

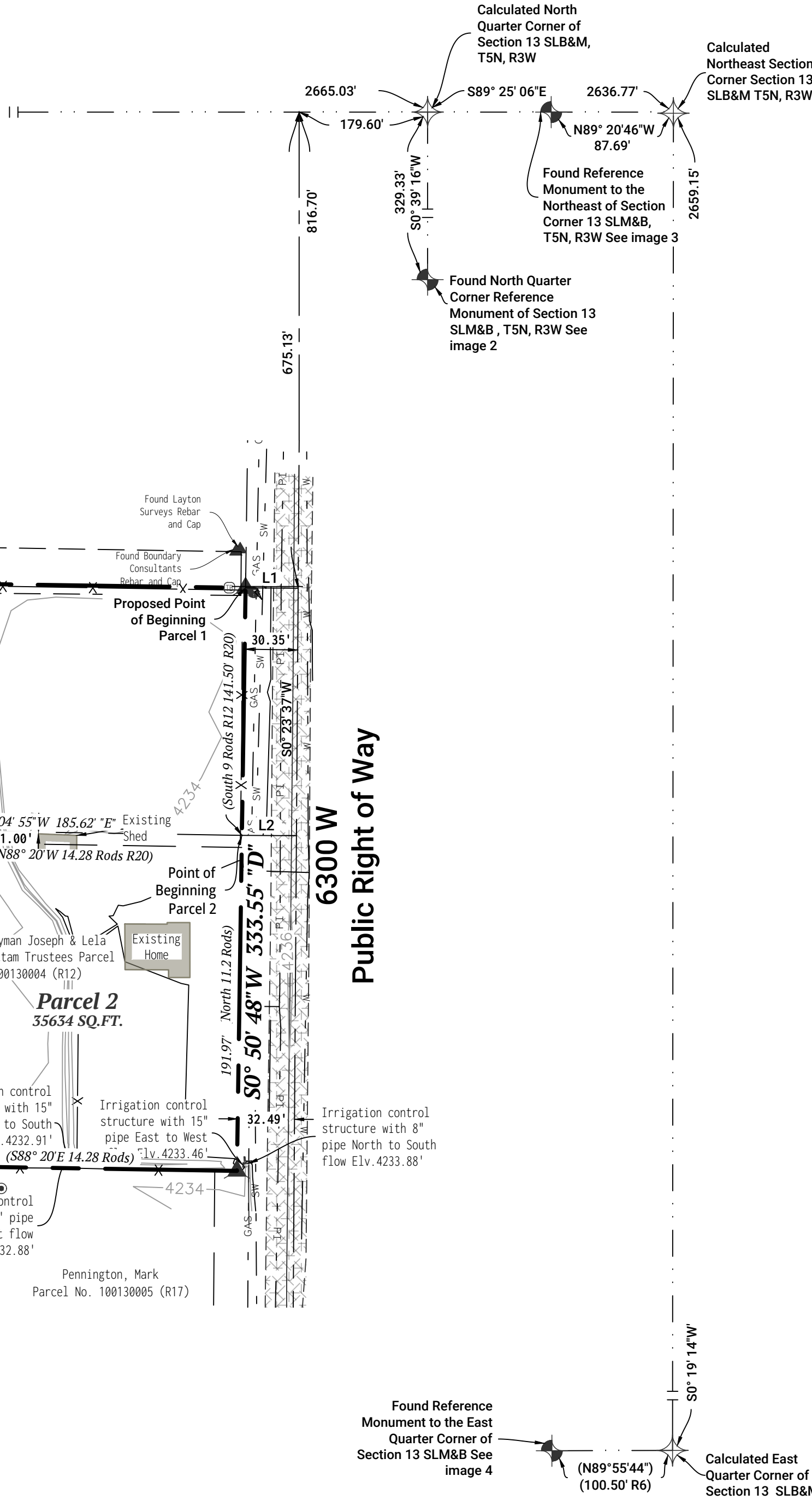
Project Participants	
Research by	Tharper
Site Investigation	Webster, Site, Tharper
Plot	Report Draft, Webster
Reviewed by	Tharper
April 11 2025	
25003	
Sheet Number:	1/1



## RECORD LEGAL DESCRIPTION

Parcel 1 (100130003) (R20):  
Part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 17 chains East and 666.8 feet South of the Northwest corner of said Quarter Section, and running thence South 89°27'39" East 20 chains; thence South 141.5 feet; thence North 88°20' West 14.28 rods; thence South 11.2 rods; thence North 88°20' West 65.22 rods; thence North 300.10 feet to the place of beginning.

