

Record of Survey

Irvin Maddox

115-1800 S
Perry City, Weber County, Utah 84302

Part of Section 36, Township 9 North, Range 2 West Salt Lake Base and Meridian

LEGAL DESCRIPTION

Parcel 1
A part of the Northeast quarter of Section 35 and a part of the Northwest quarter of Section 36, Township 9 North, Range 2 West of the Salt Lake Base and Meridian. Beginning at a point on the South Right-of-Way line of an existing lane located North 00°01'12" East 1084.43 feet along the East line of said Northeast quarter and North 90°00'00" West 522.95 feet from the Southeast corner of said Northwest quarter, running thence North 89°14'21" East 826.25 feet along said South right of way to the Western right of way line of State Highway 89; thence South 31°53'51" West 143.80 feet along said Western right of way line; thence North 62°41'50" West 260.88 feet; thence North 88°35'31" West 190.27 feet to an existing fence corner; thence along said fence line following three courses; (1) North 00°27'15" East 389.12 feet; (2) South 89°07'48" West 14.94 feet; (3) North 00°20'11" East 107.53 feet to the point of beginning.

PROPOSED LEGAL DESCRIPTION

Parcel 1
A part of the Northeast Quarter of Section 35 and the Northwest Quarter of Section 36, Township 9 North, Range 2 West, Salt Lake Base and Meridian. Beginning at a point on the West Right-Of-Way Line of Highway 89, said point being 475.36 feet North 0°01'12" East along the Section Line and 87.00 feet North 89°84'48" West from the East Quarter Corner of Section 35, Township 9 North, Range 2 West; and running thence North 62°41'50" West 263.66 feet (260.88 feet); thence North 88°33'11" West 100.27 feet to a fence corner; thence along said fence the following 3 (three) courses; (1) North 027'15" East 389.12 feet; (2) South 14.95 feet, and (3) North 020'11" East 107.53 feet; thence North 89°14'21" East 745.96 feet to the U-DOT Right-Of-Way; thence along the South and West Right-Of-Way of Utah 89 the following 5 (five) courses: (1) South 31°52'54" West 17.51 feet, (2) South 85°49'00" East 12.76 feet to a point on a 121.50 Radius arc to the right, (3) thence along said arc 37.82 feet (long chord South 76°53'54" East 37.67 feet and delta equals 1750'10") to a point of continuous curvature, (4) along a 29.00 foot arc to the right 25.04 feet (long chord South 43°14'28" East delta equals 49°28'24"), and (5) South 31°53'29" West 694.58 feet to the point of beginning. Containing 316529 Sq. Ft or 7.27 Acres

SURVEYORS NARRATIVE

- This survey was requested by Irving Maddox to retrace their property boundaries and aid in subdividing two residential parcels.
- The basis of bearing for this survey is North 00°01'12" East measured between the East Quarter Corner of Section 25 and the Northeast Corner of Section 35, T9N, R2W. This basis was chosen to perpetuate the previous survey work done (R3).
- Line segments, as labeled, contain quotations with a letter such as "A". The lettering corresponds to this narrative, this designation is intended to aid in expounding on the retacement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data doings of record. For instance, (100.01' R50) references the recorded measurements as 100.00 feet according to the corresponding document in the Data Reference Table.
- The Surveyor intended to find data pre-(R18) this data was not located. The Surveyors understanding of (R18) is to settle a dispute as to the owner among members of the family not to quiet title to discrepancies that are present with adjoining parcels. Notably the deed gap between (R9) and the subject parcel. With the conflicting area being in what will soon be the right-of-way of Maddox Lane the Surveyor finds no reason to further investigate.
- Holding the record of (R18) as explained.
- The Surveyor contacted UDOT and acquired right-of-way maps (R20) review of said map found that they were not retraceable. From thence the Surveyor used (R22-R25) in an attempt to retrace the Right-Of-Way. The findings were that said documents were conflicting with each other, understanding that these conflicts can not be the Right-Of-Way the Surveyor once again contacted UDOT for right of way info. This resulted in (R19); the Surveyor retraced said document by holding the station and distance call intersecting the South line of Section 35 & rotating to hold the station call in along the North line of Section 36. This Retracement was also checked against the call to the Quarter Section line South of Parcel 1 with the quarter section line being computed from protraction rather than what is presently monumented.
- Since (R18) Maddox has granted to UDOT the record was held at the intent of the conveyance. Placing the deed at the Northeast Corner of (R18) at the Right-Of-Way retraced location and rotated to the right-of-way bearing.
- Property corners were not monumented but will be within the pending subdivision plat; should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor should be presented for consideration.

DATA REFERENCE TABLE

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Record of Survey	Desmond Thomas	1996-722
R2	Record of Survey	Utah Property Management	2004-1601
R3	Record of Survey	Maddox Ranch House	2001-1195
R4	Record of Survey	Sunrise Engineering	2007-2061
R5	Record of Survey	J.J Christensen	1990-176
R6	Record of Survey	Doug Skeen	1993-418
R7	Record of Survey	Barnwood Properties	2007-2022
R8	Record of Survey	Investment Properties Division	1990-195
R9	Warranty Deed	Rudy A Ward	426945
R10	Warranty Deed	Maddox Ranch House	478215
R11	Warranty Deed	Maddox Ranch House	146425
R12	Warranty Deed	Perry City	452229
R13	Warranty Deed	Perry City	459018
R14	Warranty Deed	Maddox Ranch House	146638
R15	Warranty Deed	Glenn J Bradbury	426944
R16	Boundary Line Agreement	Irving B Maddox and Wilma K Maddox	62503
R17	Boundary Line Agreement	L.B Maddox	62504
R18	Judgment	Maddox Ranch House	151811
R19	Right of Way Maps	UDOT	F-126 Plan&Profile
R20	Right of Way Maps	UDOT	S-0089(156)434RW-01
R21	Tie Sheet	Box Elder County	9N2WC21
R21	Tie Sheet	Box Elder County	9N2WE21
R22	Easement	UDOT	270999
R23	Easement	UDOT	271352
R24	Easement	UDOT	271353
R25	Easement	UDOT	273154

SURVEY IMAGES



SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

