

SURVEYOR'S CERTIFICATE

I, <u>BROCK R. BUTLER</u> DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 12552450 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; I FURTHER CERTIFY THAT BY AUTHORIT OF THE OWNER(S) I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED, AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS.

BROCK R. BUTLER, UTAH PROFESSIONAL LAND SURVEYOR



RECORDED BOUNDARY DESCRIPTIONS

AS DESCRIBED IN WARRANTY DEED ENTRY NUMBER 3337084, RECORDED AUGUST 22, 2024 IN THE WEBER COUNTY RECORDER'S OFFICE

PARCEL 17-168-0004:

ALL OF LOT 3, D 6 WRIGHT SUBDIVISION, WEBER COUNTY, UTAH. SUBJECT TO AND TOGETHER WITH A 25 FOOT RIGHT OF WAY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT I, D G WRIGHT SUBDIVISION, RUNNING THENCE NORTH 43°35' EAST 370 FEET, THENCE EAST 200 FEET, THENCE SOUTH 25.00 FEET, THENCE WEST 189.28 FEET, THENCE SOUTH 43°35' WEST 358.85 FEET, THENCE NORTH 47°25' WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 17-137-0019:

PART OF LOT 4, DURFEE CREEK ESTATES NO. I, WEBER COUNTY, UTAH. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, RUNNING THENCE SOUTH 23°53'55" WEST 21.82 FEET, THENCE WEST 40 FEET, THENCE NORTH 24°30'35" EAST 38.65 FEET TO THE SOUTHERLY LINE OF 6825 NORTH STREET THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID STREET 20 FEET TO THE POINT OF BEGINNING

AS SURVEYED BOUNDARY DESCRIPTION

A PART OF LOT 4, DURFEE CREEK ESTATES NO. I, RECORDED AS ENTRY NUMBER 817065, BOOK 23, PAGE 28 ON AUGUST 15, 1980 IN THE WEBER COUNTY RECORDER'S OFFICE AND ALL OF LOT 3, D.G. WRIGHT SUBDIVISION, RECORDED AS ENTRY NUMBER 1034313, BOOK 30, PAGE 4, ON DECEMBER 28, 1987 IN THE WEBER COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP & NORTH, RANGE I WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, D.G. WRIGHT SUBDIVISION, LOCATED NORTH 88°50'14" EAST 125.27 FEET (NORTH 89°14'30" EAST 125.21 FEET BY RECORD) TO A FOUND REBAR AND CAP AT THE NORTHEAST CORNER OF LOT 33, DURFEE CREEK ESTATES NO. I AND NORTH 00°59'02" EAST 73.II FEET (NORTH 01°21'53" EAST 73.16 FEET BY RECORD) FROM THE FOUND 2020 WEBER COUNTY ALUMINUM PIPE AND CAP MARKING THE REFERENCE MONUMENT TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; SAID REFERENCE MONUMENT IS LOCATED SOUTH 38°57'33" EAST 94.09 FEET (SOUTH 38°55'01" 94.20 FEET BY RECORD) FROM THE FOUND 2020 WEBER COUNTY ALUMINUM PIPE AND CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 36; (BASIS OF BEARINGS IS THE MONUMENTED SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, BEARING SOUTH 89°33'33" EAST 2685.13 FEET, BETWEEN THE FOUND 2020 WEBER COUNTY ALUMINUM PIPE AND CAP MONUMENT AT THE SOUTH QUARTER CORNER AND THE FOUND 1966 BLM BRASS PIPE AND CAP MONUMENT AT THE SOUTHEAST CORNER);

