RECORD OF SURVEY FOR **HOWARD AND MARIAN COX TRUST PARCELS 2 & 3** ROBERT H. & MARIAN M. COX, TRUSTEES LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN HOOPER SURVEY ALSO BEING PART OF LOT 2, PLAT "B", HOOPER CITY SURVEY MONUMENT 95-1 FOUND BRASS CAP + 5500 SOUTH 5900 WEST S01\* 35'26"W ----WITNESS CORNER MONUMENT RECORD LOCATION FOR NW COR. OF SEC. 19. 🖤 → NW COR. OF SEC. 19. T. 5 N., R. 2 W. T. 5 N., R. 2 W. FOUND BRASS CAP NOT FOUND 5625 SOUTH 5900 WEST EXISTING HOUSE - EXISTING SHED 5700 SOUTH STREET (EAST 115.50'BY RECORD) (EAST 56.00'BY RECORD) \$89° 19'09"E 116,34" S89\* 19'09"E 55,16" - WOOD FENCE POST IS - EXISTING WIRE FENCE - EXISTING VINYL FENCE — EXISTING CHAIN PROPERTY CORNER - CHISELED "X" IN LINK FENCE CONCRETE MOW STRIP PLOTTED RECORD LOCATION OF DEED LINES (SEE NARRATIVE) 66,00 33.00' -- EXISTING WIRE FENCE WITH ANIMAL SHELTER (WEST 171.50'BY RECORD) - EXISTING WOOD FENCE EXISTING ANIMAL. SHELTER STRUCTURE, - WOOD FENCE POST IS ALONG WOOD FENCE PROPERTY CORNER *LEGEND* — EXISTING WOOD FENCE PLOTTED RECORD DEED LINES SURVEY MONUMENT AS NOTED SET %" X 24" REBAR WITH YELLOW J-U-B PLASTIC CAP EXISTING BUILDINGS PREPARED BY HOOPER SURVEY MONUMENT 95-6 FOUND BRASS CAP 5900 SOUTH 5900 WEST Engineers • Surveyors • Planners RECEIVED 240 West Center Street, Suite 200 Orem, Utah 84057 JUL 0 5 \_2005 Phone (801) 226-0393 Weber County Surveyor PROJECT #55-04-064

#### SURVEYOR'S CERTIFICATE

00347

I, JASON D. WILLES, DO HEREBY CERTIFY THAT IAM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 376067 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. IFURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED BELOW. IHEREBY STATE THAT THIS PROPERTY DESCRIPTION AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE: 30 JUNE 2005

JASON D. WILLES, PLS

## RECORD DESCRIPTIONS ENTRY 1290725, BOOK 1715, PAGE 278

PARCEL 2: PART LOT 2 PLAT B, HOOPER CITY SURVEY, WEBER COUNTY, UTAH, BEG. 7.8 CHS. S. OF NW CORNER SEC. 19, T5N, R2W, TH W 115.5 FT, TH S 114 FT, TH E 115.5 FT, TH N 114.5 FT TO BEG.

PARCEL 3: PART OF NW 1/4 OF SEC 19, T5N, R2W, SLM, U.S. SUR., BEG. 7.8 CHS. S OF NW CORNER OF SEC 19, TH S 114 FT, TH E 56 FT, TH N 114 FT, TH W 56 FT TO BEG. CONT. 0.14 AC.

# AS SURVEYED COMPOSITE DESCRIPTION

ALL OF THOSE CERTAIN PARCELS 2 AND 3 AS RECORDED IN ENTRY 1290725, BOOK 1715, PAGE 278 AS RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER, SAID PARCELS BEING PART OF LOT 2, PLAT "B", HOOPER CITY SURVEY AND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCELS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00° 37'07" WEST 529.15 FEET ALONG THE SECTION LINE (SOUTH 7.80 CHAMS BY RECORD) FROM THE RECORD LOCATION OF THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER BEING BY RECORD SOUTH 89° 28'31" EAST 154.00 FEET FROM A FOUND BRASS CAP WITNESS CORNER, SAID WITNESS CORNER BEING SOUTH 01° 35'26" WEST 845.41 FEET FROM HOOPER CITY SURVEY MONUMENT 95-1 AT THE INTERSECTION OF 5500 SOUTH AND 5900 WEST; THENCE SOUTH 89° 19'09 EAST 55.16 FEET (EAST 56.00 FEET BY RECORD). THENCE SOUTH 00° 40'51" WEST 114.00 FEET (SOUTH BY RECORD). TO A POINT ON THE EAST LINE OF 5900 WEST STREET, SAID POINT BEING 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE HOOPER CITY SURVEY MONUMENT LINE AS MARKED BY MONUMENTS 95-6 AND SAID MONUMENT 95-1; THENCE NORTH 01° 01'20" EAST 114.00 FEET (NORTH BY RECORD) ALONG SAID LINE; THENCE SOUTH 89° 19'09" EAST 116.34 FEET (EAST BY RECORD) TO THE POINT OF BEGINNING.

