

## RECORD OF SURVEY

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
HOOPER CITY, WEBER COUNTY, UTAH  
APRIL, 2025

## NARRATIVE

THIS SURVEY WAS REQUESTED BY NATALIE DALPIAS FOR THE PURPOSE OF RE-ESTABLISHING THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR REFERENCE MONUMENTS TO THE THE SOUTHWEST CORNER; A REFERENCE MONUMENT TO THE WEST QUARTER CORNER; AND THE CENTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING NORTH 00°37'08" EAST BETWEEN A REFERENCE MONUMENT BETWEEN THE SOUTHWEST CORNER AND A REFERENCE MONUMENT TO THE WEST QUARTER CORNER OF SECTION 7 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

KEN HAWS SUBDIVISION PREPARED BY REEVE & ASSOCIATES, INC., FOR KENNETH HAWS, DATED OCTOBER 25, 2001, AND RECORDED JANUARY 30, 2002, AS ENTRY #1823877; WEHRMAN ACRES SUBDIVISION PREPARED BY REEVE & REEVE, INC., FOR KELLY WEHRMAN, DATED FEBRUARY 28, 1994, AND RECORDED MAY 30, 1995, AS ENTRY #1347327; AND QUIT-CLAIM DEED FOR DEDICATION OF PART OF 4600 SOUTH STREET DATED OCTOBER 21, 1976, IN BOOK 1147, AT PAGE 210, WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. MANY OF THE RECORD DEEDS FOR PROPERTY NORTH OF 4600 SOUTH AND EAST OF 5900 WEST DO NOT CONFORM TO THE OCCUPATION ON THE GROUND. GENERALLY, THERE IS AN APPROXIMATE 40 FOOT SHIFT TO THE EAST OF THESE RECORDS FROM OCCUPATION, AND FOR THE THE SUBJECT PROPERTY, A 20 SHIFT TO THE NORTH. AFTER MAKING THIS ADJUSTMENT, THE RECORD FITS THE OCCUPATION ON THE GROUND FAIRLY WELL. THERE IS A BIT OF AMBIGUITY AT THE EAST SIDE OF THE PARCEL WHERE SUBJECT PROPERTY ADJOINS THE GELLATLY PROPERTY. SEVERAL REBARS WITH "CLS" CAPS WERE FOUND IN THIS AREA, AND AN UNFILED SURVEY PREPARED BY CLS AND PROVIDED TO REEVE AND ASSOCIATES THAT DO NOT SEEM TO COINCIDE WITH THE RECORDS. THIS LINE WAS ESTABLISHED BY OLD AERIAL IMAGERY AND PAROLE EVIDENCE FROM THE OWNERS. ALSO, THERE SEEMS TO BE SOME DISPARITY BETWEEN SEVERAL OF THE RECORD DOCUMENTS AS TO THE EXACT LOCATION OF 4600 SOUTH STREET, BUT A QUIT-CLAIM DEED FOR DEDICATION OF PART OF 4600 SOUTH STREET DATED OCTOBER 21, 1976, IN BOOK 1147, AT PAGE 210 ESTABLISHES BOTH THE CENTER AND NORTH LINE OF SAID STREET THROUGH THIS AREA.

PROPERTY CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## AS-SURVEYED DESCRIPTION

