

West Quarter Corner of Section 7,  
Township 5 North, Range 2 West, S.L.B.&M.

Calc'd N 89°18'15" W North Line Quarter Section

CONSTRUCTION & LAND SURVEYORS  
810 CANYON ROAD  
OGDEN, UTAH 84404  
(801) 398-4935

CLIENT: Kelly Cellatly

SURVEY LOCATION:  
SW 1/4 SEC. 7,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE & MERIDIAN

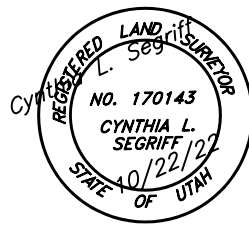
SURVEY DATE: 10/20/22

JOB No. PS22-09C

## 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 PLAT WAS PREPARED FROM COUNTY RECORDS AND FROM A FIELD SURVEY ON THE GROUND.

CYNTHIA L. SEGRUFF P.L.S. 170143



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE ON THE GROUND PARCEL #08-046-0017, FOR KELLY CELLATLY. BASIS OF BEARINGS IS ALONG THE WEST LINE OF THE AS MONUMENTED SOUTHWEST QUARTER OF SAID SECTION 7, WHICH BEARS N 0°31'51" E.

DURING THE COURSE OF THIS SURVEY WE HAVE FOUND THAT DEEDED PARCEL'S THAT LAY NORTH OF 4600 SOUTH STREET ACTUALLY LAY WEST OF THEIR OCCUPATIONAL FENCE LINES, AS SHOWN. DEEDED PARCEL'S 80-046-0017 and 08-046-0016 and 08-046-0043 ALL ARE IN COMMON, BUT THERE OCCUPATIONS LAY SOME 40 FEET EAST.

THE WEST LINE OF KELLY CELLATLY PARCEL IS BEING HELD PARALLEL TO THE WEST OCCUPATIONAL LINE OF THE HAWS PROPERTY, 08-046-0016, AT THE DEEDED DISTANCE OF 330.0 FEET. THE EAST LINE OF OUR PROPERTY HAS BEEN TAKEN FROM THE NORTHEAST CORNER OF WOODIES PLACE, DOWN TO THE SOUTH, AT THE NORTHEAST CORNER OF WEHRMAN ACRES SUBDIVISION, REPRESENTING THE WEST LINE OF THE CARL HOOPER PROPERTY, INWHICH THE DEED BEARING FOR THIS LINE IS CALLED OUT AS SOUTH 1/4 DEGREES WEST, CALCULATED S 0°33'16" W.

THERE IS AN OLD CONCRETE IRRIGATION BOX AND DETENTION AREA TO THE SOUTHWEST OF THE CELLATLY PROPERTY, THE OLD DITCH ASSOCIATED WITH IT RUNNING TO THE NORTH HAS EITHER BEEN PIPED OR HAS BEEN ABANDONED, WE HAVE EVIDENCE OF THE DITCH FAR TO THE NORTH, AND MAY STILL BE IN USE FOR THE SIMPSON PROPERTY.

THE CENTERLINE OF 4600 SOUTH STREET IS BY DEED, ALTHOUGH OTHER SURVEYS IN THE PAST HAVE MADE UP THERE OWN CENTERLINE BY TYING INTO OTHER SURVEYORS WORK LEFT BEHIND WITH NO EXPLANATION. THE NORTHERN PART OF 4600 SOUTH HAD BEEN GIVEN TO WEBER COUNTY IN 1976, BOOK 1147 PAGE 210 OF COUNTY RECORDS. ALSO, THE SOUTHERN PART OF THIS 66 FOOT WIDE STREET WAS PROVIDED THROE A SMALL LOT SUBDIVISION, A PROCESS CALLED A NON RECORDED SUBDIVISION, WIDDISON SUBDIVISION, IN 1975. DEEDS HAVE BEEN RECORDED WITHIN THAT SUBDIVISION FOR EACH LOT, WHICH ARE EXCEPTING THE NORTHERN 33 FEET, THERE OF, FOR ROAD PURPOSES. PHYSICALLY THESE ALIGNMENTS OF THE NORTHERN AND CENTERLINE OF SAID ROADWAY ARE BEING USED IN DEEDS AND BY THERE OCCUPATIONS, WHICH FIT PHYSICALLY ON THE GROUND.