RUNNING THENCE SOUTH 89°18'00" WEST 179.43 FEET (WEST 178.88 FEET BY RECORD) ALONG THE SOUTH LINE OF SAID LOT 3 TO A FOUND REBAR WITH RED LANDMARK SURVEYING CAP MARKING THE SOUTHEAST CORNER OF LOT 5, D.G. WRIGHT SUBDIVISION IST AMENDMENT, RECORDED AS ENTRY NUMBER 3293007, BOOK 96, PAGE 19, ON AUGUST 2, 2023 IN THE WEBER COUNTY RECORDER'S OFFICE; SAID REBAR AND CORNER IS LOCATED NORTH 87°21'37" EAST 6.25 FEET (SOUTH 89°33'21" EAST 6.68 FEET BY RECORD) FROM THE FOUND 2020 WEBER COUNTY ALUMINUM PIPE AND CAP MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE NORTH 00°20'12" WEST 649.68 FEET (NORTH 648.91 FEET BY RECORD) ALONG THE WEST LINE OF SAID LOT 3 TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 4, OF SAID DURFEE CREEK ESTATES NO. I; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 THE FOLLOWING TWO (2) COURSES: (I) NORTH 56°47'43" EAST IOI.93 FEET (NORTH 57°II' EAST BY RECORD); (2) NORTH 89°36'44" EAST 70.00 FEET (EAST Y RECORD); THENCE NORTH 24°07'21" EAST 38.97 FEET (NORTH 24°30'35" EAST 38.65 FEET BY RECORD THE SOUTHERLY LINE OF 6825 SOUTH STREET; THENCE SOUTHEASTERLY 36.17 FEET (20 FEET BY RECORD) ALONG THE ARC OF A 690.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 003°00'13" AND LONG CHORD OF SOUTH 64°59'12" EAST 36.17 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, DURFEE CREEK ESTATES NO. I; THENCE SOUTH 23°09'OI" WEST 22.04 FEET (SOUTH 23°53'55" WEST 21.82 FEET BY RECORD) ALONG THE EASTERLY LINE OF SAID LOT TO A FOUND REBAR MARKING THE SOUTHEASTERLY CORNER OF SAID LOT AND THE NORTHEAST CORNER OF LOT 3, D.G. WRIGHT SUBDIVISION; THENCE SOUTH 00°59'02" WEST 703.88 FEET (SOUTH 01°21'53" WEST 704.35 FEET BY RECORD) ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF DURFEE CREEK ESTATES NO. I TO THE POINT OF BEGINNING.

CONTAINING 130,837 SQUARE FEET OR 3.004 ACRES

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY MICHAEL BARNETT FOR THE PURPOSE OF IDENTIFYING THE PROPERTY BOUNDARIES OF PARCELS 17-168-0004 (LOT 3, D.G. WRIGHT SUBDIVISION) AND THE DRIVEWAY PARCEL, 17-137-0019, AND MARKING THEIR LOCATIONS ON THE GROUND AS SHOWN AND DESCRIBED HEREON.

THE CONTROL USED TO ESTABLISH THE BOUNDARIES WAS THE OFFICIAL PLATS OF THE D.G. WRIGHT SUBDIVISION AND IST AMENDMENT, AND DURFEE CREEK ESTATES NO. I, IN RELATION WITH FOUND MONUMENTATON AS SHOWN HEREON.

THE D.G. WRIGHT AND DURFEE CREEK ESTATES NO. I SUBDIVISIONS WERE BASED ON THE 1966 LOCATION OF THE SOUTH QUARTER CORNER OF SECTION 36. THIS SECTION CORNER WAS MOVED 94 FEET NORTHWESTERLY IN 2020, BASED ON THE RECOVERY OF AN ORIGINAL MARKED STONE. THE 1966 LOCATION HAS NOW BEEN DESIGNATED AS A REFERENCE MONUMENT AS OF 2020. DUE TO THE RELIANCE UPON THE 1966 LOCATION, TIES TO BOTH SECTION CORNER LOCATIONS ARE SHOWN HEREON.

THE WESTERLY, NORTHWESTERLY, AND NORTHERLY BOUNDARY LINES WERE ESTABLISHED BY RECORD AS MONUMENTATION WAS EITHER MISSING OR DISTURBED.

