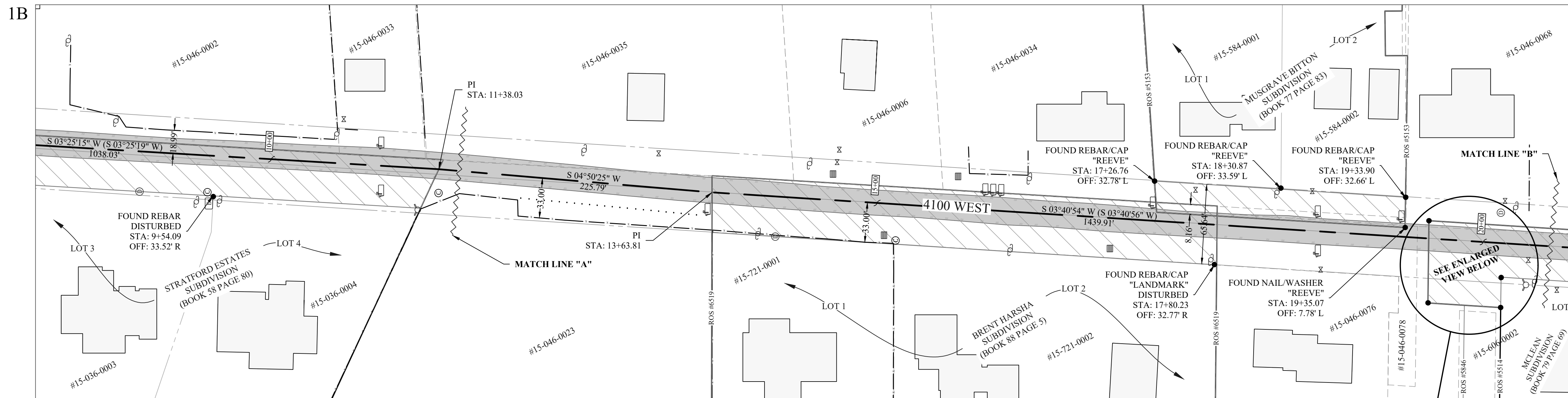
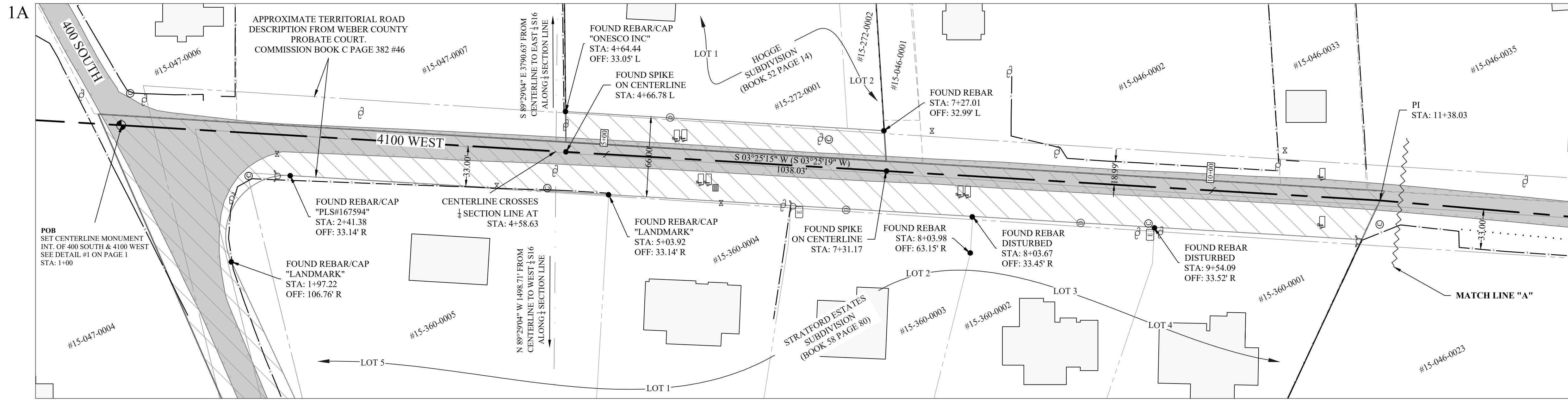


