RECORD OF SURVEY FOR LEGEND 003539 LOT 1, THOMAS S. LOWE SUBDIVISION "AS SURVEYED" BOUNDARY LINES PROPOSED HOOPER CITY SEWER PUMP STATION SITE WOOD FENCE LINE LOCATED IN THE SOUTH HALF OF WIRE FENCE LINE SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST VINYL FENCE LINE SALT LAKE BASE AND MERIDIAN ···-·· RECORD PLAT LINES FOUND SECTION CORNER MONUMENT AS NOTED FOUND STREET MONUMENT SET 34" x 24" REBAR WITH YELLOW J-U-B ENGINEERS CAP PROPERTY CORNER 0 PROPOSED QUIT CLAIM AREA (SEE NARRATIVE) -FOUND GEAR SPIKE AND WASHER FOUND STREET MONUMENT AT INTERSECTION OF S89* 12'32"E 1,337.57' MEASURED MON. TO MON. -FOUND STREET MONUMENT AT INTERSECTION OF 4600 SOUTH & 6300 WEST 4600 SOUTH & 6100 WEST - CENTERLINE 4600 SOUTH STREET S89° 12'41"E BY PLAT - EXISTING WOOD FENCE TO MONUMENT LINE - FOUND REBAR & CAP 33.00° REFVE & REEVE (ACCEPTED) O.13'NORTH & O.06'EAST OF NE COR. OF THOMAS S. LOWE SUBDIVISION CENTERLINE N00° 35'45"E BY PLAT EXISTING STRUCTURES -- 10.00' UTILITY & 4600 SOUTH DRANAGE EASEMENT N89° 12'32"W 1,337.57' MEASURED EXISTING WIRE FENCE -\$89° 12'41"E 150.00" -P.O.B. "AS SURVEYED" PARCEL FENCES TYP. FOUND STREET -EXISTING VINYL FENCE -203.71' MEASURED 'S89° 12'41''E 203.69' RECORD) "AS SURVEYED" PARCEL INCLUDING OVERLAP 24,457 SQUARE FEET OR 0.56 ACRES MORE OR LESS EAST . BASIS OF BEARINGS - S89° 12'41"E 1,131.09' MEASURED LOT 1 ROPELATO SUBDIVISION -NORTH LINE OF THOMAS S. LOWE SUBDIVISION PHASE 2 (SEE NARRATIVE L1- N00° 35'45"E 3.81' VICINITY MAP - NOT TO SCALE L2= S00° 35'45"W 3.81 PREPARED BY TO MONUMENT LINE N89* 12'41"W 150.00" POINT OF BEGINNING "AS SURVEYED" PARCEL NOTE: NO EASEMENTS OTHER THAN THOSE SHOWN ON -FOUND BRASS CAP MONUMENT THE RECORDED PLATS WERE RESEARCHED OR SHOWN WITNESS CORNER TO THE SOUTH AS PART OF THIS SURVEY. 1/4 COR., SEC. 12, T.5 N., R.3W., EAST -Engineers • Surveyors • Planner 10.79 **466 NORTH 900 WEST** S89° 31'46"E 179.60' CORNER TO CORNER BY RECORD RECEIVED KAYSVILLE, UT 84037 SOUTH 1/4 COR., -NO1° 23'00"E 69.06" 801-547-0393 JAN 1 0 2006 SEC. 12, T.5 N., R.3W., MEASURED -FOUND STREET MONUMENT SLB&M (NOT FOUND) PROJECT #55-04-064 FOUND STREET MONUMENT INTERSECTION OF **FEBER CO SURVEYOR** BASIS OF BEARINGS - S89" 12'41"E 1,131.09' MEASURED AT INTERSECTION OF 4800 SOUTH & 6150 WEST NOVEMBER 2005 003539 4800 SOUTH & 6300 WEST (S89° 12'41"E 1,130.95' RECORD)

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 376067 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED BELOW. I HEREBY 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: JANUARY 10, 2006 JASON D. WILLES, PLS

