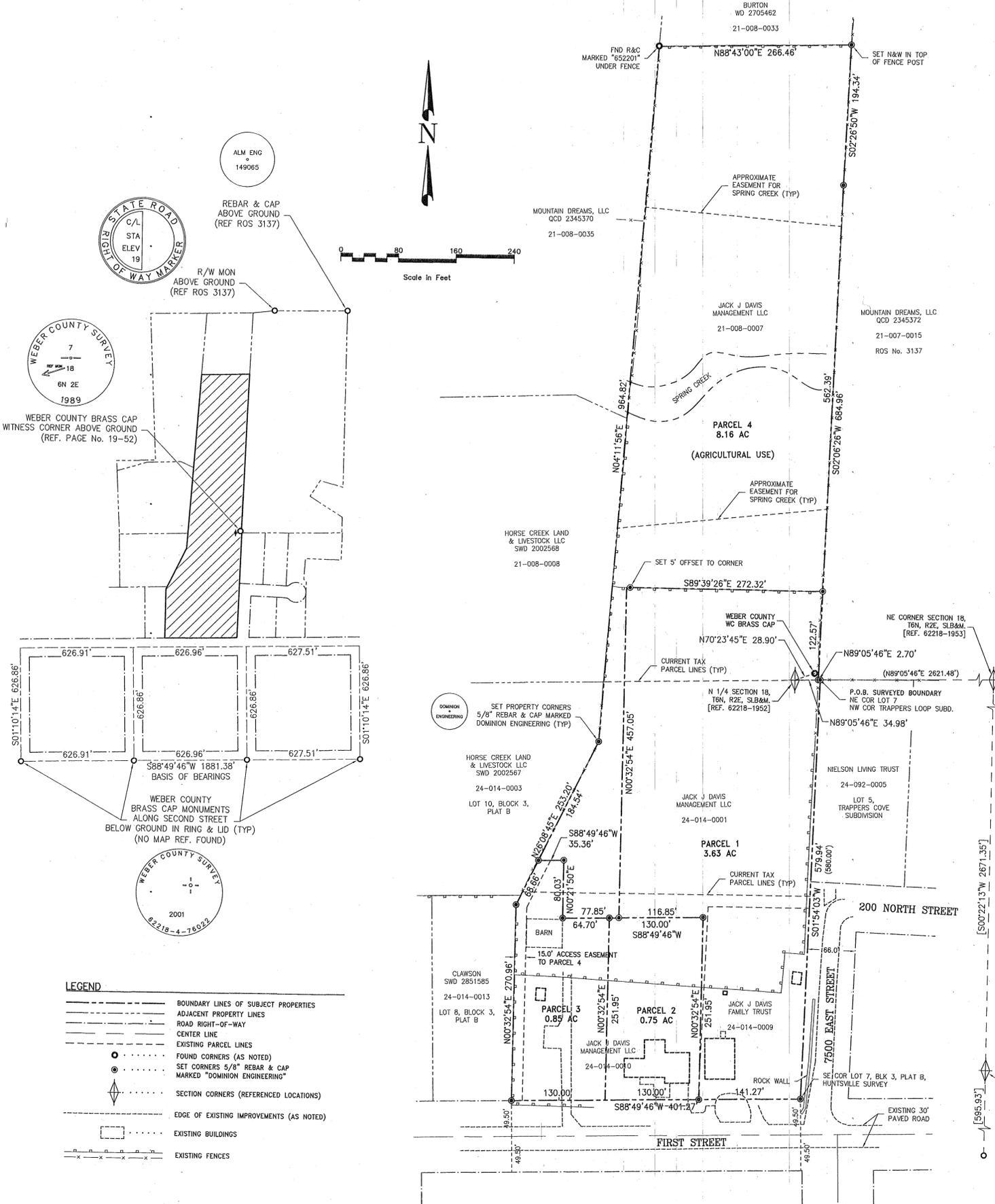


Plot: P:\JACK DAVIS SUBD 2603\SURVEY\DWG\DAVIS ROS.dwg | plot date: February 25, 2019 | plotted by: jmp