# 4100 WEST STREET CONTROL LINE SURVEY

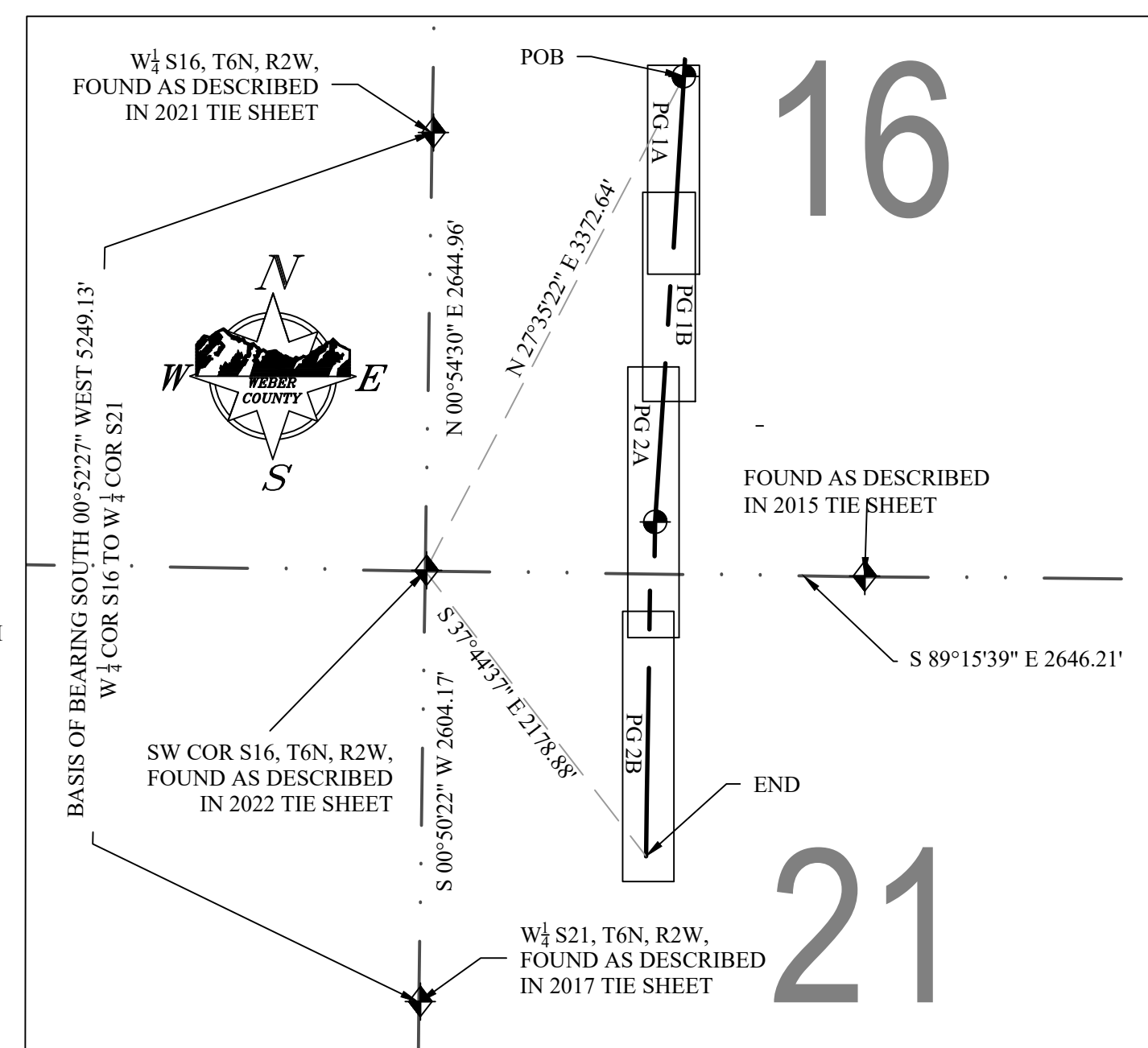
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21 & THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 16,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.  
OCTOBER 2023



## LEGEND

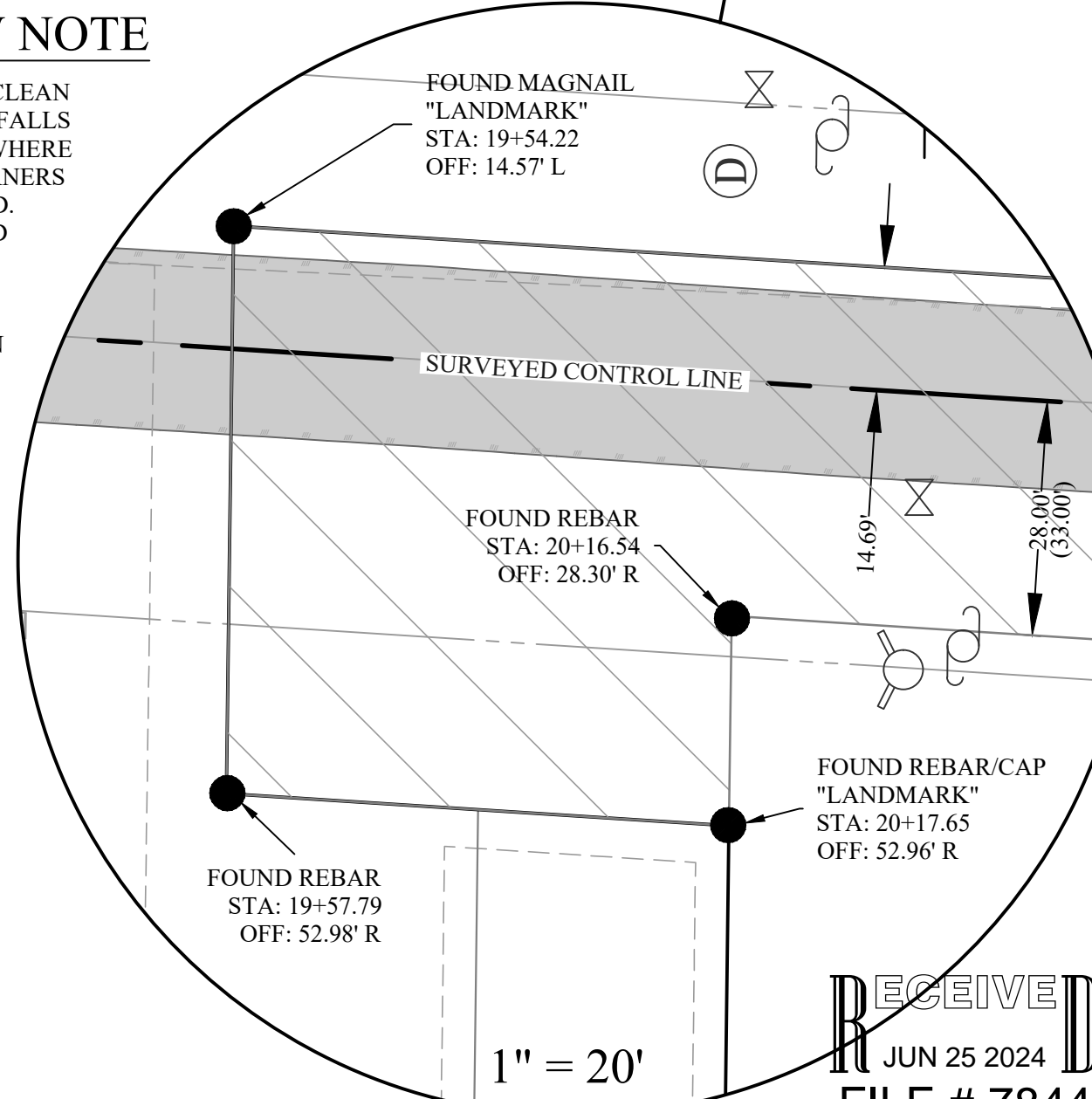
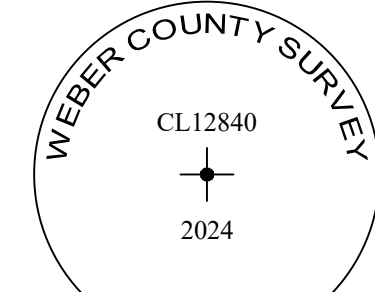
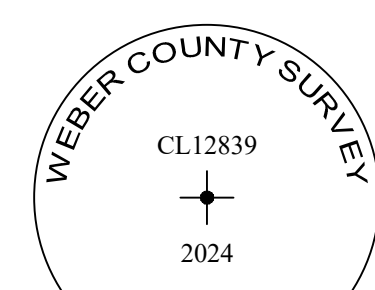
- PLSS MONUMENT AS DESCRIBED
- STREET MONUMENT AS DESCRIBED
- FOUND MARKER AS DESCRIBED
- SUBDIVISION BOUNDARY LINE
- SUBDIVISION INTERIOR LOT LINE
- RECORD OF SURVEY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 1/16th SECTION LINE
- MONUMENT TIE LINE
- HIGHWAY CONTROL LINE
- TAX PARCEL LINE
- FENCE
- ASPHALT ROAD
- ROW BY DEDICATION
- ROW BY DEED
- APPROXIMATE LOCATION OF BUILDING
- APPROXIMATE CENTER OF CANAL/DITCH
- TERRITORIAL ROAD DESCRIPTION
- RAILROAD TRACKS
- COMMUNICATIONS BOX
- UTILITY POLE
- ELECTRIC BOX
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER OR IRRIGATION VALVE
- FIRE HYDRANT
- MAILBOX
- STORM DRAIN OR CATCH BASIN