"AS SURVEYED" BOUNDARY DESCRIPTION

LOT 1, THOMAS S. LOWE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. EXCEPTING THEREFROM THE NORTH 103.95 FEET OF SAID LOT 1, AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THOMAS S. LOWE SUBDIVISION, SAID POINT BEING EAST 10.79 FEET AND NORTH 724.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SAID SOUTH QUARTER CORNER BEING BY RECORD SOUTH 89° 31'46" EAST 179.60 FEET FROM A FOUND WEBER COUNTY BRASS CAP WITNESS CORNER; THENCE NORTH 89° 12'41" WEST 150.00 FEET ALONG THE SOUTH LINE OF SAID THOMAS S. LOWE SUBDIVISION TO THE EAST LINE OF 6300 WEST STREET; THENCE NORTH 00° 35'45" EAST 163.05 FEET ALONG SAID LINE; THENCE SOUTH 89° 12'41" EAST 150.00 FEET TO THE EAST LINE OF SAID THOMAS S. LOWE SUBDIVISION AND THE WEST LINE OF THE THOMAS S. LOWE SUBDIVISION PHASE 2; THENCE SOUTH 00° 35'45" WEST 163.05 FEET ALONG SAID LINES TO THE POINT OF BEGINNING.

CONTAINING 24,457 SQUARE FEET OR 0.56 ACRES MORE OR LESS.

BASIS OF BEARINGS: SOUTH 89° 12'41" EAST FROM THE STREET MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6300 WEST TO THE STREET MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6150 WEST.

PROPOSED QUIT-CLAIM DESCRIPTION '

A PORTION OF LOT 1, THOMAS S. LOWE SUBDIVISION, SAID PORTION BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THOMAS S. LOWE SUBDIVISION, SAID POINT BEING EAST 10.79 FEET AND NORTH 724.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SAID SOUTH QUARTER CORNER BEING BY RECORD SOUTH 89° 31'46" EAST 179.60 FEET FROM A FOUND WEBER COUNTY BRASS CAP WITNESS CORNER; THENCE NORTH 89° 12'41" WEST 150.00 FEET ALONG THE SOUTH LINE OF SAID THOMAS S. LOWE SUBDIVISION TO THE EAST LINE OF 6300 WEST STREET; THENCE NORTH 00° 35'45" EAST 3.81 FEET ALONG SAID LINE TO A FENCE LINE; THENCE SOUTH 89° 12'41" EAST 150.00 FEET ALONG SAID FENCE LINE TO THE EAST LINE OF SAID THOMAS S. LOWE SUBDIVISION AND THE WEST LINE OF THE THOMAS S. LOWE SUBDIVISION PHASE 2; THENCE SOUTH 00° 35'45" WEST 3.81 FEET ALONG SAID LINES TO THE POINT OF BEGINNING.

CONTAINING 571.50 SQUARE FEET MORE OR LESS.

BASIS OF BEARINGS: SOUTH 89° 12'41" EAST FROM THE STREET MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6300 WEST TO THE STREET MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6150 WEST.

NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND PREPARE A DESCRIPTION FOR THE SOUTH 1630.05 FEET OF LOT 1, THOMAS S. LOWE SUBDIVISION AS SHOWN HEREON. THE SURVEY WAS PERFORMED AT THE REQUEST OF HOOPER CITY IN ORDER TO PURCHASE THE PROPERTY FOR THE CONSTRUCTION OF A SEWER PUMP STATION.

PROCEDURE: THE DEEDS AND PLATS OF RECORD FOR THE SUBJECT AND SURROUNDING PARCELS WERE OBTAINED FROM THE DAVIS COUNTY RECORDER'S OFFICE AND PLOTTED ACCORDING TO THE MATHEMATICAL INSTRUCTIONS CONTAINED THEREIN. A PROPOSED BUT UNRECORDED WARRANTY DEED FROM MELISA A. GRIFFITH TO HOOPER CITY WAS ALSO OBTAINED. A FIELD SURVEY WAS THEN PERFORMED TO LOCATE THE EXISTING IMPROVEMENTS, ROADWAYS, AND CONTROLLING MONUMENTATION IN THE AREA.