**LEGEND**

	BOUNDARY LINES OF SUBJECT PROPERTIES
	ADJACENT PROPERTY LINES
	ROAD RIGHT-OF-WAY
	CENTER LINE
	EXISTING PARCEL LINES
	FOUND CORNERS (AS NOTED)
	SET CORNERS 5/8" REBAR & CAP MARKED "DOMINION ENGINEERING"
	SECTION CORNERS (REFERENCED LOCATIONS)
	EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
	EXISTING BUILDINGS
	EXISTING FENCES

<b>DRAWN</b>	JDP Jan 2018	<b>CHECKED</b>	
<b>DESIGNED</b>		<b>PROJECT ENGINEER</b>	
<b>APPROVED</b>		<b>JDP</b>	
		<b>PROJECT MANAGER</b>	

**JACK J. DAVIS FAMILY TRUST**  
**HUNTSMVILLE TOWNSITE, WEBER COUNTY, UTAH**



**SURVEYOR'S CERTIFICATE**

I, James D. Pitkin, a Professional Land Surveyor as prescribed by the laws of the State of Utah and holding License Number 171546, do hereby certify a survey of the described property was made under my direction and the map hereon is a true and correct representation of said survey.  
 Date: February 25, 2019  
 James D. Pitkin, PLS.  
 License No. 171546



**NARRATIVE**

Jack Davis has requested an adjustment to the new descriptions for Parcels 1 and 4 which have been modified and are shown. The original on-site measurements were completed in January of 2018. The survey was completed and corners placed May 24, 2018. This is an amendment and replaces original Record of Survey filed as ROS No. 6021.  
 The Basis of Bearings is North 88°49'46" West 1881.38 feet measured along the Center line of Second South Street along and between the Weber County Brass Cap monuments found at 7300 East Street, 7400 East Street, 7500 East Street & 7600 East Street. A Record of Survey or other map referencing these monuments being set was not apparent in the County records. The location for the North Quarter of Section 18, T6N, R2E, SLB&M is based upon the recorded plat of the adjacent Trappers Cove Subdivision which appears to match closely with the 1924 plat of the Huntsville Townsite Survey.

There is a perception of deed, ownership, plat and surveying ambiguities throughout the project area, most of which can be explained by inconsistencies in the older/historic descriptions and maps. The original record plat map of the Huntsville Survey provided by Weber County is dated 1924. There is no indication of more recent drawings or clarifications other than what is shown thereon. There is also no indication of any further perpetuation of mapping or monumentation by the Town or County upon which property owners might rely. The location of land and descriptions of land are subject to interpretation by each individual wishing to do so often resulting in perceived errors, inaccuracies and miscalculations. References to and along existing long standing and accepted fence lines have proven to be the most reliable monuments to existing ownership. One adjacent owner (Burton) stated specifically that his boundaries were along the existing fence lines as the field crew were taking measurements for this survey. A survey of Mr. Burton's property was found on file as ROS No. 3137 and follows the existing fence/property lines shown.

Property lines described to and along fences have been approximated along a straight line projection. The existing fences lean and angle one side or the other of the described line(s) in various locations. It's impractical to prepare a property description that would follow every variance of the existing fence however slight it might be. The expressed intent is the existing fence is the monument line for property ownership and runs along it's physical alignment as it currently exists on the ground unless, of course, it's damaged or falls into disrepair. If any of the existing fences are removed or replaced, the alignment of the new fence and property ownership should follow the alignment as described and shown hereon.

The monuments of the Public Land Survey System and Huntsville Survey have not been perpetuated in a way that property owners and Land Surveyors can rely upon for the location and mapping of property descriptions. Many of the monuments are missing while others are referenced by Witness Corners, Maps, Corner Ties and Coordinates provided by Weber County, some of which appear to contain inconsistent information and varied interpretations of the referenced locations. Ties to the North Quarter of Section 18, T6N, R2E, SLB&M vary anywhere from 29 feet to 49 feet from an existing Witness Corner monument depending upon which map, coordinate or description is being considered. All monuments shown as found are in good condition unless noted otherwise.