## CONTROL MAP AND PAGE INDEX



## ENLARGED VIEW NOTE

THE RECORD POSITION OF THE MCLEAN SUBDIVISION (BOOK 79 PAGE 069) FALLS NORTHWESTERLY RELATIVE TO WHERE SEVERAL FOUND LANDMARK CORNERS WOULD PLACE IT ON THE GROUND. THE FOUND MARKERS WERE HELD OVER THE RECORD TIE POSITION. LIKewise, RECORDS OF SURVEY #5514 & #5846 HAVE ALSO BEEN SHOWN ALIGNED TO THE MCLEAN SUBDIVISION.



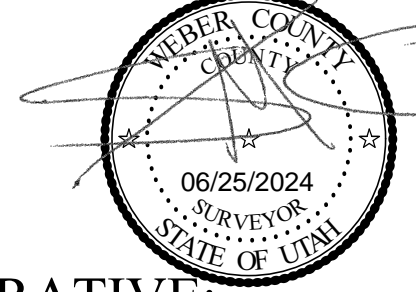
ENLARGED VIEW

## SURVEYOR'S CERTIFICATE:

I, JEREMY MATHEWS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 13790959, IN ACCORDANCE WITH THE LAWS OF THE STATE OF UTAH, AND IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE CONTROL LINE DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS ON THE GROUND AS REPRESENTED HEREON.



I, STEPHEN COLLIER, PLS, DO HEREBY CERTIFY THAT I AM A DEPUTY SURVEYOR OF THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE, STATE OF UTAH, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND THAT A SURVEY OF THE HIGHWAY CONTROL LINE HAS BEEN MADE UNDER THE DIRECTION OF THE WEBER COUNTY RECORDER/SURVEYOR AS SHOWN AND DESCRIBED HEREON.



## SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE A CONTROL LINE FOR THE EXISTING HIGHWAY. THE BASIS OF BEARING IS SOUTH 00°52'27" WEST A DISTANCE OF 5249.13 FEET AS MEASURED BETWEEN A BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 16 AND A BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 21, SALT LAKE BASE AND MERIDIAN. THE COORDINATE SYSTEM FOR THIS PROJECT IS UTAH STATE PLANE GRID NORTH, PROJECTED TO GROUND WITH THE FOCAL POINT AT (0,0) USING A SCALE FACTOR OF 1.0002520877833.