THE EAST LINE WAS ESTABLISHED BY PROPORTION BETWEEN THE FOUND REBAR AT THE NORTHEAST CORNER OF LOT 3, D.G. WRIGHT SUBDIVISION, AND THE REBAR FOUND AT THE NORTHEAST CORNER OF LOT 33, DURFEE CREEK ESTATES NO. I WITH THE MEASURED DISTANCE BEING APPROXIMATELY 0.5 FEET SHORTER THAN PLATTED. THE REBAR AT THE NORTHEAST CORNER OF LOT 33 MATCHED CLOSELY WITH THE MEASUREMENTS SHOWN ON SAID PLATS FROM THE SOUTH QUARTER CORNER (NOW REFERENCE MONUMENT AS OF 2020). THE EAST LINE WAS CONFIRMED BY FOUND REBARS MARKING THE WEST LINE OF SAID DURFEE CREEK ESTATES NO. I AS WELL AS AN EXISTING ANCIENT BARBED WIRE FENCE RUNNING MORE OR LESS ALONG A PORTION OF THIS LINE WHICH WAS CALLED TO AND ALONG IN THE BOUNDARY DESCRIPTION FOR DURFEE CREEK ESTATES NO. I.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE FOUND LANDMARK SURVEYING REBAR SET PER RECORD OF SURVEY NO. 1237 AT THE SOUTHEAST CORNER OF LOT 5, D.G. WRIGHT SUBDIVISION IST AMENDMENT, AND THE PROPORTIONED LOCATION FOR THE SOUTHEAST CORNER OF LOT 3, D.G. WRIGHT SUBDIVISION. THIS REBAR WAS FOUND IN GOOD CONDITION AND ABOUT 0.6 FEET NORTHWESTERLY FROM THE PLATTED LOCATION OF SAID LOT 5. IT WORTH NOTING THE ORIGINAL D.G. WRIGHT SUBDIVISION PLAT SHOWS AN OLD FENCE LINE ALONG THE SOUTH LINE OF THE SUBDIVISION, HOWEVER, IT IS NOT CALLED TO IN THE BOUNDARY DESCRIPTION AND THE QUALITY/SCALE OF THE DRAWING MAKES IT DIFFICULT TO SEE THE RELATION TO THE BOUNDARY LINE. IT IS NOT CLEAR IF THE INTENT WAS TO FOLLOW THIS FENCE LINE OR NOT. IN ADDITION, THE D.G. WRIGHT SUBDIVISION ALSO SHOWS THE LOCATION OF AN OLD SOUTH QUARTER CORNER THAT EXISTED BEFORE 1966. WEBER COUNTY TIE SHEETS SHOW THIS PRE-1966 CORNER LOCATION BEING IN A FENCE LINE AS WELL. REMNANTS OF AN OLD BARBED WIRE FENCE WERE FOUND AND TRACED ALONG THE ENTIRE SOUTH LINE OF THE SUBDIVISION, BUT MOST POSTS WERE LYING AND SCATTERED ON THE GROUND, MAKING ITS TRUE LOCATION DIFFICULT TO DETERMINE. THESE FENCE REMNANTS RANGED ANYWHERE FROM 2 TO 8 FEET NORTH OF THE CURRENT BOUNDARY LINE. GIVEN HOW MOST OF THE MONUMENTATION FOUND FIT CLOSELY WITH THE PLATTED DIMENSIONS OF THE SUBDIVISIONS AND THE POOR STATE OF THE FENCE MAKING ITS LOCATION DIFFICULT TO DETERMINE, THE FENCE REMNANTS WERE NOT HELD. THE APPROXIMATE LOCATION OF THE FENCE REMNANTS IN RELATION TO THE DETERMINED BOUNDARY ARE SHOWN HEREON FOR REFERENCE.

THERE IS AN EXISTING 25 FOOT RIGHT OF WAY EASEMENT THAT WAS DEDICATED PER THE ORIGINAL D.G. WRIGHT SUBDIVISION FOR ACCESS TO LOT 3 FROM NORTH FORK ROAD. AN EXISTING ASPHALT PATH SITS WITHIN A PORTION OF THIS RIGHT OF WAY, BUT THE EASEMENT SEGMENT RUNNING EAST-WEST APPEARS TO HAVE NEVER BEEN USED WITH NO VISIBLE PATH THROUGH THE DENSE SCRUB OAK (HATCHED PORTION OF RIGHT OF WAY). ACCORDING TO THE OWNER AND THE PREVIOUS OWNER, THE DIRT AND ASPHALT PATHWAY FARTHER NORTH WAS USED AS ACCESS TO THE PROPERTY BEFORE THE ACCESS FROM 6825 NORTH STREET BECAME AVAILABLE. THIS SAME PATHWAY CAN BE SEEN FROM HISTORICAL PHOTOS TAKEN IN 1980, WHICH PREDATES THE SUBDIVISION. THE OWNERS WANTED THE EXTENTS OF THE RIGHT OF WAY WHERE IT INTERSECTS THEIR BOUNDARY LINE STAKED FOR REFERENCE.

THE BASIS OF BEARINGS IS A NAD 83 STATE PLANE UTAH NORTH ZONE GRID BEARING MEASURED AS SOUTH 89°33'33" EAST BETWEEN THE FOUND 2020 WEBER COUNTY ALUMINUM PIPE AND CAP MONUMENT AT THE SOUTH QUARTER CORNER AND THE FOUND 1966 BLM BRASS PIPE AND CAP MONUMENT AT THE SOUTHEAST CORNER. A GRID TO GROUND SCALE FACTOR OF 1.00029237772456 WAS APPLIED TO ALL MEASUREMENTS, AS SHOWN ON THE WEBER COUNTY BEARING SHEET FOR TOWNSHIP & NORTH, RANGE I WEST, FOR THE UPPER VALLEY, DATED JANUARY 9, 2024. BEARINGS AND/OR DISTANCES SHOWN IN PARENTHESIS () ARE RECORD INFORMATION. FIELD WORK WAS COMPLETED NOVEMBER II, 2024.

DATE: 12/4/2024 PROJECT: 24-224 MANAGER: B.R.B. REVISIONS MARK DATE / DESC.

> **BOUNDARY** SURVEY

SHEET NUMBER