Parcel 2 (100130004) (R12):  
A part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning 17 chains East and 9.6 chains South and South 88 degrees 20' East 20 chains and South 9 rods from the Northwest Corner of Said quarter section, and running thence North 88 degrees 20' West 14.28 rods; thence South 11.2 rods; thence South 88 degrees 20' East 14.28 rods; thence North 11.2 rods to the place of beginning.



## SURVEY IMAGES



## SURVEYORS NARRATIVE

- A. Dave Webster requested that this survey be conducted to retrace the property boundaries, adjust the parcels between Parcel 1 and Parcel 2, and prepare for the development of the newly adjusted Parcel 1.
- B. The basis of bearing for this project is NAD83 Grid North, assumed from the northwest corner of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. This basis was chosen because there was only one set of reference monuments, making any rotational confidence relevant to the record deeds unlikely. Consequently, the calculated positions held (R4) as primary, with the reference monuments as secondary. In an effort to be retrievable and to perpetuate the survey work performed, the Surveyor notes the direct bearing and distance between said corner and the reference corner to the west quarter corner of said Section 13 as South 5°25'52" East.
- C. Beginning at the North Bounds of Parcel 1, the Surveyor placed the deeds that align with the position of (R3) as the true location of the Southwest Corner of the surveyed property. A review of (R15 and R24) provided the Surveyor with insight into the possible intent of the deeds regarding the boundary. (R15) appears to have gained fee title to what was previously a 7-foot Right-of-Way, at some point unknown to the Surveyor. Examining (R24), the old Right-of-Way is described as "South 7 feet along said street to the existing fence; thence westerly along said fence 627 feet more or less." Based on this, the Surveyor notes that the work of (R3) suggests the boundary lies south of the current fence by about 3 feet. The Surveyor's analysis during the site investigation indicates that the current fence line is likely not in the same position as it was when (R24) was drafted. Evidence of this is found in the northwest portion of the property, where the fence is noticeably shifted north by approximately a foot, with two sections of fence appearing to align differently. Interestingly, when the Surveyor takes the bearing of the northwesterly section of the fence and projects the line, it intersects a solitary old wooden post located north of the current fence line. Continuing this line projection closely intersects the record tie courses, or (R17, R12), placing the found rebar of (R3). Given this evidence, the Surveyor believes this alignment is most likely the alignment of the old fence referenced in (R24), which later resulted in fee title acquisition at an unspecified time. Since the intent of the grantor was made clear, and the grantor had the right only to convey that which he owns, the Surveyor upheld this alignment.
- D. Review (R3) acknowledges the uncertainty regarding the Right-of-Way of 6300 West. This survey evaluated (R21, R22, R23, R2, and R1) for evidence concerning the true location of the Right-of-Way. Similar to the opinion mentioned in (R2), it appears that the Right-of-Way was established as an exception from conveyance. The actual width of the right-of-way is closer to 60 feet than the recorded 66 feet, as indicated by other documents. The Surveyor retraced and established the centerline of 6300 West using (R23). Due to the absence of dedication and the conveyance deeds for the Right-of-Way being unavailable to the Surveyor at the time of this survey, the Surveyor relied on the deed location as described in paragraph "C."
- E. This line was retraced holding the record from as explained in paragraph "C". From thence the land owners of parcels 1 and 2 directed the surveyor on where they would like the property boundary to be.
- F. The Surveyor believes there is no deed gap or overlap between parcels R17, R13, R12, and R20. The records for R20 and R13 indicate North 88°20' West, while R17 follows the same line and is designated in cardinal directions. The Surveyor assumed that the bearing noted as North 88°20' West was the same as the cardinal directions; in other words, North 88°20' West is equivalent to West. This type of error can be common with the misunderstanding of the basis of bearing and with the division of land without a survey. This conclusion is supported by the actions of the landowners, as there is no evidence confirming that a 2°40' turned angle was utilized. Therefore, the Surveyor established a best-fit line for the existing fence, similar to what was done with R2. The Surveyor regards this as the best evidence of what "West" truly meant at the time of conveyance.
- G. The Surveyor has many conflicting sources regarding the boundary along the West line of Parcel 1. To resolve this, the Surveyor attempted to establish the Western boundary of the parcel by measuring westerly 1353 feet from the established center line of (R23), as explained in paragraph "D." Interestingly, this position coincides with the recorded position of (R20). The Surveyor notes that (R20) does contain a closure error greater than 8 feet. With the tie line landing West of the occupation and the misclosure line/ 6300 West establishment line landing East of the line, the Surveyor considered positioning the line at the midpoint of the closure error. Without a full survey of (R10), the position closely agrees with its record and the actions of the landowners regarding the boundary. The rotation of the line was held at record as explained.
- H. The established points and measurements act as the basis for research investigation and analysis conducted by the Surveyor. Any data discovered that may contradict the Surveyor's findings should be submitted for consideration.

