AS PREVIOUS SURVEYS THEREBY PROVIDING A PROPER TITLE IDENTITY.

THE BASIS OF BEARING IS FROM MONUMENTS SHOWN HEREON.

SURVEY COMPLETED: 10 AUGUST 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:

(TUBBS) PARCEL 1, 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.

(TUBBS) PARCEL 2, 08-045-0083

AN UNPLATED 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 S 00'16'42" W 13.98 FEET FROM THE SOUTHEAST CORNER OF LOT 21, HADLEY VALLEY SUBDIVISION, HOOPER CITY, WEBER COUNTY UTAH AND RUNNING THENCE S 00'16'42" W 13.98 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 EASEMENT; THENCE N 01'01'23" E 26.36 FEET; THENCE N 78'22'22" E 203.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.09 AC M/L.

(TUBBS) AS SURVEYED OVERALL BOUNDARY DESCRIPTION TO COMBINE PARCEL 1 AND 2

BEGINNING AT A POINT WHICH IS S 00'16'42" W 27.97 FEET FROM THE SOUTHEAST CORNER OF LOT 21 HADLEY VALLEY SUBDIVISION, WEBER COUNTY, HOOPER CITY UTAH; SAID POINT ALSO BEING WEST 1895.51 FEET AND N 00'44'14" E 1572.22 FEET FROM THE SOUTHEAST CORNER SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 00'16'42" W 168.25 FEET ALONG THE WESTERLY LINE OF LOT 20 HADLEY VALLEY SUBDIVISION TO THE NORTHWEST CORNER OF ANITA ACRES SUBDIVISION; THENCE S 00'16'42" W 385.63 FEET TO THE SOUTHWEST CORNER OF ANITA ACRES SUBDIVISION AND THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE N 89'17'59" W 205.62 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTH EAST CORNER OF THE STEWART AND AUTUMN FLOWERS SUBDIVISION; THENCE N 01'01'15" E 224.26 FEET TO THE NORTHEAST CORNER OF STEWART AND AUTUMN FLOWERS SUBDIVISION; THENCE N 01'01'23" W 300.20 FEET; THENCE N 78'22'22" E 203.20 FEET; THENCE S 00'16'42" W 13.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 110,373 SQ FT. OR 2.53 ACRES.

SURVEYOR'S CERTIFICATE:

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.

KEVIN P. LONG
 LS 190633

11 AUG 2023
 DATE OF SURVEY

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

1812 West 2575 South
 Syracuse, UT 84075

RECORD OF SURVEY
 Drew Tubbs Parcel Consolidation
 5406 West 4800 South
 Hooper City, Weber County, Utah

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

Prepared For: Drew Tubbs
 Job No: 21-2023
 Drawing: Tubbs MASTER DWG
 Sheet: 1 of 1