# Record of Survey for document recorded in Quit Claim Deed, E#3348084

PART OF THE SW 1/4 OF SECTION 06 & THE NW 1/4 OF SECTION 07, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2018

- 1. I was originally hired in 2016 to amend Lot 2 of the Don Shaw Subdivision No.1 and to include two parcels that are owned by the client and to reconfigure the boundary between the parcels and create a conservation easement for some of the river area. However, in discussions that the client has had with the county over several years and several different configurations, some of which the client has recorded, the client has decided to abandon the idea of creating a conservation easement. Therefore, the purpose of this plat is to provide detail information related to the deeds being recorded and prepared to reconfigure the properties as shown. A deed recorded entry number 3348084 on November 18, 2024.
- 2. A version of this plat was intended to be filed as a record of a plat that has been referenced in a Boundary Line Agreement recorded E#3225669 on March 23, 2022 in which some of the descriptions reference an unrecorded plat as "a proposed subdivision titled Don Shaw Subdivision No.1-1st Amendment". That plat has not been recorded because the amended plat process was never completed with the county.
- 3. Other recordings had been made in anticipation of a subdivision amendment being completed and recorded along with separating some of the Oberg lands for a conservation easement. Since the process to create a conservation easement became unwanted by the Oberg's and legislation had been passed to allow parcel line adjustments the focus of this survey has
- 4. The recording of deed entry number 3348084 is designed to take precedence over other prior recordings. 5. In October of 2024 deeds were recorded that affect the boundaries of several properties as entry number 3348084. This plat is a reflection of that document and due to snow cover on the property corners were not set in November. 6. The basis of bearing is as described in the boundary description
- 7. The Don Shaw Subdivision No.1 was surveyed by Great Basin Engineering (GBE). The plat is recorded as Plat book 29 page 71 on September 11, 1987. They noted the basis of bearing for their plat to be between the NW corner of Section 7 which was a brass cap and the S 1/4 corner which was also a brass cap but broken and disturbed. The current monument location of this line is what was used for the basis of bearing on this plat. The Oberg's and Shaw's showed me a general area where the location of a GBE rebar of the Don Shaw Subdivision No.1 plat was originally set. I found the rebar under grass using a metal detector measured the point and have verified its location to conform to the most northerly corner of Lot 2 as shown. I was also showed a T-post which they indicated was at or near another point on the boundary of the Don Shaw Subdivision No 1 and using the found rebar and T-post I have been able to place the original ground location of the plat.
- 8. The right of way for 5950 North Street has been established by the Weber County Surveyor in May of 2019 as a result of the beginning of this survey project and questions the county was asked at the time of where I had retraced the county ownership of which they disagreed with.
- a. Their determination of this right of way was made by rotating a County road deed, book 819 page 137 recorded Oct 14, 1965, so that the tie call of North matches the monumented section line. b. It should be noted that the section corner monument for the NW corner of Section 7 was established in 1982. The
- county record notes that the corner was set at a fence corner which the residents indicated had been preserved as the
- c. The North quarter corner is currently a 1989 county brass cap in concrete. The county has several documents related to this corner and there is an indication that the Old monument location was there in 1967 and maybe even prior to that
- d. It is unclear that the deed for 5950 North Street used any county monuments when it was prepared let alone the current monumentation as the county has assumed 6. Road establishment for both 5950 North Street and North Fork Road
- a. The location of the roads are not straight forward. There is an unrecorded subdivision titled North Fork Park-Kammeyer Addition in the County Planning records (received date of Dec 4, 1969) that show the location of 5950
- North Street as being a 50 foot right of way width. b. The plat shows a location for the NW corner of Section 7 but does not state what was there to be relocated. The plat, however, is done by E Paul Gilgen who was the county surveyor in the 1950's. The plat does not show any other notations for section corners found, only lines labeled section line. It is not known what evidence was being used for
- the unrecorded plat. c. The county corner record for the North quarter of the section notes that the corner was moved north in 1989 using a proration method. See the corner narrative of Randall Williford.
- d. Platting the location of the subdivision and identifying the existing road by fencing and edge of oil show that the current occupied location of the road is not in the same place as identified by that plat if the south boundary of the Kammeyer plat is assumed to be coincident with the south section line of Section 6 as located by the north quarter corner prior to it being moved. There is also a deed from Kammeyers to Weber County Corporation B819 p137 that granted the title to 5950 North Street as it is shown on the Kammeyer plat, which is evident from the writing of the description and the plat drafting. Utilizing the assumption that Weber County Surveyor has done by rotating the county deed places the existing pavement more in the center of the described right of way than would be the case if the older