THE GENERAL CHARACTER OF 4100 WEST STREET THROUGH SECTION 16 IS SHOWN IN THE 1899 GOVERNMENT LOT SURVEY OF SAID SECTION BY WASHINGTON JENKINS RECORDED IN BOOK 6 PAGE 72 OF THE WEBER COUNTY RECORDER'S OFFICE. IT SHOULD FIRST BE NOTED THAT THE WIDTH OF 4100 WEST STREET ISN'T DIMENSIONED ON SAID PLAT AND THAT THE TITLE LINE WHICH RUNS ALONG SAID STREET ISN'T SPECIFICALLY CALLED OUT AS BEING THE STREET CENTERLINE. THIS DISTINCTION IS MADE MORE OBVIOUS BY COMPARING THE FINAL GOVERNMENT LOT SURVEY OF SECTION 16 WITH JENKINS' ACTUAL FIELD NOTES OF EXISTING CONDITIONS FROM BEFORE SAID LOT SURVEY (JENKINS PLAT BOOK PAGE 116). THE EXACT DATE OF SAID PLAT BOOK PAGE 116 IS NOT KNOWN, HOWEVER IT REFERENCES FIELD WORK CIRCA 1893-1898 (SEE JENKINS FIELD BOOK M PAGE 62B). IT IS KNOWN THAT JENKINS DID EXTENSIVE SURVEY WORK IN THIS SECTION AS EARLY AS 1885 FROM HIS OWN TERRITORIAL ROAD SURVEY OF 4100 WEST STREET, ON PLAT BOOK PAGE 116. JENKINS SHOWS THE RELATIONSHIP OF LOT LINES WITH RIGHT-OF-WAY FENCES IN MORE DETAIL AND IT CAN BE SEEN THAT THE LOT LINES DO NOT MATCH THE CENTER OF THE PHYSICAL ROAD (MOST OBVIOUS ALONG 400 SOUTH STREET). THERE ARE CLEAR DIFFERENCES BETWEEN JENKINS' PLAT BOOK PAGE 116 AND THE RECORDED SURVEY OF SECTION 16 IN BOOK 6 PAGE 72. FOR EXAMPLE, THE LENGTHS OF LOT LINES BETWEEN 4100 WEST STREET AND THE WEST LINE OF SECTION 16 ARE DIFFERENT BY SEVERAL FEET IN MANY PLACES AS SHOWN ON THE OFFICIAL SURVEY COMPARED TO WHAT IS SHOWN ON PLAT BOOK PAGE 116. ON THE GOVERNMENT LOT SURVEY, A LINE RUNNING ALONG 4100 WEST STREET IS GIVEN A RECORD BEARING OF S 02°43' W, BUT A SIMILAR LINE ON PLAT BOOK PAGE 116 CAN BE SEEN TO HAVE A RECORD BEARING OF S 02°53' W (A 10' DIFFERENCE). ADDITIONALLY, THERE ARE SIGNIFICANT DIFFERENCES BETWEEN THE LOCATIONS OF THE SECTION CORNERS AS SHOWN ON THESE SURVEYS AND WHERE THEY ARE ON THE GROUND. NO SINGLE ALIGNMENT OF THE GOVERNMENT LOT SURVEY TO THE SECTION CORNERS CAN BE MADE TO MATCH OCCUPATION THROUGHOUT THE ENTIRE SECTION. FOR EXAMPLE, IT CAN BE SEEN THAT A ROTATION OF THE GOVERNMENT LOT SURVEY OF SECTION 16 TO THE SOUTH LINE OF SECTION 16 MATCHES EAST/WEST OCCUPATION WELL (WHILE ALSO HOLDING THE SOUTH QUARTER CORNER THEREOF), BUT THAT A ROTATION OF THE SAME SURVEY TO THE WEST LINE OF SECTION 16 BETTER MATCHES OCCUPATION NORTH/SOUTH. CONSIDERED TOGETHER, THESE CONFLICTS ARE A STRONG INDICATION THAT THERE EXISTS A ROTATIONAL AMBIGUITY THROUGHOUT THE ENTIRE SECTION. ALONG SOME PORTIONS OF 4100 WEST STREET (SUCH AS ON THE NORTHERLY SIDE OF THE INTERSECTION WITH 800 SOUTH STREET), THE 1899 PLAT IS A POOR FIT TO ANY ROTATION MATCHING THE SECTION CORNERS AND MAY INDICATE THAT ANCIENT FENCELINES ARE PERHAPS BETTER INDICATORS OF THE CORRECT ALIGNMENT. THIS ROTATIONAL ERROR IS LESS NOTICEABLE WHEN THE SURVEY AREA OF INTEREST IS CONFINED TO A SINGLE LOT, BUT BECOMES MORE OBVIOUS WHEN ANALYZING LARGER FEATURES WHICH SPAN THE ENTIRE SECTION (SUCH AS ROADS). THIS GRADUAL "WARPING" OF THE RECORD BEARINGS VARIES THROUGHOUT SECTION 16 AND HAS ALREADY BEEN NOTED BY OTHER SURVEYORS. ONE EXAMPLE IS FOUND IN NOTE #6 IN THE NARRATIVE OF THE MCLEAN SUBDIVISION (BOOK 79 PAGE 69) WHERE WE READ, "...IT WAS FOUND THAT NO SINGLE LOCATION FOR THE PLAT WILL FIT ALL OF THE OCCUPATION WITHIN THIS SECTION, SO EACH AREA OF THE SECTION MAY REQUIRE A SEPARATE ROTATION AND TRANSLATION." RESEARCH DONE BY THIS SURVEY HAS REACHED A SIMILAR CONCLUSION. IT IS POSSIBLE THAT A CONFLICT BETWEEN TWO BOUNDARIES IN THIS SECTION COULD BE EXPLAINED BY CAREFULLY SELECTING AN APPROPRIATE ROTATION, ALTHOUGH INDIVIDUAL SUBDIVISIONS MAY HAVE CREATED PUBLIC RIGHT-OF-WAY DEDICATIONS THAT ON A SMALLER SCALE ARE CONSISTENT WITH INDIVIDUAL LOT BOUNDARIES. THE OVERALL ROTATIONAL ERROR THAT SPANS THROUGHOUT THIS SECTION EVENTUALLY CAUSES A MIS-MATCH OF THAT RIGHT-OF-WAY WHEN SEEN ON A LARGER SCALE. RIGHT-OF-WAY DEDICATIONS THAT WERE CREATED BY PROJECTING FROM ANOTHER SUBDIVISION MIGHT CORRECTLY REPRESENT A LOCAL RECORD BEARING, BUT MAY NOT HAVE ACCOUNTED FOR THE GRADUAL ROTATION OF THOSE SAME LINES WHEN PROJECTED FARTHER AWAY. THE RESULT HAS BEEN THE GRADUAL DEVELOPMENT OF AN INCONSISTENT RIGHT-OF-WAY LINE. THE CONTROL LINE SHOWN HEREON IS NOT MEANT TO REJECT OR RETRACE ANY OF THE LOT LINES OF THE 1899 GOVERNMENT SURVEY, BUT RATHER TO CREATE MORE CONSISTENT CONTROL FOR RIGHT-OF-WAY DEDICATED TO THE PUBLIC.

