

A Part Of The SE 1/4 Of Section 18, Township 6 North, Range 2 East, Salt Lake Base And Meridian Huntsville Town, Weber County, Utah

BOUNDARY DESCRIPTIONS

RECORD DESCRIPTION:

AS SURVEYED DESCRIPTION:  
A tract of land being a part of Lot 10, Block 1, Plat "B", Huntsville Townsite Survey dated 1924, and being located in the Southeast Quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 using Global Positioning Systems with real time corrections derived from Leica Smartnet GPS Network of North 01°11'54" West 611.60 feet (ground distance) between the street intersections as monumented for 7600 East Street and 600 South Street (having State Plane Coordinates of N=3616368.84 E=1567456.01 U.S.ft.) and 7600 East Street and 500 South Street (having State Plane Coordinates of N=3616980.31 E=1567443.30 U.S.ft.) of said Huntsville Townsite Survey, said tract being described by survey as follows:  
COMMENCING at a point located North 88°49'22" East 82.75 feet, along the record location of the center of 600 South Street, and South 02°48'43" East 41.10 feet, to a Landmark Surveying, Inc. rebar and cap, FROM said intersection monument at 7600 East Street and 600 South Street;  
RUNNING thence North 88°49'22" East 305.58 feet;  
Thence South 01°10'38" East 142.56 feet;  
Thence South 88°50'02" West 301.51 feet;  
Thence North 02°48'43" West 142.56 feet, to the point of beginning.  
Containing 43,265 square feet, more or less.

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-73-504.
- The basis of bearing for this survey is as noted and described in the Boundary Description and/or as indicated on the plat and is in conformance with UCA 57-10-11 being based on the appropriate Lambert Conformal Conic NAD83 North Zone in which the property is located. To obtain the monument coordinates associated with said NAD83 Zone this project was surveyed using GPS observations with real time corrections based on Leica Network base references.
- All survey data shown or noted on this survey plat represent ground measurements unless otherwise shown or noted. The combined factor used to reduce the project to said NAD83 Zone is 0.99970707773518 for the upper valley of Weber County.
- The purpose of this survey is to mark the boundaries of the clients property.
- The purpose of this survey is not to identify utility locations, above or underground, and any utilities which may be shown are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. Said Blue Stakes markings were not ordered for this survey. This survey makes no representation as to the accuracy of, or existence of, underground utilities or facilities nor are any such which may be shown or noted herein certified or warranted to by this survey, nor does this survey make any representation as to the accuracy of shown or noted Blue Stake markings, furthermore, Landmark Surveying, Inc. and the certifying surveyor disclaims any liability associated with any such utilities.
- The monumentation shown and noted on the plat have been used as control for this survey as stated herein. It should be noted that said monumentation may or may not represent the locations of the original federal survey and, therefore, may or may not control the location of the lines of title. County records have been utilized to determine the connection to the federal survey, if any, and where possible or as required in evaluating the boundaries of this survey an appropriate difference between the existing monumentation or other control monumentation may be noted as controlling for the property surveyed. All such monument and boundary evaluations are the professional opinion of the certifying surveyor.
- The Weber County Surveyor's (WCoS) Interactive GIS map contains links to monumentation "tie sheet" data which provide the record history (abstract) of monuments. WCoS has added to the abstract a copy of the original federal note(s) associated with each monument. Doing so, in my opinion, may inappropriately infer that the current monumentation matches the original location of the federal government survey, however, an examination of the complete abstract is required to determine if the WCoS monumentation is a faithful perpetuation of the federal survey or not.
- The following is a summary of the basis on which the lines of this survey have been established, including relevant deed or other elements that have been determined to control the boundaries:
  - It should be noted that the Private lane on the west of the parcel has had a judicial decision rendered in the Second Judicial District Court, Ogden Utah in the case of Kerry Wangsgard, Plaintiff v. Hartmann, case number 170904880, Judge: Noel S. Hyde dated June 15, 2023 at 02:29:01 PM, in which the court has deemed the lane as a private drive. It does not appear that this case was appealed.
  - The following is a quotation from the Final Judgment regarding the extent of the private lane easement.  
c-3. The road located at 7600 East in Huntsville, Utah and which is situated on the east side of the Hislop Property and the Hartmann Property and on the west side of the Wangsgard Properties and the Arroyo Property (hereafter the "Subject Road"), is a private road and has not been dedicated to the public by public use.  
\*6. The Wangsgard Properties have no documented easement over the Arroyo Property.  
\*7. The Wangsgard Properties have a prescriptive easement across the eastern portion of the Hislop Property extending 20 feet onto the Hislop Property from its eastern boundary, which begins at the intersection of 600 South and Subject Road and continues south to the boundary between the Hislop Property and the Hartmann Property.  
\*8. The Wangsgard Properties have a prescriptive easement across the eastern portion of the Hartmann Property extending 20 feet onto the Hartmann Property from its eastern boundary, which, begins at the boundary between the Hislop Property and the Hartmann Property and continues south to a termination point located 560 feet south of the center-point of the intersection between the Subject Road and 600 South."  
d. The easement as described is shown and noted on this plat.
- There is a new fence that is near the southern boundary of the property that encroaches onto the Arroyo property. This fence is significantly less than 20 years old, therefore, it would not qualify as a boundary of acquisition.