PARCEL CONTAINING 0.45 ACRES MORE OR LESS.

BASIS OF BEARING: THE MONUMENT LINE FROM HOOPER CITY SURVEY MONUMENT 95-1 TO HOOPER CITY SURVEY MONUMENT 95-6 BEARS SOUTH 01"01'20" EAST.

### NARRATIVE

MAY 2005

003475

PURPOSE: THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE COMPOSITE BOUNDARY OF THE HOWARD AND MARIAN COX TRUST PARCELS 2 AND 3 AS RECORDED IN ENTRY 1290725, BOOK 1715, PAGE 278 AT THE OFFICE OF THE WEBER COUNTY RECORDER. THIS SURVEY WAS PERFORMED AT THE REQUEST OF HOOPER CITY FOR THE PURPOSE OF PURCHASING SAID PARCELS AS PART OF THE VACUUM SEWER PROJECT.

PROCEDURE: THE DEEDS AND PLATS OF RECORD FOR THE SUBJECT AND SURROUNDING PARCELS WERE OBTAINED AND PLOTTED ACCORDING TO THE MATHEMATICAL INSTRUCTIONS CONTAINED THEREIN. A FIELD SURVEY WAS THEN PERFORMED TO LOCATE THE EXISTING FENCES, ROADWAYS, MONUMENTS AND OTHER EVIDENCE OF OCCUPATION IN THE AREA.

RESULTS: THE DESCRIPTIONS OF RECORD COMMENCE 7.80 CHAINS SOUTH OF THE NORTHWEST CORNER OF SECTION 19. USING THE BEARING SHEETS OF RECORD AT THE COUNTY SURVEYORS OFFICE AND THE FOUND WITNESS AND BLOCK CORNERS, THE PLOTTED PARCELS DO NOT CORRESPOND WITH LONG STANDING LINES OF OCCUPATION. IT WAS FOUND HOWEVER, THAT AT SOME POINT THE SECTION LINE SHOWN ON THE ORIGINAL HOOPER TOWNSITE PLAT MAY HAVE BEEN IN ERROR AS NOTED ON THE OFFICIAL 1910 MAP OF HOOPER RECORDED AS MAP B-10+19 AT THE COUNTY SURVEYORS OFFICE, IT IS THEREFORE BELIEVED THAT THE RECORD TIE FROM THE SECTION CORNER IS PROBABLY ERRONEOUS. IT WAS FOUND THAT IF THE PARCELS ARE SHIFTED AND ROTATED, THEY CORRESPOND VERY NEARLY WITH EXISTING FENCE LINES WHICH ARE BELIEVED TO REPRESENT THE HISTORICALLY ACCEPTED BOUNDARIES. THIS IS NOT ONLY TRUE OF THE SUBJECT PARCELS BUT OF THE ADJOINING PARCELS TO THE SOUTH AS WELL, THESE OTHER PARCELS COMMENCE FROM THE BLOCK CORNERS OF PLAT "B" AS SHOWN ON THE HOOPER TOWNSITE PLAT. SHIFTING THE SUBJECT PARCELS APPEARS TO CREATE MUCH BETTER HARMONY BETWEEN THE BLOCK LAYOUT AND OCCUPATION FOR ALL OF THE PARCELS IN THAT THE GEOMETRY OF THE FENCES SEEMS TO VERY CLOSELY MATCH THE RECORD WITH THE EXCEPTION OF THE TIES TO SECTIONAL CONTROL. THE SHIFT DOES CREATE AN APPARENT 0.70' OVERLAP WITH THE NORTHEAST CORNER OF THE ANIMAL SHELTER WHICH HAS BEEN CONSTRUCTED ALONG THE SOUTH FENCE LINE OF THE SUBJECT PARCELS. THE FENCE LINE IS OLD, MEANDERING AND IN DISREPAIR. HOWEVER, A BOUNDARY LINE AGREEMENT MAY BE NEEDED BECAUSE OF THE APPARENT OVERLAP.

NO EASEMENTS OR OTHER ENCUMBRANCES OF RECORD WERE RESEARCHED AS PART OF THIS SURVEY.

RECORD OF SURVEY MAP FOR

# HOWARD AND MARIAN COX TRUST PARCELS 2 & 3

ROBERT H. & MARIAN M. COX, TRUSTEES

HOOPER CITY, WEBER COUNTY, UTAH SCALE 1" = 20'