IN DETERMINING THIS CONTROL LINE, IS IT DESIRABLE BUT NOT ALWAYS POSSIBLE FOR THE CONTROL LINE TO COINCIDE WITH THE HIGHWAY CENTERLINE. IN MANY AREAS THESE LINES CAN BE SEEN TO COINCIDE, BUT INCONSISTENCIES BETWEEN VARIOUS ALREADY DEDICATED PORTIONS OF RIGHT-OF-WAY (LIKELY A RESULT OF THE PROBLEM OUTLINED ABOVE) NECESSITATE THE ALIGNMENT OF SOME CONTROL LINE SEGMENTS THAT MAY DIFFER IN SELECT AREAS (EXAMPLES INCLUDE THE AREA BETWEEN THE BRENT HARSHA SUBDIVISION, AND THE STRATFORD ESTATES SUBDIVISION OR IN THE AREA WHERE 4100 WEST STREET CROSSES THE SOUTH LINE OF SECTION 16).

THE 1899 GOVERNMENT LOT SURVEY OF SECTION 16 CREATED A "ROAD" PARCEL FOR 4100 WEST STREET WHICH IS 96.0 FEET WIDE IN THE AREA BETWEEN 900 SOUTH STREET AND THE SOUTH LINE OF SECTION 16. THE POSITION OF THIS ROAD PARCEL WAS DETERMINED BY ALIGNING BOOK 6 PAGE 72 TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AND THEN BY HOLDING THE EAST/WEST POSITION OF THE SOUTH QUARTER CORNER OF SAID SECTION 16. SAID ALIGNMENT CLOSELY MATCHES OCCUPATION ON THE EASTERLY SIDE WITH IMPROVEMENTS MADE BY THE ADJOINING LDS CHURCH (PARCEL #15-046-0017), AND ALSO MATCHES ON THE WESTERLY SIDE WITH WHERE THE WESTERLY RIGHT-OF-WAY LINE PER THE DESCRIPTION FROM BOOK 49 PAGE 493 IN SECTION 21 MEETS THE SECTION LINE. IT ALSO MATCHES THE CALCULATED 1/16TH CORNER POSITION TO WITHIN 2.4 FEET. HOWEVER, THE FENCE FRONTING THE PORTION OF LOT 31 ON THE EAST SIDE OF PARCEL #15-046-0018, IS CLOSER TO THE ROAD CENTERLINE THAN A 48.0 FOOT HALF-WIDTH ALLOWS, AND DOES NOT FALL AT THE TITLE LOCATION FOR THE WEST LINE OF THE "ROAD" PARCEL.

(NARRATIVE CONTINUED ON PAGE 2)

## 4100 WEST STREET CONTROL LINE SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21 & THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.



FIELD WORK BY:  
D. WOODRUFF  
B. BADLEY  
D. QUINTANA  
B. CURTIS  
DRAWN BY:  
J. MATHEWS  
SHEET NUMBER:  
1/2

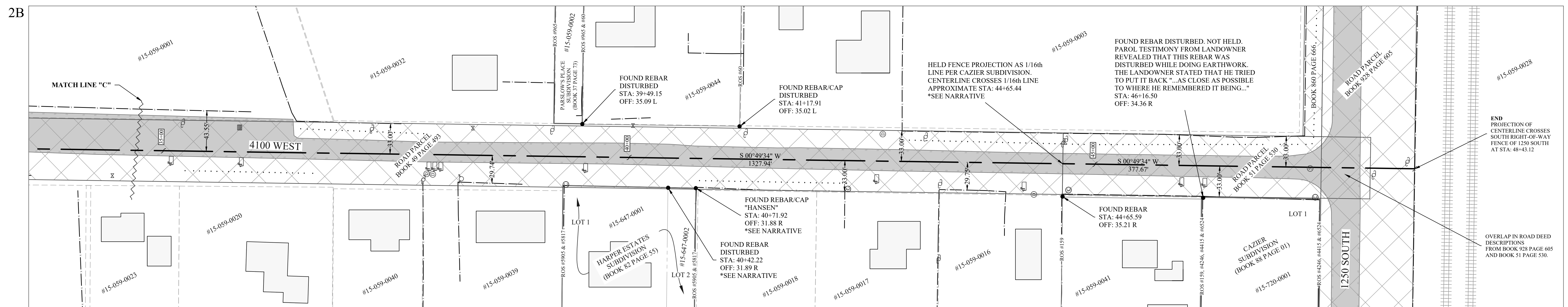
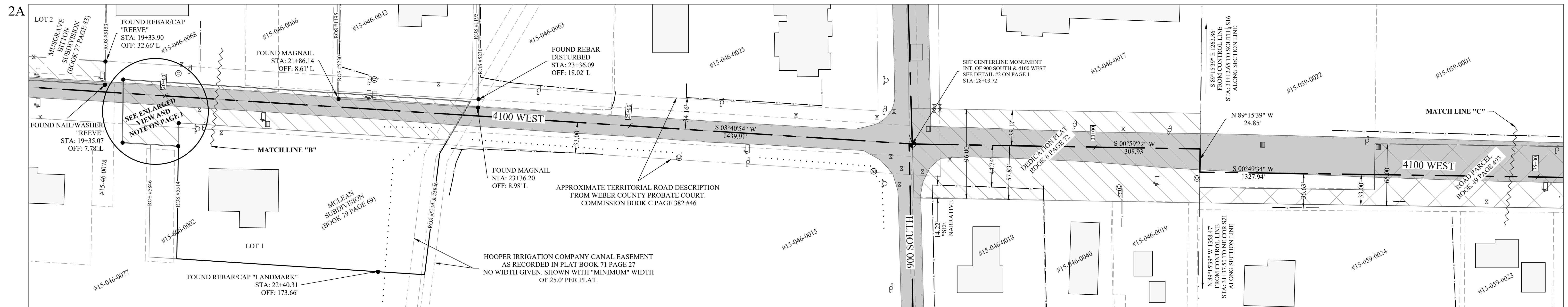
### REVISIONS