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 17-23-17, 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 or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



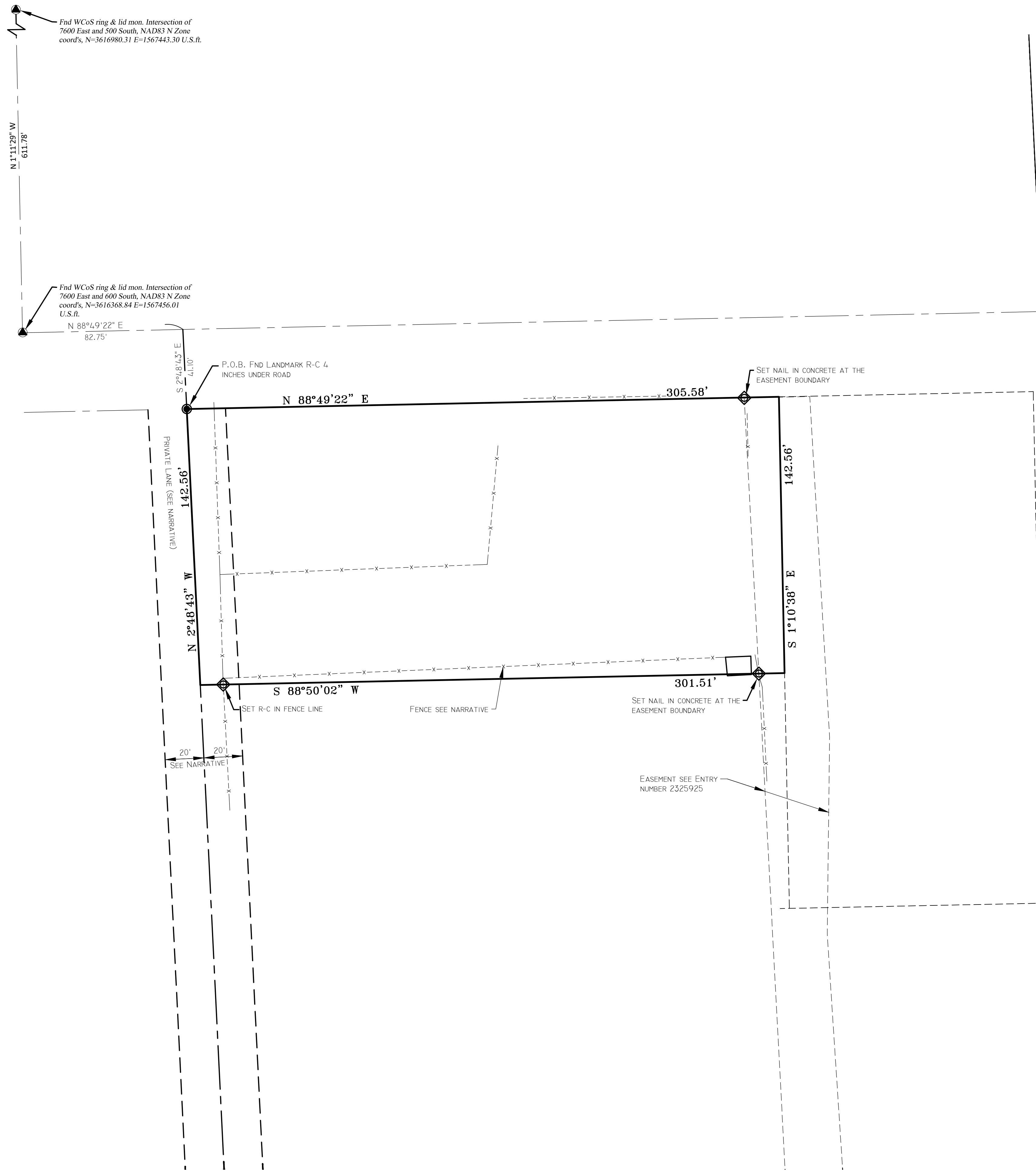
Landmark Surveying, Inc.  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com  
Contact@LandmarkSurveyUtah.com  
4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