- monumentation was used. e. Because the county deed was written as part of the project for the Kammeyer plat it would follow that the Kammeyer plat also needs rotation of the same amount. In doing so the south boundary of the plat no longer matches the monumented section line. The county tie sheet records provide information related to the county monument history.
- Again, it is unclear if any of the monuments were utilized in the Kammeyer plat. f. It appears that the property description for the Nicosia's (now owned by Brent Whetton) originated as Lot 3 of the Kammeyer unrecorded subdivision. This in the process of preparing a 1st Amendment plat, which has not been finalized, I held the rotated Lot line between Lots 2 & 3 of the Kammeyer unrecorded subdivision as the boundary between the parcels. In doing so this does not create a conflict with the metes descriptions of the Nicosia/Whetton property since it too would be rotated similarly.
- g. The Oberg's and Whetton's have made an agreement to adjust the property lines between them to conform to this plat as evidenced by the recording of entry number 3348084. h. When 5950 North Street was identified by a Great Basin Engineering survey filed as ROS 4839 done in 2013 which identified the property line of the LDS Church camp as being very close to the existing fence that is on the northerly side of 5950 North Street. When offsetting this north right of way line fence a distance of 60 feet to the south the line
- conforms quite closely to another piece of fence line that exists on the south side of the street. However, because the county was only deeded a 50 foot right of way for this street I believe it proper to hold to the width of 50 feet holding the county declaration of the road location. i. The Don Shaw Subdivision identified the location of North Fork Road as being a split of existing fences and holding the southwesterly fence as the right of way for the Don Shaw Subdivision. From our measurements the distance
- between the fences are quite close to a 50 foot distance. In using Don Shaw Subdivision location for the right of way and offsetting 25 feet for the center of North Fork Road produces a location for the center of the road as shown hereon. j. There was found one rebar still in existence for the Don Shaw Subdivision and holding that point positioned the location of the street right of way as well as the subdivision. k. At the time of the work being done for the 1st Amendment plat I was holding the Don Shaw Subdivision right of way
- location to the point where it intersects with the established location of 5950 North Street and then establishing a rounded corner for future road expansion. While this plat shows this corner being rounded it should be noted that the land to the northeast of this rounded line is still titled to the Oberg's. It was the intent of the 1st Amendment plat to dedicate that land to the public road but now that the purpose of the survey has changed such will not be done, however, the rounded corner is still used for the new parcel deeds.
- 7. The Nicosia/Whetton parcel was surveyed by Landmark in 1997 indicating that the Northeast corner of the parcel was a found T-post. At this location we found a rebar and cap set by Landmark still in place. This location was not used for the right of way of 5950 North Street since the survey held the south section line for the orientation of the Kammeyer plat and
- 8. Part of this project is adding a parcel of land on the west into the subdivision which is purchased from KL Shaw Enterprises, LLC, noted hereon as Parcel 7. This parcel is between the Black Sheep Estates Subdivision and the Don Shaw Subdivision No.1. The lines shown are from survey measurements made at the time that the owners, Oberg and Shaw, walked the property with me and designated the lines to be used for this transaction.
- 9. They also discussed the fence line that is along or near the westerly line of the Don Shaw Subdivision No 1 southerly of Parcel 7. The fence has been in place for a long time and has been used as a boundary fence until it began to deviate from a straight line and began to follow the easterly top bank of a stream. The portion of the boundary indicated on this survey which is being held as the property line is the same portion that the owners represented to me that they have treated the fence as the boundary for many years. After the fence intersects a line that has been established in a boundary line agreement which is recorded in Book 1419 page 612 and this line has been held for the remainder of the boundary between the Don Carlos Shaw and the Clair Shaw parcels.
- 10. The location of the west boundary of Parcel 7 was identified from existing rebar and T-posts that remain from the Black Sheep Estates Subdivision. This found line was held. 11. As part of the title exchange between Oberg and Whetton a portion of the original conveyance of Parcel 7 is being given to
- Whetton and the eastern portion of the Whetton's property is being given to Oberg in this parcel line adjustment survey. 12. Documents used or reviewed in this survey are, but not limited to, the following: a. Unrecorded Subdivision plat titled North Fork Park-Kammeyer Addition.
- b. Current Tax Maps. c. Deeds, Book-Page; 750-688, 819-137, Entry# 879209, 927713, 958077, 958077, 1020941, 1114677, 1118264, 1508117, 1519632, 1667648, 1667649, 1848425, 2039639, 2358437.
- d. Records of Survey; 1812, 2737, 3794, 4217, 4839 e. Subdivision Plats; Unrecorded North Fork Park-Kammeyer Addition, Don Shaw Subdivision No. 1, Nicholls
- 13. Note that the Parcel descriptions shown hereon are the same as those contained in document entry number 3348084 which this record of survey document represents. The corners of this survey were not set until June of 2025 which is the reason that this plat is being filed several months after the deed was recorded. Said deed 3348084 supercedes all other prior deeding which was being done in an attempt to consummate the 1st Amendment and a conservation easement which, as stated herein,