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**(NARRATIVE CONTINUED):**

THIS MIGHT BE EXPLAINED BY COMPARING JENKINS' GOVERNMENT LOT SURVEY OF SECTION 16 WITH HIS EARLIER PLAT BOOK PAGE 116. JENKINS PLAT BOOK PAGE 116 SHOWS THAT AN EARLIER LINE EXISTED 56.2 FEET WESTERLY OF THE SOUTHEAST CORNER OF LOT 20 (THIS LINE CLOSELY MATCHES THE FENCE FRONTING PARCEL #15-046-0018) THEN LATER IN 1899 THIS LINE WAS RECONFIGURED TO BE 76.4 FEET WESTERLY OF SAID SOUTHEAST CORNER OF LOT 20, WIDENING THE ROAD TO 96.0 FEET (INSTEAD OF THE EARLIER 56.2 FEET).

THAT PORTION OF 4100 WEST STREET WHICH RUNS THROUGH THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST COMES FROM TWO 1905 DEEDED DESCRIPTIONS TO WEBER COUNTY (SEE BOOK 49 PAGE 493 AND BOOK 51 PAGE 530). THE TRACT WHICH WAS DEEDED TO WEBER COUNTY FROM JAMES WATERFALL IN BOOK 49 PAGE 493 BEGINS AT A 1/16TH CORNER ON THE NORTH LINE OF SECTION 21. AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 21. AND HAS A WESTERNMOST BOUNDARY CALL OF "...SOUTH ... 80 RODS...". GIVEN THAT THE SUM OF CALLS ALONG THIS WESTERN BOUNDARY IN THE CHAIN OF VESTING DESCRIPTIONS ALSO TOTAL 80 RODS (SEE TABLE ON PAGE 2 FOR SOURCES), IT IS HIGHLY LIKELY THAT THE INTENT OF THIS ROAD CONVEYANCE WAS TO TRANSFER TITLE OF THE GRANTOR'S ENTIRE WEST EDGE FOR ROAD PURPOSES ALL THAT TITLE WHICH WAS BETWEEN THE NORTH LINE OF SECTION 21 AND THE 1/16TH LINE SHOWN ON PAGE 2. THIS WOULD EXTEND THE METES DISTANCE OF SAID ROAD DEED BY 7.8 FEET BEYOND A RECORD 80 RODS IN ORDER TO MEET THE SAID 1/16TH LINE (ALSO EVIDENCED BY FENCES) THIS SURVEY AGREES WITH THE POSITION OF THE 1/16TH LINE LOCATION DETERMINED BY THE CAZIER SUBDIVISION (BOOK 88 PAGE 1). HOWEVER, IF THE SOUTH BOUNDARY OF THE DESCRIPTION CREATED BY BOOK 49 PAGE 493 FALLS ALONG THE 1/16TH LINE, THEN IT WOULD BE INCONSISTENT TO SHOW A "GAP" THERE GIVEN THAT A SECOND ROAD DESCRIPTION (BOOK 51 PAGE 530), ALSO GRANTED TO WEBER COUNTY, ALSO IN 1905 BEGINS ON SAID 1/16TH LINE, WHEREIN WE READ, "...BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER..." CALLS TO A COMMON LINE.

THE EAST/WEST PLACEMENT OF BOTH DEED DESCRIPTIONS FOR 4100 WEST IN SECTION 21 FITS VERY WELL AND MATCHES EXTREMELY CLOSELY WITH THE MEASURED WIDTH BETWEEN EXISTING RIGHT-OF-WAY FENCES ALONG 4100 WEST STREET. THE GREATEST HARMONY FOR PLACEMENT OF THESE ROAD DESCRIPTIONS COMES FROM A BEST FIT CENTERLINE BETWEEN THESE FENCES AND IS WHAT WAS USED TO PLACE SAID DESCRIPTIONS PER THIS SURVEY. THERE IS HOWEVER A MINOR OVERLAP IN THE PLACEMENT OF THE DESCRIPTION FROM BOOK 49 PAGE 493 WHERE IT FRONTS THE HARPER ESTATES SUBDIVISION (BOOK 82 PAGE 55), HERE, THE EAST BOUNDARY OF HARPER ESTATES SUBDIVISION (AS DETERMINED FROM THE FOUND REBAR AND CAPS ALONG SAID EAST BOUNDARY) OVERLAPS THIS DESCRIPTION BY AS MUCH AS 1.95 FEET. IN THE NARRATIVE OF SAID HARPER ESTATES SUBDIVISION PLAT, THE WEST RIGHT-OF-WAY FOR 4100 WEST WAS ESTABLISHED, "...BY USING THE LOCATION OF THE EXISTING FENCE LINES ALONG THE WEST SIDE OF 4100 WEST STREET..." ALSO STATED IN SAID NARRATIVE WE READ, "...NO RECORDS WERE FOUND INDICATING THE WIDTH OF 4100 WEST STREET...". HOWEVER, A 1905 DEED TO THIS PORTION OF 4100 WEST DOES EXIST, AND WAS FOUND WHILE PERFORMING THIS SURVEY (BOOK 49 PAGE 493).