The readily available records of the Weber County Recorder and Surveyor were utilized and relied upon for the preparation of this survey. The specific documents utilized are listed hereon. A title commitment was not provided. A chain of title search was not completed or provided.

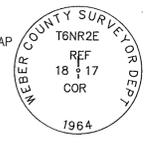
**RECORD PROPERTY DESCRIPTIONS:**

**Warranty Deed, Entry No. 2802073 (24-014-0010)**  
 Part of Lot 7, Block 3, Plat B, Huntsville Survey: Beginning 142 feet West from the Southeast corner of said lot; thence West 248.72 feet; thence North 280.5 feet to North limits of Huntsville; thence East along limits 405.91 feet to the East line of said lot 7; thence South 1'45" West 16.5 feet; thence West to a point North 265 feet and East 10 feet from the point of beginning; thence Southwesterly 265 feet, more or less to beginning.  
 (24-014-0001)  
 Part of Lot 7, Block 3, Plat B, Huntsville Survey: Beginning at the Northeast corner of said Lot 7; thence South 1'45" West along the East line of said Lot 7 to a point on the North line of Huntsville City Limits lying North 1'45" East 280.5 feet from the Southeast corner of said lot; thence South 88°08' West 405.91 feet along said limits; thence to West line of said lot; thence North 29° East and North 5'30" East along the West line of said lot to the North line of said lot; thence East along lot line 289.01 feet to beginning.  
**Warranty Deed, Entry No. 2802071 (24-014-0009)**  
 Part of Lot 7, Block 3, Plat B, Huntsville Survey: Beginning at the Southeast corner of Lot 7; thence North 264.0 feet; thence West 132.0 feet; thence Southwesterly 265 Feet, more or less, to a point of the North line of the street 142 feet West of the point of beginning; thence East 142 feet to the point of beginning.  
**Warranty Deed, Entry No. 2802072 (21-008-0007)**  
 Part of the Southeast and Southwest Quarters of Section 7, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Southwest corner of said Southeast quarter of Section 7, and running thence North 88°51' East .77 of a chain on the Section line, thence North 1'41" East 879.97 feet; thence South 88°43' East 262.78 feet; thence South 4' West 881.10 feet, thence North 88°43' East 3.76 chains to the place of beginning.

**SURVEYED BOUNDARY DESCRIPTION**

A parcel of land including all of Parcels No. 24-014-0001, 24-014-0010, 24-014-0009 and 21-008-0007 as described in Warranty Deeds, Entry Numbers 2802073, 2802071 and 2802072 respectively and located within the Northwest Quarter and Northeast Quarter of Section 18, Township 6 North, Range 2 East Salt Lake Base & Meridian and in the Southwest Quarter and Southeast Quarter of Section 7, Township 6 North, Range 2 East, Salt Lake Base & Meridian

EAST 1/4 CORNER SECTION 18, T6N, R2E, SLB&M [REF 62218-1853]  
 WEBER COUNTY BRASS CAP WITNESS CORNER ABOVE GROUND [REF 62218-2-95036]



RECEIVED  
 MAR 12 2019  
 BY: 6194

**AMENDING AND REPLACING ROS No. 6021**  
**RECORD OF SURVEY - PARCEL BOUNDARY ADJUSTMENT**  
**7487 EAST 100 SOUTH**  
 LOCATED IN THE SOUTH 1/2 SEC. 7 & NORTH 1/2 SEC. 18,  
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