A tract of land identified as Parcel 3 on a record of survey plat titled "A Proposed Subdivision Titled DON SHAW SUBDIVISION NO 1-1<sup>St</sup> Amendment" and filed with the Weber County Surveyor as number , said tract being located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N=3657143.3 E=1532879.2 U.S. ft.) and the monumented South Quarter corner (said corner having Weber County NAD83 record coordinates of N=3657273.4 E=1535271.2 U.S. ft.) both of said Section 6, said tract being described as follows:

BEGINNING at the most Northerly corner of Lot 2, Don Shaw Subdivision No. 1 recorded as Plat book 29 page 71 on September 11, 1987 as Entry #1024620, said point being an existing rebar documented as the surveyed location of said Lot by Great Basin Engineering, Inc at the time the subdivision was marked on the ground, said point being located by survey the following Four (4) courses:

- 1) 1400.27 feet North 86°52'34" East, along said monumented section line of Section 6, 2) 85.49 feet North 65°15'21" East 3) 110.62 feet South 64°08'55" East, to an angle point of the boundary of said Lot 2,
- 4) 183.01 feet North 44°57'06" East (N 43°41'45" E by said plat) along the northwesterly line of said Lot 2, FROM said Southwest Corner of Section 6:
- RUNNING thence South 45°02'54" East (S 46°18'15" E by said plat) 150.00 feet, to the most Northerly corner of Lot 1, said subdivision
- Thence South 44°57'06" West (\$ 43°41'45" W by said plat) 296.30 feet, to the most westerly corner of said Lot 1; Thence South 45°02'54" East (\$ 46°18'15" E by said plat) 105.02 feet, to the most southerly corner of said Lot 1; Thence South 60°46'31" West (S 59°31'10" W 393.02' by plat) 390.42 feet, along the southerly line of said Lot 2, to a line
- identified in a Boundary Line Agreement recorded Book 1419 page 612 on February 24, 1983; Thence North 28°22'08" West 123.54 feet, along the line of said Boundary Line Agreement, to an existing old fence line, said old fence line being stated by Clair Shaw and Lynette Shaw Oberg as having been treated as the boundary line for a long period of time (in excess of 20 years) by the respective owners;
- Thence North 44°35'20" West 29.51 feet, along said old fence line; Thence North 27°48'16" West 127.93 feet, along said old fence line, to an old gate post;
- Thence North 27°48'16" West 117.68 feet, along said old fence line;
- Thence South 88°54'05" East 441.02 feet; Thence North 20°58'39" East 69.36 feet;
- Thence North 33°26'56" West 57.15 feet, to said angle point of the boundary of said Lot 2; Thence North 44°57'06" East 183.01 feet, along the northwesterly line of said Lot 2, to the point of beginning.
- Containing 3.2965 acres, more or less.

