

WEST 1/4 CORNER, SEC. 12,
T.5N., R.3W., S.L.B.&M.,
FOUND 3" BRASS CAP
MONUMENT IN CONCRETE

11 12

784.29'

FIDELITY PROPERTY
MANAGEMENT, L.L.C.
TAX PARCEL# 10-011-0017

N89° 40' 00"E
481.99'

KIMBERLY S. and
HUS BRANDON SHARP
TAX PARCEL# 10-011-0066

BASIS OF BEARING
S00° 38' 08" W 2645.37' (2645.76' MON. TO MON., W.C.S.)
820.96'

S89° 44' 00"W 236.87'
(237.10')

JOHN and FAY H BEUS
TAX PARCEL #10-011-0007
and #10-011-0051

N00° 26' 00"W 566.58'
(566.10')

LOT 2
52,495 SQ. FT.
or 1.205 ACRES

6550 WEST

EXISTING
DITCH

HOUSE

SHED

FOUND 1/2" REBAR
AT CORNER

ROAD DEDICATION
11,503 SQ. FT. or 0.264 ACRES

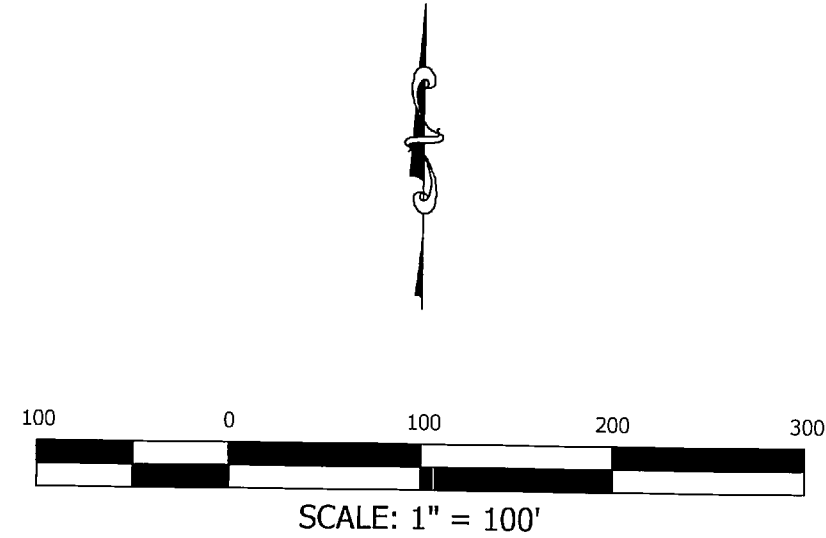
INTERSECTION OF 4600 SOUTH
STREET AND 6700 WEST STREET
FOUND WEBER COUNTY
MONUMENT IN RING & LID

247.14'

1040.72'

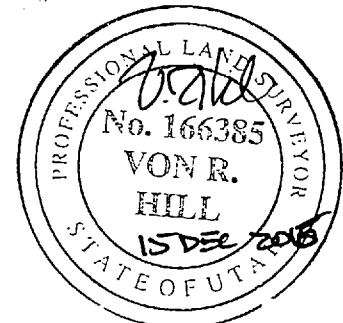
SOUTHWEST CORNER, SEC. 12,
T.5N., R.3W., S.L.B.&M.,
FOUND 3" BRASS CAP
MONUMENT IN CONCRETE

11 12
14 13



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY THE PROPERTY CORNERS TO FURTHER SUBDIVIDE THE PARCEL. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE SECTION MONUMENTS, AS SHOWN. THE BEARING FOR THE SECTION LINE WAS TAKEN FROM THE DEED DESCRIPTION AND MATCHES THE IMPROVEMENTS VERY WELL.

DESCRIPTIONS

EXISTING DEED DESCRIPTION
PARCEL 1: PART OF THE SOUTH-WEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON AN EXISTING FENCE CORNER WHICH IS SOUTH 00°38'08" WEST 784.29 FEET ALONG THE SECTION LINE AND NORTH 89°40' EAST 481.99 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12; RUNNING THENCE NORTH 00°38'08" EAST 607.41 FEET; THENCE NORTH 89°40' EAST 607.41 FEET; THENCE SOUTH 00°38'08" WEST 289.14 FEET; THENCE SOUTH 89°40' WEST 607.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF THE SOUTH-WEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON AN EXISTING FENCE CORNER WHICH IS SOUTH 00°38'08" WEST 784.29 FEET ALONG THE SECTION LINE AND NORTH 89°40' EAST 481.99 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12; RUNNING THENCE NORTH 89°40' EAST 607.41 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 00°38'08" WEST 833.68 FEET TO THE CENTERLINE OF 4600 SOUTH STREET TO A POINT 95.36 RODS WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89°38'22" WEST 348.28 FEET ALONG SAID CENTERLINE; THENCE NORTH 00°26' WEST 566.10 FEET ALONG AN EXISTING FENCE CORNER; THENCE SOUTH 89°44' WEST 237.10 FEET ALONG AN EXISTING FENCE TO A FENCE CORNER; THENCE NORTH 01°54' WEST 263.06 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION
BEGINNING AT A POINT ON AN EXISTING FENCE CORNER WHICH IS SOUTH 00°38'08" WEST 784.29 FEET ALONG THE SECTION LINE AND NORTH 89°40'00" EAST 481.99 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°38'08" EAST 289.14 FEET ALONG AN EXISTING FENCE; THENCE NORTH 89°40'00" EAST 607.41 FEET TO AN EXISTING FENCE; THENCE SOUTH 00°38'08" WEST 1123.30 FEET ALONG SAID FENCE AND ITS EXTENSION TO THE CENTERLINE OF 4600 SOUTH STREET TO A POINT 95.36 RODS WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89°38'22" WEST 348.28 FEET ALONG SAID CENTERLINE; THENCE NORTH 00°26'00" WEST 566.58 FEET ALONG AN EXISTING FENCE LINE AND ITS EXTENSION TO A FENCE CORNER; THENCE SOUTH 89°44'00" WEST 236.87 FEET ALONG AN EXISTING FENCE LINE TO A FENCE CORNER; THENCE NORTH 01°54'00" WEST 263.06 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING. CONTAINS 12.282 ACRES.

RECEIVED
DEC 20 2016
BY: 5622

LEGEND

PROPERTY LINE	———
ADJACENT PROPERTY	- - - - -
ROAD CENTERLINE	———
SECTION LINE	———
TIE TO MONUMENT	———
EASEMENT LINE	———
EDGE OF PAVEMENT	———
RECORD CALLS ()	
5/8" REBAR WITH H&A ENTELLUS CAP LS #166365, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



KODY KALLAS

6540 WEST 4600 SOUTH STREET
TAX PARCEL H10-011-0023 and 10-011-0024
LOCATED IN THE SW 1/4 OF SECTION 12, T.5N., R.3W., S.L.B.&M.
HOOPER CITY, WEBER COUNTY, UTAH

DESCRIPTION	DATE
DRAWN: JRC	10/11/2016
APPVD: VRH	12/14/2016
PROJECT: 1380001	
1380001 FINAL PLAT.dwg	

C201
BOUNDARY SURVEY