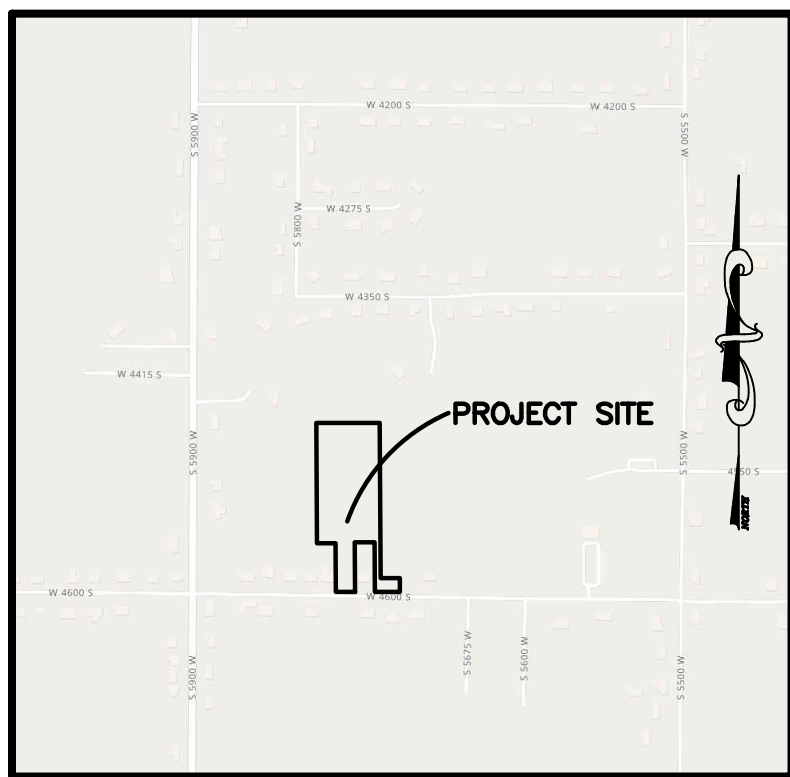
PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET BEING 1033.68 FEET NORTH 00°51'30" EAST (15.15 CHAINS NORTH REC.) AND 704.04 FEET SOUTH 89°08'30" EAST (664.30 FEET EAST REC.) FROM THE SOUTHWEST CORNER OF SAID SECTION 7 (SAID CORNER BEING 2672.17 FEET SOUTH 00°51'30" WEST FROM THE WEST QUARTER CORNER OF SAID SECTION); THENCE SOUTH 89°02'43" EAST 100.10 FEET (EAST 99.98 FEET REC.) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE NORTH 00°51'31" EAST 258.82 FEET (NORTH 268.62 FEET REC.); THENCE TWO (2) COURSES TO AND ALONG AN EXISTING FENCE LINE: (1) SOUTH 89°26'27" EAST; 103.39 FEET (EAST 100.00 FEET REC.) TO AN EXISTING FENCE CORNER; AND (2) SOUTH 00°50'26" WEST 259.54 FEET (SOUTH 268.62 FEET REC.) TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 4600 SOUTH STREET; THENCE SOUTH 89°02'43" EAST 130.85 FEET (EAST 134.20 FEET REC.) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°46'55" EAST 93.47 FEET (NORTH 104.30 FEET REC.); THENCE NORTH 89°02'43" WEST 101.02 FEET (WEST 104.30 FEET REC.); THENCE TO AND ALONG AN EXISTING FENCE LINE, MORE OR LESS, THE FOLLOWING THREE (3) COURSES: (1) NORTH 00°40'53" EAST 788.06 FEET (NORTH 791.32 FEET REC.); (2) NORTH 89°08'29" WEST 330.61 FEET (WEST 330.00 FEET REC.); AND (3) SOUTH 00°36'23" WEST 627.01 FEET (SOUTH 627.00 FEET REC.); THENCE SOUTH 89°08'29" EAST 97.01 FEET (EAST 100.00 FEET REC.); THENCE SOUTH 00°51'31" WEST 254.13 FEET (SOUTH 268.62 FEET REC.) TO THE POINT OF BEGINNING.

CONTAINING 248,961 SQUARE FEET OR 5.715 ACRES.