THERE ARE SOME DEEDS THAT NEED TO BE ADJUSTED BECAUSE OF THERE OCCUPATIONS BEING SOME 40 FEET EAST OF THERE DEED CALL, AS SHOWN. BUT THERE SHOULD BE SOME SURVEYING ON THEM TO IDENTIFY ANY OTHER PHYSICAL ADJUSTMENTS THAT ALSO MAY BE NEEDED, BEFORE ADJUSTING THEIR DEED LINES.

ADJUSTED PROPERTIES SHOULD INCLUDE THE FOLLOWING: KEN HAWS SUB., ANDREW B. HAWS 08-046-0045, DALON J. RAY 08-046-0036, W&J ASSET PROTECTION TRUST 08-046-0041 and 08-046-0016 and G. KELLY PENROD 08-046-0043.

THE KEN HAWS SUB., CREATED BY REEVE & ASSOCIATES IN 2001, BY RANDY WILFORD, SHOWS A 40 FOOT HALF WIDTH FOR 4600 SOUTH STREET IS A 33 FOOT HALF WIDTH AND HAS BEEN INCORRECTLY SURVEYED AND ACCEPTED BY HOOPER CITY AND THERE ENGINEER IN 2001. THE PROPERTY SHOULD HAVE STARTED ON THE NORTH LINE OF THE 66 FOOT WIDE STREET, AS STATED IN THE ORIGINAL DEED AND PER THE 1976 DEED BOOK 1147 PAGE 210, GIVEN TO WEBER COUNTY.

## LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M. BEGINNING AT A POINT WHICH BEARS (15.15 CHAINS NORTH) N 0°31'51" E 999.90 FEET AND (998.60 FEET EAST) S 89°08'29" E 998.60 FEET AND (NORTH 33 FEET) N 0°31'32" E 33.00 FEET TO THE NORTH LINE OF 4600 SOUTH STREET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE (NORTH 71.3 FEET), N 0°31'51" E 71.30 FEET, THENCE (WEST 104.3 FEET) N 89°08'29" W 61.33 FEET, MORE OR LESS, TO A POINT WHICH IS 330.0 FEET EAST OF THE WEST FENCE LINE OF THE WAYNE B. HAWS PROPERTY, ALSO KNOWN AS ENTRY #3028378 (I.D. #08-046-0016) OF THE WEBER COUNTY RECORDS, THENCE NORTHERLY AND PARALLEL TO SAID WEST FENCE LINE N 0°36'17" E 941.09 FEET (NORTH 923.32 FEET, MORE OR LESS, TO A POINT 9.28 CHAINS SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION), SAID POINT ALSO BEING 330.0 EAST OF SAID WEST FENCE LINE, THENCE (EAST 5.49 CHAINS, MORE OR LESS,) S 89°18'15" E 334.82 FEET TO THE LAND OF GEORGE HOOPER, THENCE (SOUTH ALONG SAID LINE 759 FEET) S 0°33'16" W 766.92 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF WEHRMAN ACRES SUBDIVISION, THENCE N 88°58'51" W 102.00 FEET, THENCE S 0°58'35" W ALONG AND BEYOND SAID SUBDIVISIONS WEST LINE 246.71 FEET TO THE NORTH LINE OF 4600 SOUTH STREET, THENCE (WEST 156.04 FEET) N 89°02'43" W 170.89 FEET ALONG SAID NORTH LINE OF STREET TO THE POINT OF BEGINNING. CONTAINING 309,823.6 Sq. Ft., 7.112 Acres, MORE OR LESS.

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