and within Lot 7, Block 3, Plat B, Huntsville Survey; Huntsville Townsite, Weber County, Utah, more particularly described as follows:  
 BEGINNING at the Northeast corner of said Lot 7, which is also the Northwest corner of Trappers Cove Subdivision and is 34.98 feet North 89°05'46" East of the North Quarter corner of said Section 18 as referenced on said Subdivision, and running thence South 01°54'03" West 579.94 feet along the Easterly line of said Lot 7, which is also the Westerly line of said Trappers Cove Subdivision to the Northerly boundary and right-of-way of First Street; thence South 88°49'46" West 401.27 feet along said Street to an existing fence line and the Easterly boundary of Parcel No. 24-014-0013 as described in that certain Special Warranty Deed, Entry No. 2851585; thence North 00°32'54" East 270.96 feet along the straight line approximation of said existing fence; thence North 26°08'45" East 253.20 feet along the straight line approximation of said existing fence and the Easterly boundary of Parcel No. 24-014-0003 as described in that certain Special Warranty Deed, Entry No. 2002567; thence North 04°11'56" East 964.82 feet along the straight line approximation of said existing fence, Parcel No. 24-014-0003 and the Northerly extension along the Easterly boundary of Parcel No. 21-008-0008 as described in that certain Special Warranty Deed, Entry No. 2002568 and also along the Northerly extension along the Easterly boundary of Parcel No. 21-008-0035 as described in that certain Quit Claim Deed, Entry No. 2345370 to an existing fence corner and the Southerly boundary line of Parcel No. 21-008-0033 as described in that certain Warranty Deed, Entry No. 2705462; thence North 88°43'00" East 266.46 feet along said Parcel and the straight line approximation of said existing fence to a Fence Line Survey prepared by F. Lewis Pratt, Filed in Weber County as Record of Survey No. 3137 and the Westerly boundary of Parcel 21-007-0015 as described in that certain Quit Claim Deed, Entry No. 2345372; thence South 02°26'50" West 194.34 feet along said Survey, Parcel and the straight line approximation of said existing fence; thence South 02°06'26" West 684.96 feet continuing along said Survey, Parcel and the straight line approximation of said existing fence to a fence corner; thence North 89°05'46" East 2.70 feet along said fence to the POINT OF BEGINNING. Contains 10.60 acres, more or less.  
 NEW - PARCEL 1  
 A parcel of land located within the Northwest Quarter and Northeast Quarter of Section 18, Township 6 North, Range 2 East Salt Lake Base & Meridian and in Lot 7, Block 3, Plat B, Huntsville Survey; Huntsville Townsite, Weber County, Utah, more particularly described as follows:  
 BEGINNING at the Southeast corner of said Lot 7, which is also the Southwest corner of Trappers Cove Subdivision recorded as Entry No. 1872231 in the Office of the Weber County Recorder 34.98 feet North 89°05'46" East and 579.94 feet South 01°54'03" West from the North Quarter corner of said Section 18 as referenced on said Subdivision, and running thence South 88°49'46" West 141.27 feet along the northerly boundary and right-of-way line of First Street; thence North 00°32'54" East 251.95 feet; thence South 88°49'46" West 116.85 feet; thence North 00°32'54" East 457.05 feet to an existing fence; thence South 89°39'26" East 272.32 feet along said fence to a Fence Line Survey prepared by F. Lewis Pratt, Filed in Weber County as Record of Survey No. 3137 and the Westerly boundary of Parcel 21-007-0015 as described in that certain Quit Claim Deed, Entry No. 2345372; thence South 02°06'26" West 122.57 feet along said line to a fence corner; thence North 89°05'46" East 2.70 feet along said fence to said Trappers Cove Subdivision; thence South 01°54'03" West 579.94 feet along said Subdivision to the POINT OF BEGINNING. Contains 3.63 acres, more or less.  
 NEW - PARCEL 2  
 A parcel of land located within the Northwest Quarter of Section 18, Township 6 North, Range 2 East Salt Lake Base & Meridian and in Lot 7, Block 3, Plat B, Huntsville Survey; Huntsville Townsite, Weber County, Utah, more particularly described as follows:  
