

PART OF THE NE 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH - Date of Survey: July 2020 - Record of Survey

A tract of land located in the Northeast Quarter of Section 8, Township 6 North, Range 1 West, Salt Lake and Meridian, being all of Lot 3 Jennings Subdivision, as recorded Plat book 60 page 56 and other lands, having a basis of bearing on the Utah State Plane Coordinate System of 1983 (NAD83) established by the Positioning System: GPS utilizing base GPS Network of North 44°19'27" West between the monumented locations of the Center Quarter corner (having State Plane Coordinates of N=3625264.28 and E=1509432.90 U.S.) and the Northwest corner (having State Plane Coordinates of N=3625532.56 and E=1506793.1 U.S.) of said Section 8, described by use as follows:

BEGINNING At the Southeast corner of said Lot 3 (said point being located 638.03 feet South 88°39'33" East, and 21.23 feet North 01°19'51" East from said Northwest Quarter corner;

RUNNING thence North 88°57'31" West 43.00 feet (N 88°59'16" W 43.00' by said plat record), to an existing fence line;

Thence North 00°46'41" East 92.074 feet, along or near an existing fence line, to the south right of way of Larsen Lane as newly constructed;

Thence North 88°37'30" East 32.74 feet, along said right of way;

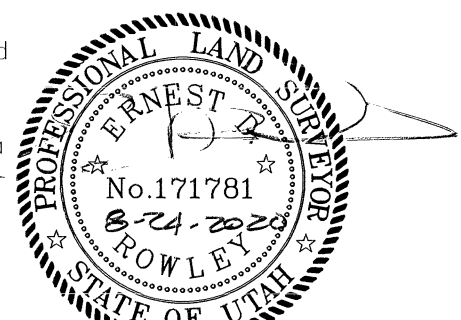
Thence North 60°37'30" East 20.73 feet, along said right of way;

Thence South 01°06'40" West 65.06 feet, along or near an existing fence line, to an Old existing fence line being the common boundary of properties described in Quil Claim Deed recorded as Entry No. 1801257 Map 2174 page 1234 on October 12, 2001, and in the following two (2) documents, 1) Warranty Deed recorded as Entry No. 3041536 on March 17, 2020 in which the existing fence is bounded, 2) Warranty Deed recorded as Entry No. 2097785 on April 19, 2005, to the Northeast corner of said Jennings Subdivision;

Thence the following three (3) courses along the boundary of said Lot 3, 1) South 01°19'51" West 109.60 feet, 2) North 88°40'09" West 156.00 feet, 3) South 01°19'51" West 299.14 feet, to the point of beginning.

Containing 3.5105 acres, more or less.

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-7201 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 17-23-17, 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.



I hereby certify that the Weber County Surveyor's Office has reviewed this plot and all conditions for approval by this office have been satisfied. The approval of this plot by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plot from the responsibilities and/or liabilities associated therewith.

Signed this day of , 20

Dale & Liana
Satterthwaite
11-027-0033

Weber County Surveyor

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1. The purpose of this survey is to amend Lot 3 of the Jennings Subdivision and include the Montgomery and Jennings properties. This will require a partial adjustment of Lot 3's, Qul Claim deed E#1801257, and Warren Deed E#1962042 and WSD p1821.
2. 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 Sticker Blue Stamp.
3. The representation as to accuracy of underground utilities is made herein.
4. The basis of bearing is as noted and described in the Boundary Description as shown hereon.
5. The boundary between the existing old land along or near an existing old fence line. This fence line was also held as the east boundary of a subdivision plat that I did some work on in 2019 which was being named at the time as Warren Hollow Subdivision.
6. The street has been widened and the right of way designed by Jones & Associates. I obtained the CAD drawings from Jones and matched their survey to mine by a translation and rotation to common control monuments.
7. The east boundary is being held as an existing old fence line. According to current owners this east fence has been used by the respective owners as the boundary for at least 80 years and is being held as the boundary and title line. Some deeds call for this fence as the boundary.
8. The other lines are dependent on the location of Lot 3. The Jennings Subdivision was done by a former owner of Landmark Surveying. I have seen the location of the center of the lot on the original drawing and survey notes and retraced the location of the Jennings project. The location of his work was based on common monumentation with my field work.
9. It can be seen that the location of 700 North as defined by the Jennings Sub is different than what I show on this plat as the center and north right of way line. I believe that Jennings Sub plat hold the street identification as determined by the Harrisville Retail Center plat which it is tied to.
10. The Harrisville Retail Sub held the Center 1/4 corner monument as the center of the street which is what the county tax record showed at the time that the plat was prepared. I believe that holding the center of the location is correct.
11. My location was determined by an extensive retracement that involved Cropsyes Third Addition, U.S. Hwy 89, Wall Avenue, Old Larsen Lane alignment, and several properties on the north of 700 North Street. With enough tie to the center of the lot, I am very confident in my opinion that the location of the north right of way for 700 North Street is to be located the deed record distance of 133.30 feet southerly from the rear or north fence line of the several properties south of the street.
12. The county tax records show the center of the street to be 30 feet south of the north right of way line and the south right of way at 15 foot south of that centerline and call that centerline the quarter section line.
13. An old county monument tie sheet identifies the Center 1/4 corner as having been a railroad spike set by the county surveyor in 1980 and updated to brass in 1988. The old tie sheet does not identify the center of the street as the section line, in fact, it shows a 15' x 15.7' net area of the center of the street. The section line of that fence. This would place the monument 9.3' south of the north right of way of 700 North Street according to the county surveyor. There is no other information on the tie sheet to indicate why the spike was at the location it was. I believe that the monument is not intended to be the center of the street.
14. The existing Center Quarter monument is not 30 feet south of the physical evidence of the right of way as I have identified, it is only 17 feet south.
15. Therefore, the location of the north right of way of 700 North Street requires that the boundary of Lot 3 be extended to coincide with that line.
16. The boundary information for the Warren Hollow Subdivision is being included on this plat along with 3 lots from that tract that were staked and deeded prior to the plat approval.

1. The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision shown, dedicated, or noted on or in a previously recorded plat or portion of plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.
2. 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 location. It is my opinion that the current location does not match the original GLO location.
3. Harrisville City code 8.07.010 i.a. "R" (RESTRICTED LOT) "Based upon high ground water conditions, the lowest habitable floor level on this lot is restricted to be above the natural ground elevation.

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 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075											
Weber County Surveyor												
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This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and affix across the Professional Land Surveyor's seal in accordance with R156-2-201 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Conveyance, nor to be Recorded or Filed, nor implemented or used on a Final Record.