

BOUNDARY DESCRIPTION

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 35, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber

having a basis or bearing of North 00°54'04" East between the monumented Southwest Corner and the monumented West Quarter Corner of said Section 35 as documented and maintained by the Weber County Surveyor's Office, the published NAD1927 State Plane Coordinates are; x= 1,850,236.70 y= 318,120.68 at the Southwest Corner (Monument No. 52103-1123) and x = 1,850,278.439 y= 320,774.326 at the West Quarter Corner (Monument No. 62134-1223); said tract

BEGINNING at a point located 147.16 feet North 00°54'04" East along section line, FROM the Southwest Corner of said Section 35,

RUNNING thence North 00°54'04" East 301.75 feet along said section line, Thence South 88°45'53" East 295.56 feet along a fence and fence extended to the right of way line of the Layton Canal as deeded in Warranty Deed recorded Book 715 Page 539 recorded July 16, 1962 of the deed records of said county, Thence South 01°03'25" West 164.61 feet along said right of way line to the most northeasterly corner of Fawn Subdivision recorded Book 29 Page 82 of the plat records of said county,

Thence the following three (3) courses along the boundary of said Fawn

1. North 88°28'58" West 89.59 feet,

2. South 00°28'33" West 137.24 feet,

3. North 88'51'46" West 206.52 feet, to the point of beginning. Containing 1.7637 Acres, more or less.

The purpose of this survey is to subdivide a tract of land owned by Robert Bruce Kinch and Micki Joyce Kinch as recorded in a Special Warranty Deed which is listed below. The basis of bearing for this survey is noted in the boundary description

An examination of the deeds and documents listed herein was made and compared to the occupation on the ground and found to be in harmony. The only difference is the deed of the adjoiner to the north (Manning property). This description when rotated to match the section line leaves a small gap between the south line of the Manning description and the fence line that has been utilized as the common property line between the Manning and the Kinch properties. The fence and the Kinch deed coincide and have been held in this subdivision plat. The location of the Layton Canal has been surveyed and identified in the Fawn Subdivision and when the deeds are plotted and rotated to the section line they match the location of the Kinch deed. The Fown Subdivision was done by Chester Nelson in 1987 and there is a Record of Survey (ROS-000029) on file with the County Surveyor dated June 1987 which appears to be the basis of the division for the Fawn Subdivision and creating the remainder description which is on the Kinch deed (E# 1233467).

There was no monumentation of the 1987 Fawn Subdivision found in this survey, however, the subdivision appears to have used the same section monumentation that The right of way for this subdivision was established utilizing the section line as the

center of the highway as has been done with the Fawn Subdivision. Documents used: Weber County Ownership records for parcel numbers: 15-094-0027, 15-094-0028,

15-094-0029, 15-094-0038, 15-094-0080. County Ownership Plats book 15 Pages 94 and 94-1. Fawn Subdivision Plat Book 29 Page 82.

Deeds: Book 705 Page 333 (USA deed), Book 715 Page 539 (USA deed), E# 1233467 (Kinch deed), E# 2494399 (Scott deed), E# 2541537 (Manning deed). Record of Survey No. 000029

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a registered land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.





Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075

DEVELOPER: Rob Kinch Address: 3270 South 2700 West, West Haven, Utah 84401

SW 1/4 of Section 35,

Township 6 North, Range 2 West, Salt Lake Base and Meridian.

DRAWN BY: EDR Revisions: 3/16/2015 - 40' dedication - edr CHECKED BY: TK

DATE:

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Street

005202

- S1/4 COR SEC 35, T6N, R2W,

condition. Dated 1971.

NAD27 Coordinates of:

Mon. No. 11-24

SLB&M. Weber County Monument per tie sheet record, good

x= 1852884.03 y= 318080.56

APR 21 2015