 BEGINNING at a point on the northerly boundary and right-of-way of First Street, which is 34.98 feet North 89°05'46" East and 579.94 feet South 01°54'03" West to the Southeast corner of said Lot 7 and South 88°49'46" West 141.27 feet from the North Quarter corner of said Section 18 as referenced on Trappers Cove Subdivision recorded as Entry No. 1872231 in the Office of the Weber County Recorder; and running thence South 88°49'46" West 130.00 feet along said Street; thence North 00°32'54" East 251.95 feet; thence North 88°49'46" East 130.00 feet; thence South 00°32'54" West 251.95 feet to the POINT OF BEGINNING. Contains 0.75 acres, more or less.  
 NEW - PARCEL 3  
 A parcel of land located within the Northwest Quarter of Section 18, Township 6 North, Range 2 East Salt Lake Base & Meridian and in Lot 7, Block 3, Plat B, Huntsville Survey; Huntsville Townsite, Weber County, Utah, more particularly described as follows:  
 BEGINNING at a point on the northerly boundary and right-of-way of First Street, which is 34.98 feet North 89°05'46" East and 579.94 feet South 01°54'03" West to the Southeast corner of said Lot 7 and South 88°49'46" West 271.27 feet from the North Quarter corner of said Section 18 as referenced on Trappers Cove Subdivision recorded as Entry No. 1872231 in the Office of the Weber County Recorder, and running thence South 88°49'46" West 130.00 feet along said Street to an existing fence line and the Easterly boundary of Parcel No. 24-014-0013 as described in that certain Special Warranty Deed, Entry No. 2851585; thence North 00°32'54" East 270.96 feet along the straight line approximation of said existing fence; thence North 26°08'45" East 68.66 feet along the straight line approximation of said existing fence and the Easterly boundary of Parcel No. 24-014-0003 as described in that certain Special Warranty Deed, Entry No. 2002567; thence North 88°49'46" East 35.36 feet; thence South 00°32'54" West 80.03 feet; thence North 88°49'46" East 64.70 feet; thence South 00°32'54" West 251.95 feet to the POINT OF BEGINNING. Contains 0.85 acres, more or less.  
 NEW - PARCEL 4  
 A parcel of land located within the Northwest Quarter and Northeast Quarter of Section 18, Township 6 North, Range 2 East Salt Lake Base & Meridian and in the Southwest Quarter and part of Lot 7, Block 3, Plat B, Huntsville Survey; Huntsville Townsite, Weber County, Utah, more particularly described as follows:  
 BEGINNING at a point on a Fence Line Survey prepared by F. Lewis Pratt, Filed in Weber County as Record of Survey No. 3137 and the Westerly boundary of Parcel 21-007-0015 as described in that certain Quit Claim Deed, Entry No. 2345372, which is 2.70 feet South 89°05'46" West and 122.57 feet North 02°06'26" East from the Northeast corner of said Lot 7, which is also the Northwest corner of Trappers Cove Subdivision, which is 34.98 feet North 89°05'46" East and 579.94 feet South 01°54'03" West from the North Quarter corner of said Section 18 as referenced on said Subdivision, and running thence North 89°39'26" West 272.32 feet along an existing fence; thence South 00°32'54" West 457.05 feet; thence South 88°49'46" West 77.85 feet; thence North 00°21'50" East 80.03 feet; thence South 88°49'46" West 35.36 feet; thence North 00°21'50" East 80.03 feet; thence South 88°49'46" West 184.54 feet; thence North 04°11'56" East 964.82 feet along the straight line approximation of said existing fence and the Northerly extension along the Easterly boundary of Parcel No. 21-008-0008 as described in that certain Special Warranty Deed, Entry No. 2002568 and also along the Northerly extension along the Easterly boundary of Parcel No. 21-008-0035 as described in that certain Quit Claim Deed, Entry No. 2345370 to an existing fence corner and the Southerly boundary line of Parcel No. 21-008-0033 as described in that certain Warranty Deed, Entry No. 2705462; thence North 88°43'00" East 266.46 feet along said Parcel and the straight line approximation of said existing fence to said Fence Line Survey prepared by F. Lewis Pratt, Filed in Weber County as Record of Survey No. 3137 and said Westerly boundary of Parcel 21-007-0015 as described in that certain Quit Claim Deed, Entry No. 2345372; thence South 02°26'50" West 194.34 feet along said Survey, Parcel and the straight line approximation of said existing fence; thence South 02°06'26" West 562.39 feet continuing along said Survey, Parcel and the straight line approximation of said existing fence to the POINT OF BEGINNING. Contains 5.37 acres, more or less.