RESULTS: THE THOMAS S. LOWE SUBDIVISION SHOWS THAT A GEAR SPIKE AND WASHER WAS PLACED AT THE INTERSECTION OF 4600 SOUTH AND 6300 WEST BY REEVE AND REEVE INC THE GEAR SPIKE WAS FOUND AS WELL AS SEVERAL STREET MONUMENTS THAT RELATE TO ALL OF THE THOMAS S. LOWE SUBDIVISION PHASES. TO MAINTAIN THE BEARING BASE OF THE SUBDIVISIONS, THE LINE FROM THE FOUND MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6300 WEST TO THE FOUND MONUMENT AT THE INTERSECTION OF 4800 SOUTH AND 6150 WEST WAS HELD. PHASES 2, 3 AND 4 WERE PLOTTED ACCORDING TO THE FOUND STREET MONUMENTS. THE SUBJECT LOT WAS PLOTTED FROM THE FOUND GEAR SPIKE IN ACCORDANCE WITH THE RECORDED AND ACCEPTED PLAT. THIS DOES CAUSE SOME MINOR MATHEMATICAL GAPS AND OVERLAPS BETWEEN THE PHASES BUT DUE TO CALLS IN THE DESCRIPTIONS AS WELL AS JUNIOR AND SENIOR RIGHTS, THESE MINOR DISCREPANCIES DO NOT ACTUALLY EXIST ON THE GROUND. PLOTTING THE SUBJECT SUBDIVISION FROM THE WITNESS CORNER CAUSES A DISCREPANCY WITH THE MONUMENT LINE IN 6300 WEST. HOWEVER, IT IS BELIEVED THAT PLOTTING THE SUBJECT SUBDIVISION IN THIS MANNER BEST REPRESENTS WHAT WAS ACCEPTED AS THE ROAD HALF-WIDTH AT THE TIME OF THE PLATS RECORDATION EVEN THOUGH THE PLAT CENTERLINE DOES NOT CORRESPOND WITH THE MONUMENT LINE, IT DOES MATCH THE RIGHT-OF-WAY AS SHOWN ON THE ROPELATO SUBDIVISION PLAT WHICH IS ON THE WEST SIDE OF 6300 WEST. ADDITIONALLY, IT WAS FOUND THAT THE FENCES ON THE SUBJECT LOT AND THROUGHOUT THE DIFFERENT PHASES CORRESPOND VERY NEARLY WITH THE PLOTTED RECORD LINES AND SEVERAL FOUND REEVE AND REEVE CAPPED REBARS, ONLY ONE OF SAID REBARS IS SHOWN HEREON BUT SEVERAL OTHERS WERE FOUND IN PHASE 2 WHICH WERE ACCEPTED.

NOTE • 1: THERE IS AN OVERLAP BETWEEN THE SOUTH LINE OF THE THOMAS S. LOWE SUBDIVISION AND THE NORTH LINE OF THE THOMAS S. LOWE PHASE 2 SUBDIVISION. THE PHASE 2 PLAT CALLS TO THE SOUTH LINE OF THE THOMAS S. LOWE SUBDIVISION BUT THE MATHEMATICAL INSTRUCTIONS CREATE AN OVERLAP OF JUST UNDER 4.00 FEET. THE PHASE 1 PLAT IS SENIOR IN TITLE AND THEREFORE ITS SOUTH LINE WAS HELD. UNFORTUNATELY, A FENCE HAS BEEN CONSTRUCTED ALONG THE PHASE 2 LINE WHICH ENCROACHES UPON THE PROPOSED PUMP STATION PROPERTY AS SHOWN HEREON. THE PROPOSED SOLUTION TO THIS DISCREPANCY AS SUGGESTED BY HOOPER CITY, IS TO CONVEY THE OVERLAP AREA WITH A QUIT-CLAIM DEED TO THE OWNER OF LOT 9, THOMAS S. LOWE SUBDIVISION PHASE 2. A SUBDIVISION PLAT MAY BE REQUIRED FOR THE LOT SPLITS THAT ARE SHOWN HEREON.

RECORD OF SURVEY MAP FOR

LOT 1, THOMAS S. LOWE SUBDIVISION
PROPOSED HOOPER CITY
SEWER PUMP STATION SITE

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