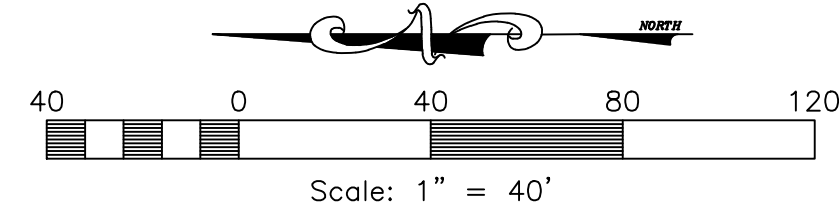
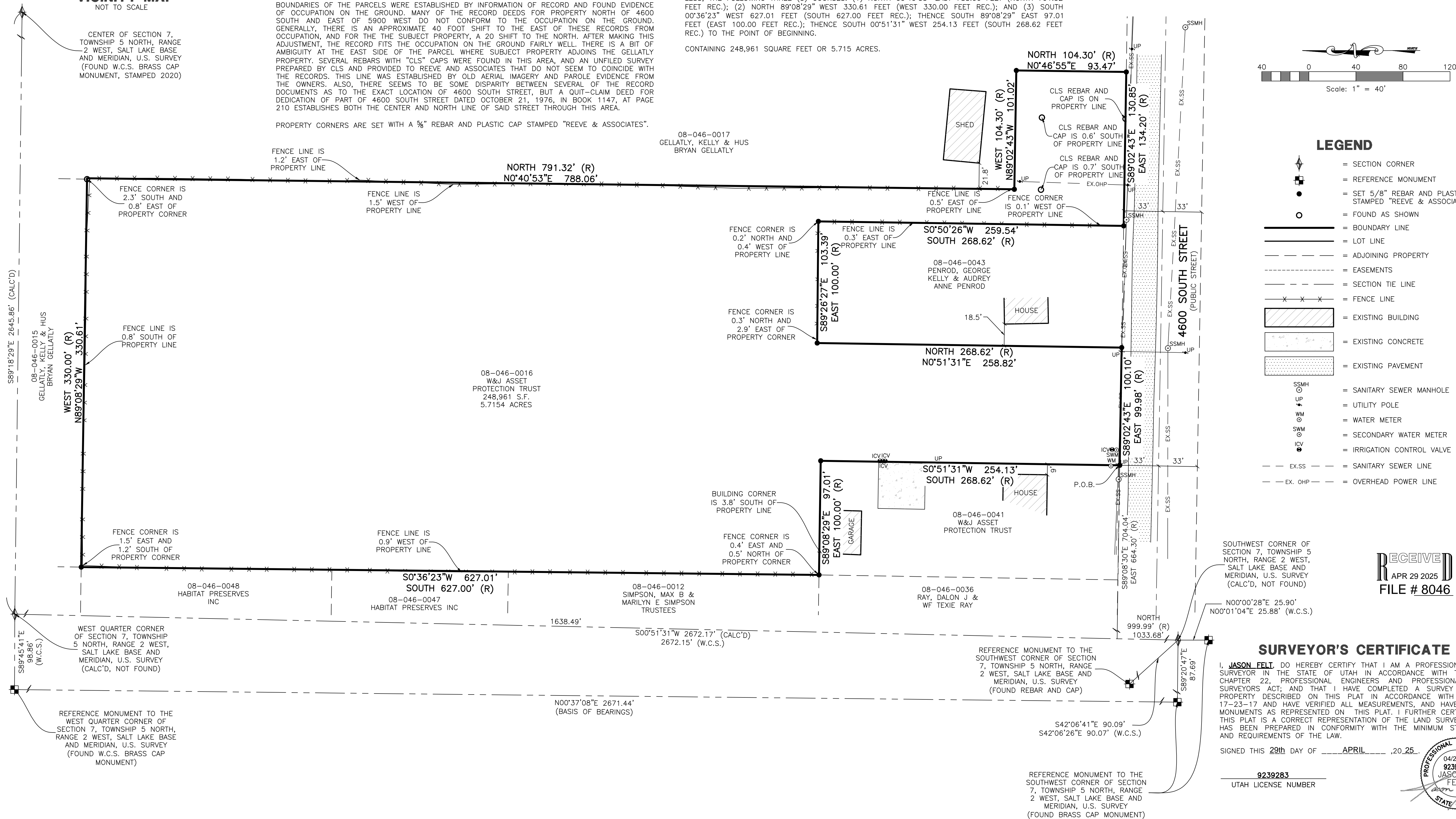
## DEED DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 15.15 CHAINS NORTH AND 664.30 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST 99.98 FEET; THENCE NORTH 268.62 FEET; THENCE EAST 100 FEET; THENCE SOUTH 268.62; THENCE EAST 134.2 FEET; THENCE NORTH 104.3 FEET; THENCE WEST 104.3 FEET; THENCE NORTH 791.32 FEET; MORE OR LESS, TO A POINT 11.28 CHAINS SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 330 FEET; THENCE SOUTH 627.0 FEET; THENCE EAST 100 FEET; THENCE SOUTH 268.62 FEET TO THE POINT OF BEGINNING.