A tract of land identified as Parcel 4 on a record of survey plat titled "A Proposed Subdivision Titled DON SHAW SUBDIVISION NO 1-1<sup>St</sup> Amendment" and filed with the Weber County Surveyor as number \_\_\_\_\_, said tract being located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N=3657143.3 E=1532879.2 U.S. ft.) and the monumented South Quarter corner (said corner having Weber County NAD83 record coordinates of N=3657273.4 E=1535271.2 U.S. ft.) both of said Section 6, said tract being described as follows:

BEGINNING at the most Northerly corner of Lot 2, Don Shaw Subdivision No. 1 recorded as Plat book 29 page 71 on September 11, 1987 as Entry #1024620, said point being an existing rebar documented as the surveyed location of said Lot 2 by Great Basin Engineering, Inc at the time the subdivision was marked on the ground, said point being located by survey the following Four (4) courses:

- 1) 1400.27 feet North 86°52'34" East, along said monumented section line of Section 6, 2) 85.49 feet North 65°15'21" East.
- 3) 110.62 feet South 64°08'55" East, to an angle point of the boundary of said Lot 2,
- 4) 183.01 feet North 44°57'06" East (N 43°41'45" E by said plat) along the northwesterly line of said Lot 2, FROM said Southwest Corner of Section 6:
- RUNNING thence North 45°02'54" West 95.59 feet, along the southwesterly right of way line of North Fork Road; Thence along the arc of a curve to the Right 49.61 feet, having a radius of 2033.00 feet with a chord bearing and distance of North 44°20'57" West 49.61 feet, to a point of reverse curvature; Thence along the arc of a curve to the Left 44.02 feet, having a radius of 50.00 feet with a chord bearing and distance of
- North 68°52'13" West 42.61 feet, to a point of tangency, said point being on the south right of way line of 5950 North Street as surveyed by the Weber County Surveyor; Thence South 85°54'35" West 187.68 feet;
- Thence South 35°08'28" East 84.97 feet, along an existing fence line;
- Thence South 26°20'44" East 112.24 feet, along said existing fence line; Thence South 06°01'50" East 16.29 feet;
- Thence South 64°08'55" East 110.62 feet, to an angle point of the boundary of said Lot 2; Thence North 44°57'06" East (N43°41'45" E by said plat) 183.01 feet, along the lot line of said Lot 2, to the point of
- Containing 1.0783 acres, more or less.

# Parcel 5

A tract of land identified as Parcel 5 on a record of survey plat titled "A Proposed Subdivision Titled DON SHAW SUBDIVISION NO 1-1<sup>SL</sup> Amendment" and filed with the Weber County Surveyor as number \_\_\_\_\_, said tract being located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N=3657143.3 E=1532879.2 U.S. ft.) and the monumented South Quarter corner (said corner having Weber County NAD83 record coordinates of N=3657273.4 E=1535271.2 U.S. ft.) both of said Section 6, said tract being described as follows:

COMMENCING at a point located 1210.59 feet North 86°52'34" East along said monumented section line, said point being in the North Fork of the Ogden River, FROM said Southwest Corner of Section 6;

RUNNING thence North 29°35'31" West 243.62 feet, to a line representing the south right of way line of 5950 North Street as surveyed by Weber County Surveyor;

Thence North 85°54'35" East 287.65 feet, along said south right of way; Thence South 35°08'28" East 84.97 feet, along an existing fence line; Thence South 26°20'44" East 112.24 feet, along said existing fence line;

Thence South 06°01'50" East 16.29 feet; Thence South 65°15'21" West 85.49 feet, to said monumented section line of Section 6;

Thence South 86°52'34" West 189.68 feet, along said monumented section line of Section 6, to the point of beginning. Containing 1.4504 acres, more or less.

A tract of land identified as Parcel 6 on a record of survey plat titled "A Proposed Subdivision Titled DON SHAW SUBDIVISION NO 1-1<sup>st</sup> Amendment" and filed with the Weber County Surveyor as number said tract being located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N=3657143.3 E=1532879.2 U.S. ft.) and the monumented South Quarter corner (said corner having Weber County NAD83 record coordinates of N=3657273.4 E=1535271.2 U.S. ft.) both of said Section 6, said tract being described as follows:

COMMENCING at a point located 1210.59 feet North 86°52'34" East along said monumented section line, said point being in the North Fork of the Ogden River, FROM said Southwest Corner of Section 6;

RUNNING thence South 86°52'34" West 49.00 feet, along said monumented section line;

Thence South 35°33'10" East 29.68 feet;

Thence North 47°21'06" West 34.74 feet, to said monumented section line, said point being located 953.27 feet North 86°52'34" East, along said monumented section line from said Southwest corner of Section 6; Thence North 44°38'57" West 284.30 feet, to a line representing the south right of way line of 5950 North Street as

surveyed by the Weber County Surveyor Thence North 85°54'35" East 337.01 feet, along said south right of way;

Thence South 29°35'31" East 243.62 feet to the point of beginning.

