

Record of Survey for Cazier Subdivision

Part of the Northwest 1/4 of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian
Unincorporated Weber County, Utah - Survey Date: May 2020

NW Sec 21, T 6 N, R 2 W, SLB&M, NAD83 WCs
grid coordinates N=3614946.0 E=1480085.3 U.S.F.
Mon in good condition per county records

N 1/16 between Sec's 20 & 21,
T 6 N, R 2 W, SLB&M.
Position calculated, see narrative.

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of Weber County Utah State Plane Coordinate System of 1983 (NAD83) of North 00°50'19" East between the monumented locations of the West Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3612342.72 E=1480047.20 U.S.F.) and the Northwest corner (having Weber County Surveyor State Plane Coordinates of N=3614946.0 E=1480085.3 U.S.F.), described as follows:
COMMENCING at a point located 1000.77 feet North 00°50'19" East, along section line, to the Old Rail-Road right of way which is now the North right of way line of 1250 South Street, and 832.79 feet South 89°22'00" East, along said North right of way, FROM said West Quarter corner of Section 21;
RUNNING thence North 00°23'55" West 276.64 feet, to the evidenced 1/16th section line (being the north line of the Southwest Quarter of the Northwest Quarter of said Section 21);
Thence South 89°24'16" East 217.35 feet, along said 1/16th section line which is along or near an existing fence line representing the evidenced 1/16th section line, to a Pinnacle rebar and cap;
Thence South 00°23'47" West 150.00 feet, along an existing fence line;
Thence South 89°24'16" East 280.00 feet, along or near an existing fence line, to the evidenced 1/16th section line (being the east line of the Southwest Quarter of the Northwest Quarter of said Section 21);
Thence South 01°02'55" West 126.92 feet, along said 1/16th section line (being the west right of way of 4100 West Street), to said North right of way of 1250 South Street;
Thence North 89°22'00" West 492.07 feet, along said North right of way, to the point of beginning.
Containing 2.1814 Acres, more or less.

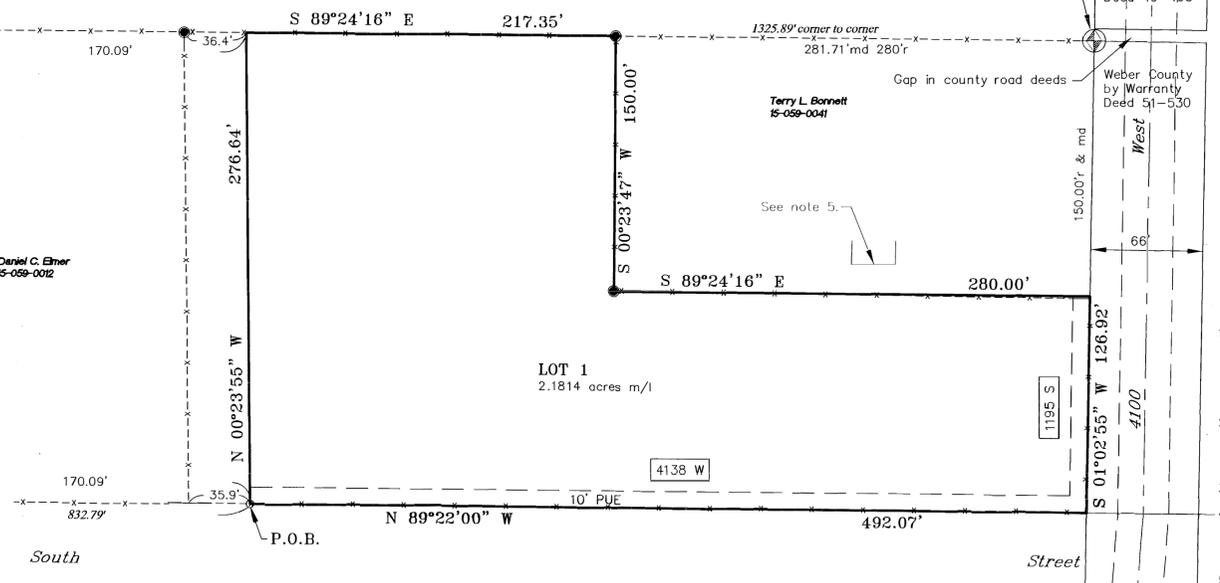
- NOTES:
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
 - All survey data on this plat is measured data unless otherwise noted.
 - The Weber County Surveyor's Interactive GIS map also links notes from the original GLO placement of the corners shown, inferring the current location matches the original GLO location. It is my opinion that the current location does not match the original GLO location.
 - The following is required to be included on this plat by Weber County Engineering: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
 - This is a barn on adjacent property that is approximately 17 feet from the property line. The location is identified by digitizing aerial imagery no liability as to location is accepted by Landmark Surveying, Inc or the certifying surveyor. The reason for this structure being shown on the plat is because of a mis-interpretation of the intent of Weber County ordinance WCO 106-1-5(a)(6) as established by the County Planning office. As the former Weber County Chief Deputy Surveyor, County Surveyor, and County Recorder/Surveyor, I have personal knowledge regarding the reason and purpose for this structure of ordinance being instituted. The intent of this ordinance is to provide county planning a means of ensuring that structures involved in a subdivision of land meet the county setback requirements. It is not intended to require the surveying profession to trespass on land adjoining a subdivision boundary which boundary existed prior to the subdivision platting and is held as the subdivision boundary. Such adjoining property is not being modified or altered and the circumstances related to setbacks or other zoning conditions on such adjoining property remain as they currently exist. Any non-conformance to the zoning requirements are an existing condition related to the property and the developer of an independent subdivision has no ability to affect such. It is, however, intended that when a parcel of land is being subdivided, not in totality but only a portion of which is being platted leaving a remainder parcel and which remaining portion contains buildings and structures such buildings and structures are to be surveyed and dimensions to the subdivision boundary or lot lines are to be included on the plat. This is also true when an entire property is being subdivided that contains buildings and structures, dimensions to the boundary and lot lines are to be shown. The current interpretation of county ordinance is, in my opinion, a mis-use of the ordinance.