VICINITY MAP  
NOT TO SCALE

CENTER OF SECTION 7,  
TOWNSHIP 5 NORTH, RANGE  
2 WEST, SALT LAKE BASE  
AND MERIDIAN, U.S. SURVEY  
(FOUND W.C.S. BRASS CAP  
MONUMENT, STAMPED 2020)



## LEGEND

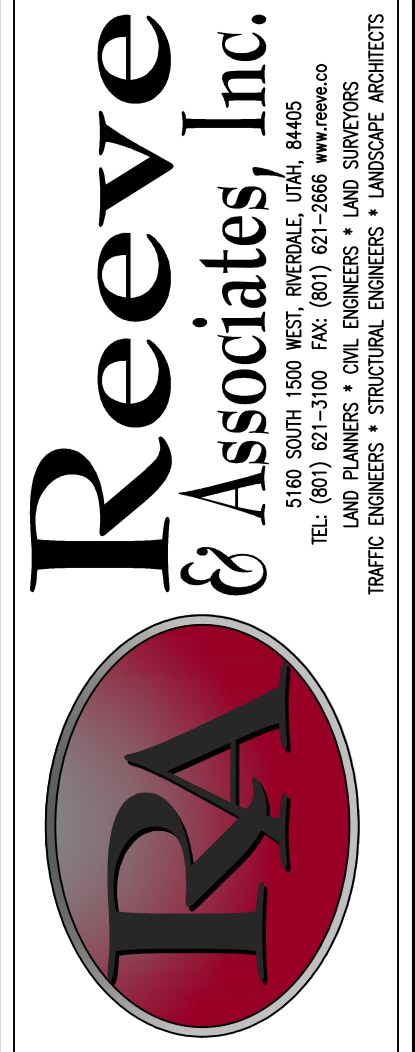
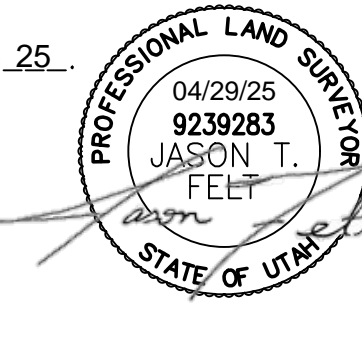
- SECTION CORNER
- REFERENCE MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND AS SHOWN
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- FENCE LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PAVEMENT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER METER
- SECONDARY WATER METER
- IRRIGATION CONTROL VALVE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE

## SURVEYOR'S CERTIFICATE

I, **JASON FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS **29th** DAY OF **APRIL**, 20**25**.

**9239283**  
UTAH LICENSE NUMBER



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY	DALPIAS PROPERTY
PART OF GOVERNMENT LOTS 3 AND 4 OF SECTION 7, T.5N., R.2W., S.L.B.&M., U.S. SURVEY HOOPER CITY, WEBER COUNTY, UTAH	

<b>Project Info.</b>
Surveyor: <b>J. FELT</b>
Designer: <b>A. MULLINS</b>
Begin Date: <b>4-15-2025</b>
Name: <b>DALPIAS</b>
ROS
Scale: <b>1"=40'</b>
Checked: <b>ROS</b>
Number: <b>8507-01</b>

Sheet	<b>1</b>
<b>1</b>	Sheets