Containing 1.5967 acres, more or less.

## Parcel A

## Includes Parcels 7 and 8 as shown on this survey.

A tract of land identified as Parcel A on a record of survey plat titled "A Proposed Subdivision Titled DON SHAW SUBDIVISION NO 1-1<sup>St</sup> Amendment" and filed with the Weber County Surveyor as number \_\_\_\_\_, said tract being located in the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, each of Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 86°52'34" East between the monumented location of the Southwest corner (said corner having Weber County NAD83 record coordinates of N=3657143.3 E=1532879.2 U.S. ft.) and the monumented South Quarter corner (said corner having Weber County NAD83 record coordinates of N=3657273.4 E=1535271.2 U.S. ft.) both of said Section 6, said tract being described as follows:

COMMENCING at a point located 953.27 feet North 86°52'34" East along said monumented section line, FROM said Southwest Corner of Section 6;

RUNNING thence South 47°21'06" East 34.74 feet; Thence North 86°52'34" East 200.00 feet;

Thence North 35°33'10" West 29.68 feet, to said monumented section line; Thence North 86°52'34" East 49.00 feet, along said monumented section line, said point being located 1210.59 feet

North 86°52'34" East, along said monumented section line from said Southwest corner of Section 6; Thence North 86°52'34" East 189.68 feet, along said monumented section line; Thence North 65°15'21" East 85.49 feet:

Thence South 64°08'55" East 110.62 feet, said point being an angle point of Lot 2, Don Shaw Subdivision No. 1 recorded as Plat book 29 page 71 on September 11, 1987 as Entry #1024620; Thence South 33°26'56" East 57.15 feet;

Thence South 20°58'39" West 69.36 feet, said point being in the North Fork of the Ogden River; Thence North 88°54'05" West 441.02 feet;

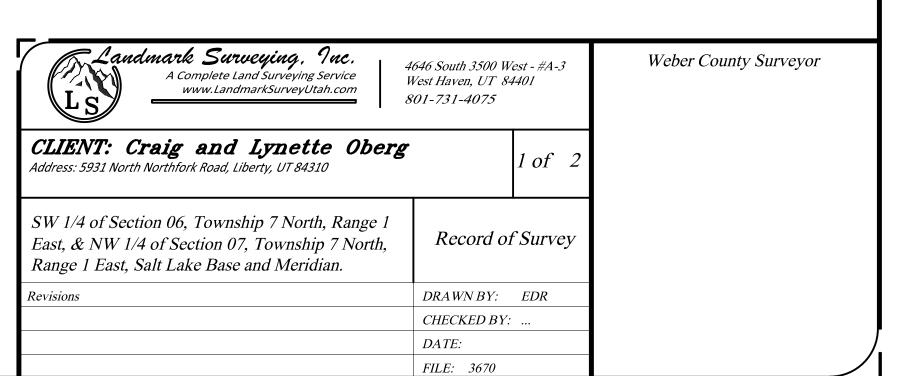
Thence South 27°48'16" East 117.68 feet, to an existing gate post; Thence South 59°09'51" West 67.07 feet;

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Thence South 63°56'34" West 152.58 feet, to the east boundary of Black Sheep Estates Subdivision recorded in Plat book 53 page 87 on May 8, 2001 as Entry #1769247;

Thence North 09°52'03" West 269.69 feet (N 09°33'38" W by said plat), along said east boundary; Thence North 51°38'53" West 48.13 feet (N 51°20'28" W 44.75 feet by said plat), along said east boundary, to said monumented section line of Section 6; Thence North 86°52'34" East 34.53 feet, along said monumented section line, to the point of beginning.

Containing 2.2903 acres, more or less.



FILE # 8111