**AS SURVEYED CONTROL LINE DESCRIPTION**

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16, AND PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: DESCRIPTION OF A PUBLIC HIGHWAY LEADING SOUTHERLY FROM THE INTERSECTION OF 400 SOUTH STREET IN SECTION 16 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1250 SOUTH STREET IN SECTION 21. BASIS OF BEARING IS SOUTH 00°52'22" WEST 5249.13 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 16 TO THE WEST QUARTER CORNER OF SAID SECTION 21. THE CONTROL LINE FOR SAID HIGHWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE INTERSECTION OF 400 SOUTH STREET AND 4100 WEST STREET, AT STATION 01+00.00, SAID POINT BEING NORTH 27°35'22" EAST A DISTANCE OF 3272.64 FEET FROM THE 2022 WEBER COUNTY BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 16 (KNOWN AS 6N2W20NE), TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 03°25'15" WEST (S 03°25'19" W) A DISTANCE OF 1038.03 FEET; THENCE SOUTH 04°50'25" WEST A DISTANCE OF 225.79 FEET; THENCE SOUTH 03°40'54" WEST (S 03°40'58" W) A DISTANCE OF 1439.91 FEET TO A WEBER COUNTY BRASS CAP MONUMENT IN THE INTERSECTION OF 900 SOUTH STREET AT STATION 28+03.72; THENCE SOUTH 00°59'22" WEST A DISTANCE OF 308.93 FEET TO THE SECTION LINE AT STATION 31+12.65; THENCE NORTH 89°15'39" WEST A DISTANCE OF 24.85 FEET ALONG SAID SECTION LINE TO STATION 31+37.50; THENCE SOUTH 00°49'34" WEST A DISTANCE OF 1327.94 FEET TO THE 1/16TH LINE IN SECTION 21 APPROXIMATE STATION 44+65.44; THENCE SOUTH 00°49'34" WEST A DISTANCE OF 377.67 FEET TO THE SOUTH RIGHT-OF-WAY FENCE OF 1250 SOUTH STREET AND THIS POINT OF TERMINUS AT STATION 48+43.12, SAID POINT OF TERMINUS BEARS SOUTH 37°44'37" EAST A DISTANCE OF 2178.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 16. THE TOTAL LENGTH OF THE ABOVE DESCRIBED HIGHWAY CENTERLINE BEING 4743.12 FEET.

**RIGHT OF WAY ANALYSIS OF 4100 WEST STREET**

THE FOLLOWING IS A RIGHT-OF-WAY ANALYSIS OF AREAS NOT OTHERWISE DESCRIBED BY SUBDIVISION DEDICATION OR BY A DEED TO THE PUBLIC FOR ROAD PURPOSES (ROAD-BY-USE AREAS).

THERE ARE LARGE PORTIONS OF ANCIENT FENCE LINES ALONG 4100 WEST STREET. THE STRAIGHTEST SEGMENTS THEREOF WERE FOUND AT THE SOUTHERNMOST PORTION OF 4100 WEST STREET FRONTING PARCEL #15-059-0003 AND FRONTING PARCELS #15-720-0001 & 15-059-0041. THE MOST CONSISTENT SPACING OF ANCIENT FENCE LINES ALONG 4100 WEST STREET WERE FOUND FRONTING PARCEL #15-059-0032, #15-046-0015 & PARCEL #15-046-0025. AT THE NORTHERNMOST PORTION OF 4100 WEST STREET, THE FENCE LINES FRONTING PARCEL #15-380-0005 WERE THE STRAIGHTEST AND MOST CONSISTENT. SECTIONS OF FENCE LINE WHICH WERE FOUND TO BE MORE IRREGULAR AND INCONSISTENT WERE ALONG PORTIONS WHICH WERE INTERRUPTED BY THE HOOPER IRRIGATION COMPANY CANAL AND AT THE INTERSECTION OF 4100 WEST STREET WITH 900 SOUTH STREET. AN AVERAGE MINIMUM WIDTH THAT COULD BE HELD BETWEEN FENCES ALONG THE CONTROL LINE SHOWN HEREON WAS FOUND TO BE 66.0 FEET.

CONSIDERING THE ABOVE REFERENCED EVIDENCE AND ANALYSIS, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME THAT 4100 WEST STREET HAS BECOME A DEDICATED PUBLIC HIGHWAY BY VIRTUE OF ITS CONTINUOUS USE AS A PUBLIC THROUGHFARE OVER A LONG PERIOD OF TIME, RECOGNIZING THAT THE FULL WIDTH OF A DEDICATED PUBLIC HIGHWAY RIGHT OF WAY CAN ONLY BE DETERMINED BY THE COURT. A MAXIMUM RIGHT OF WAY WIDTH THAT WOULD BE BINDING UPON ALL UN-AGREEABLE PARTIES WOULD NEED TO COME FROM A JUDICIAL DECREE. HOWEVER, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR AT THIS TIME, THAT THE EVIDENCE SUGGESTS THAT A MINIMUM OF WHAT IS REASONABLE AND NECESSARY FOR THE USES WHICH HAVE BEEN MADE OF THIS PUBLIC HIGHWAY IS 66.0 FEET.