CLIENT: Angelee Arroyo Irrevocable Trust | 1 of 1  
Address: 7633 E. 600 S., Huntsville, UT 84317

SE 1/4 Of Section 18, Township 6 North, Range 2 East, Salt Lake Base And Meridian	Record of Survey
Revisions	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: April 3, 2026
	PROJ: 4556

RECEIVED  
APR 08 2026  
FILE # 8325

WCoS did not find this stone monument, possibly destroyed by gas line installation. Location is based on record published by WCoS.



End WCoS ring & lid mon. Intersection of 7600 East and 500 South, NAD83 N Zone coord's, N=3616980.31 E=1567443.30 U.S.ft.

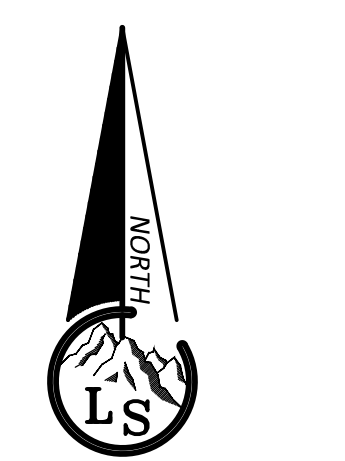
End WCoS ring & lid mon. Intersection of 7600 East and 600 South, NAD83 N Zone coord's, N=3616368.84 E=1567456.01 U.S.ft.

P.O.B. FND LANDMARK R-C 4 INCHES UNDER ROAD

SET NAIL IN CONCRETE AT THE EASEMENT BOUNDARY

SET NAIL IN CONCRETE AT THE EASEMENT BOUNDARY

EASEMENT SEE ENTRY NUMBER Z325925



Scale ~ 1" = 30'

- General Legend
- SECTION LINE
  - SUBDIVISION BOUNDARY
  - - - - - EXISTING FENCE
  - - - - - EASEMENTS (as labeled or granted)
  - STREET CENTERLINE
  - ◆ FND SECTION CORNER
  - FND STREET MONUMENT
  - FND REBAR AND CAP
  - ◆ SET #5 REBAR AND CAP STAMPED LANDMARK
  - r RECORD DATA
  - md MEASURED DATA

Project Name: 4556 Arroyo Santos res.dwg Date: April 3, 2026 8:29 AM Sheet: 4556 Arroyo Santos 4/3/2026  
This plat and associated documents are PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL and subject to change without a valid signature and date across the Licensed Professional's seal (meaning the surveyor and/or engineer responsible for the production of this document) in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing and any other required signatures/seals which may be required by reviewing jurisdictions. Therefore, if this document is unsigned it is a Preliminary document(s) and is not intended for one shall not be used in Construction, nor to be Recorded or Filed, and no action shall be taken thereon. This document is still in preliminary form, in such case(s) these drawings may appear as a final, stamped, and dated product, however, without the express written approval of the Local Entity Stamp, herein these drawings remain Preliminary-Not Final and/or remain a review document subject to change or modification.