## PARCEL LINE TABLE

Line #	Length	Direction
L2	30.10'	N89° 36' 23"W
L1	30.10'	N89° 36' 23"W

## DATA REFERENCE TABLE

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Subdivision	Way-Low Estates	55-99
R2	Record of Survey	Philip Maw	6125
R3	Record of Survey	Pamela Cordon	6547
R4	Bearing Sheet	Weber County	5N3W
R5	Tie Sheet	Weber county	5N3W13E
R6	Tie Sheet	Weber County	5N3W13NRM3
R7	Tie Sheet	Weber County	5N3W14NE
R8	Record of Survey	Dale Spaulding	6764
R9	Tie Sheet	Weber County	5N3W13NE
R10	Quit Claim Deed	Scott Dee Fowers	Fowers Family LLC.
R11	Quit Claim Deed	Lyman J. Cottam	1192511
R12	Quit Claim Deed	Lyman J. Cottam	1192510
R13	Quit Claim Deed	Phillip T. Maw	2677545
R14	Quit Claim Deed	Rae E. Miles	1413599
R15	Quit Claim Deed	R. Lynn Perkins	2568452
R16	Warranty Deed	David Taylor	2790908
R17	Warranty Deed	Mark Pennington	1987379
R18	Warranty Deed	Pamela Ann Cordon	3231297
R19	Warranty Deed	Rex Odenwalder	3038001
R20	Warranty Deed	Ryan Martin Fisher and Ranae Fisher	3126022
R21	Warranty Deed	David Lacy Taylor	2790908
R22	Subdivision Plat	Lake Wood Estates 1	32-094
R23	Subdivision Plat	Lake Wood Estates 2	3-094
R24	Quit Claim Deed	Perkins	R58-679

## PROPOSED LEGAL DESCRIPTION

Parcel 1 (210310006):  
A parcel of land being part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, basis of bearing being grid NAD 83, said parcel being more particularly described as follows.  
Beginning at a point 179.60 feet North 89°32'24" West along the Section Line to the center line of 6300 West and 675.13 feet South 0°23'37" West along said centerline and 30.10 feet North 89°36'23" West from the North quarter corner of said Section and running thence South 0°50'48" West (South) 141.58 feet; thence North 89°04'55" West 185.62 feet to a Highland Surveying rebar and cap; thence South 0°50'48" West 191.97 feet to a old barb wire fence; thence North 89°04'55" West (North 88°20' West) along said fence and its extension 1139.19 feet; thence North 0°18'27" East 331.92 feet (300.10 feet) a point described by the record as 17 chains East and 666.8 feet South of the Northwest Corner of said Section 13 said point being measured as 1126.44 feet South 89°32'24" East along the Section line and 666.20 South 0°18'27" West from the Northwest corner of said Section; thence South 89°09'12" East (South 89°27'39" East) 1327.94 feet (20 Chains) to the point of beginning. Containing 8.712 acres or 405660 sqft more or less.

Parcel 2 (100130004):  
A parcel of land being part of the Northwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, basis of bearing being grid NAD 83, said parcel being more particularly described as follows.  
Beginning at a point 179.60 feet North 89°32'24" West along the Section Line to the center line of 6300 West and 816.70 feet South 0°23'37" West along said centerline and 31.21 feet North 89°36'23" West from the North quarter corner of said Section and running thence North 89°04'55" West 185.62 feet to a Highland Surveying rebar and cap; thence South 0°50'48" West 191.97 to a old barb wire fence; thence South 89°04'55" East (South 88°20' East) 185.62 feet; thence North 0°50'48" East (North) 191.97 feet to the point of beginning. Containing 35634 sqft more or less.

## SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.