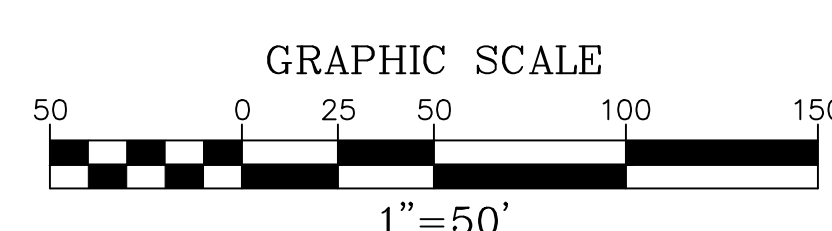
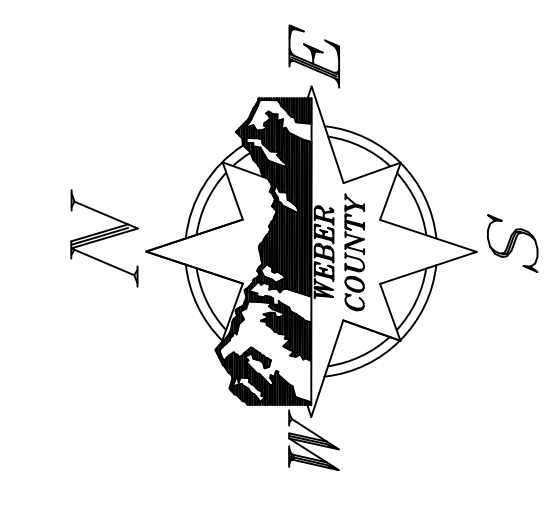
**GENERAL NOTES**

1. NO EASEMENTS ARE ADDRESSED BY THIS MAP.
2. THIS MAP IS NOT PROOF OF OWNERSHIP.
3. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
5. NO ABSTRACT OF TITLE, OR COMMITMENT FOR TITLE INSURANCE AS OBTAINED OR REVIEWED DURING THE PROCESS OF THIS SURVEY, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY'S QUALITY OF TITLE.
6. ABUTTING DEEDS ARE SHOWN FOR REFERENCE ONLY AND WERE NOT SURVEYED.
7. THIS SURVEY IS MEANT TO BE AN AID TO FUTURE DEVELOPERS OF PROPERTY ALONG THE HIGHWAY SO THAT FUTURE DEDICATIONS CREATE A CONSISTENT AND CONTINUOUS CENTERLINE. THE CONTROL LINE SHOWN HEREON MAY NOT REFLECT THE DESIRED FUTURE CENTERLINE. DEVELOPERS SHOULD CONSULT WEBER COUNTY ENGINEERING TO OBTAIN A CENTERLINE AS A DIRECTION FOR RIGHT-OF-WAY DEDICATIONS.
8. BUILDINGS, DITCHES, PONDS, CANALS, AND WATERWAYS SHOWN HEREON HAVE BEEN ROUGHLY SKETCHED USING AERIAL IMAGERY AND ARE APPROXIMATIONS FOR REFERENCE ONLY.

**RESOURCES**

THE FOLLOWING IS A LIST OF RESOURCES USED IN PREPARING THIS SURVEY:

1. SUBDIVISION PLATS AND RECORDS OF SURVEY ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE.
2. AERIAL IMAGERY OF THE ROAD ON FILE IN THE WEBER COUNTY RECORDER/SURVEYOR'S OFFICE.
3. DEEDS FOR ABUTTING PROPERTIES
4. 1899 GOVERNMENT LOT SURVEY OF SECTION 16 (BOOK 6 PAGE 72)
5. SURVEY OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST BY WASHINGTON JENKINS (JENKINS PLAT BOOK PAGES 116 & 142) AND ASSOCIATED FIELD NOTES.
6. 1885 TERRITORIAL ROAD DESCRIPTION FROM WEBER COUNTY COMMISSION BOOK C PAGE 382 DESCRIPTION #46.
7. PAROL TESTIMONY FROM LANDOWNERS



**CHAIN OF TITLE TO BOOK 49 PAGE 493**

GRANTOR	GRANTEE	DATE	REFERENCE
WATERFALL, et al.	WEBER COUNTY	1905	BOOK 49 PAGE 493
COLLINS, et al.	WATERFALL	1889	BOOK 5 PAGE 413
COLLINS, et al.	WATERFALL	1895	BOOK 25 PAGE 274
STANDER, et al.	WATERFALL	1895	BOOK 25 PAGE 265
BALL, et al.	STANDER	1892	BOOK 18 PAGE 169
COLLINS, et al.	BALL	1891	BOOK 18 PAGE 168
WARDLEIGH	COLLINS	1884	BOOK S PAGE 310
HART	WARDLEIGH	1882	BOOK P PAGE 318
HART	COLLINS	1881	BOOK 26 PAGE 14
UPRR	HART	1880	BOOK N PAGE 165
USA	UPRR	1877	BOOK 1 PAGE 181

**4100 WEST STREET CONTROL LINE SURVEY**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21 & THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

FIELD WORK BY:  
D. WOODRUFF  
B. BADLEY

CHECKED BY:  
B. RAHIMZADEGAN

DRAWN BY:  
J. MATHEWS  
B. CURTIS

SHEET NUMBER:  
**2/2**

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