Max + Helen S. Hancock Family Trust
15-059-0076

NW 1/16 Sec 21, T 6 N, R 2 W,
SLB&M. Position monumented
by an existing fence post, see
narrative.

Weber County
Deed 49-493

Weber County
by Warranty
Deed 51-530

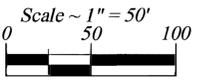


- ### NARRATIVE
- A Notice of Non-buildable Parcel was recorded as Entry no. 2915316 on April 16, 2018, which states that parcels 15-059-0049 did not meet the county requirements for a Lot of Record. There was also a Notice of Non-buildable Parcel recorded as entry no 2915317 on April 16, 2018 for parcel 15-059-0050. The purpose of this survey is to create a subdivision plat that will meet the requirements of Weber County for a Lot of Record so that building permits may be issued on the Lot.
 - Additionally, the purpose of the survey is NOT to identify utility locations, above or underground, any utilities shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities is made herein.
 - The basis of bearing of bearing is as described in the description and shown hereon.
 - The subdivision boundary was surveyed by Pinnacle in 2006 and filed as Record of Survey (ROS) 4246 which resulted in the descriptions for Parcels 1, 2, and 3 that were used in the Warranty Deed recorded as E# 2992297. Parcels 2 and 3 are being combined in this plat. Parcel 1 is not part of this document.
 - Another ROS was filed as number 4415 in Feb. of 2010 which appears to have been worked on as a 2 lot subdivision of Brown Side Estates. This subdivision name does not show in the county records and the Ownership map (tax map) do not show that this subdivision was ever recorded.
 - The most northern boundary appears to have been described in ROS 4246 to follow angles of an existing fence line. The original title was to the sixteenth section line which approximates the location of the fence. There is such small differences between the fence location and the location of the sixteenth line as re-established using ends of the fence that I have held a straight line along the sixteenth line.
 - The most east and the south boundaries are described to be on the right of way lines of 4100 West Street and 1250 South Street, respectively. The west line of 4100 West Street has been identified by Harper Estates Subdivision to the north of the property and by a fence that runs north-south which is on the south of 1400 South Street.
 - The south boundary is to be coincident with the North line of 1250 South Street. The property of the road was part of the title holdings of the Union Pacific Rail-road and was deeded to Weber County. This strip was 100 feet in width. The rail-road retained a 50 foot strip to the north of the center line of the main line track. The main line track no longer exists in the original position from 3500 West Street to a location west of 4700 West Street. We surveyed the Main line track location at 3500 West and 5100 West (the south set of tracks) to establish the center line if the rail-road right of way. The right of way lines were then established parallel to that alignment.
 - The west boundary of the property is established to be the record distance of 170.09 feet east of an existing fence line that is the evidence of the west boundary of property owned by Daniel C. Elmer (parcel no 15-059-0012).
 - The Terry Bonnett property shares a the south and west boundary with this lot. The location of the lines were established so that the full 150 feet and 280 feet of distance on the west and south lines of Bonnett are retained by Bonnett. There were two rebar and caps found at the southwest and northwest corners of the Bonnett parcel which were set by Pinnacle shown on ROS 4246. They set the points so that the west boundary was short of the deeded 150 feet and the south boundary was long of the deeded 280 feet.
 - In evaluating the location of the fences, sixteenth lines, and right of way lines I have decided to hold the Pinnacle rebar at the northwest corner but not at the southwest. Doing this will hold the existing fence line which appears to have been a long standing division fence.

This is the southern end of county road deed 51-530, however, the deed calls for the rail-road right of way which, at the time the county received this deed, the rail-road owned the 100' wide strip which is now 1250 South Street.

Perpetual Easement references several documents.
Entry No. 1764840, 1751010, 1751015, 1751568, 1757395, 1761411, and 1764840. These documents are listed in the abstract for the properties that make up this lot, however, they do not affect this lot by description. There appears to be visible manholes in 4100 West Street but the location of the utility with respect to the lot boundaries is unknown.

RECEIVED
JUL 7 2020
BY: 6524



- ### Legend
- - - - - EXISTING FENCE
 - - - - - EASEMENTS (as labeled or granted)
 - - - - - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND REBAR AND CAP (Pinnacle)
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - r RECORD DATA
 - md MEASURED DATA
 - ⊙ CALC SECTION CORNER

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-25-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon.



<p>4646 South 3500 West - RA-3 West Haven, UT 84401 801-731-4075</p>		Weber County Surveyor	
<p>DEVELOPER: J. Tyler Cazier Address: PO Box, 12622, Ogden Utah 84412 801-628-2315</p>		1 of 1	
<p>NW 1/4 of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian.</p>		Record of Survey	
Revisions	DRAWN BY: EDR	CHECKED BY: ...	
	DATE: June 18, 2020	PROM: 4031	