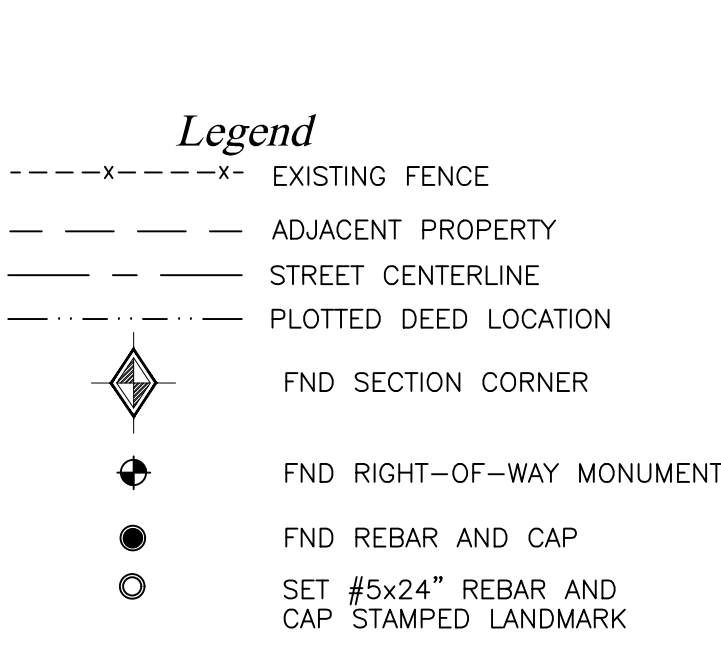


PART OF THE SE 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
HARRISVILLE CITY, WEBER COUNTY, UTAH
RECORD OF SURVEY



BOUNDARY DESCRIPTION
(1976 Survey)

PARCEL A
A part of the Southeast quarter of Section 6, T6N, R1W, SLB&M, U.S. Survey: Beginning at a point on the West R.O.W. line of Harrisville Road which is West 531.7 ft (531.09 ft) to the center of Harrisville Road, North 0°21' East 1097.22 ft. along the center of said road, North 89°39' West 40.00 ft. to a R.O.W. monument, and North 0°42'33" West 9.11 ft. from the Southeast corner of said Section 6; running thence North 76°46' West 172.62 ft., thence North 23°23' East 166.33 ft. along the East line of a rock wall to the West line of Harrisville Road, thence Southerly along the arc of a 246.48 ft. radius curve to the right 225.36 ft to the point of beginning.
Contains 0.41 acres.

PARCEL B
A part of the Southeast quarter of Section 6, T6N, R1W, SLB&M, U.S. Survey: Beginning at a point on the West line of Harrisville Road which is West 531.7 ft. (531.09 ft.) to the center line of Harrisville Road, North 0°21' East 1086.7 ft. along said center line, and North 89°39' West 40.00 ft. from the Southeast corner of said Section 6; running thence North 0°21' East 10.52 feet. to a R.O.W. marker, thence Northerly along the arc of a 246.48 ft. radius curve to the left 9.11 ft. (L.C. bears North 0°42'33" West 9.11 ft.), thence North 76°46' West 172.62 ft., thence North 23°23' East 166.33 ft. along the East line of a rock wall to the South line of Harrisville Road, thence two courses along said line as follows: Westerly along the arc of a 246.48 ft. radius curve to the left 46.91 ft., North 65°03'30" West 198.90 ft., thence South 13°39' West 226.44 ft., thence South 13°07' West 122.0 ft., thence North 81°15' East 116.3 ft., thence North 65°45' East 84.7 ft., thence North 38°30' East 238.0 ft., thence South 76°16' East 102.5 ft., thence East 9.50 ft. to the point of beginning.
Contains 2.53 acres

AS SURVEYED DESCRIPTION OF PARCEL 11-021-0034

A part of the Southeast Quarter of Section 6, Township 6 North, Range 1 West, Salt Lake Base and Meridian: Beginning at a point on the West right-of-way line of Harrisville Road, said point being 531.70 feet North 89°36'40" West, 1086.70 feet North 00°44'20" East and 40.00 feet North 89°15'40" West from the Southeast corner of said Section 6; and running thence North 00°44'20" East 10.52 feet to a right-of-way marker (not found); thence Northerly along the arc of a 246.48 foot radius curve to the left a distance of 9.11 feet (Central Angle is 2°07'07" and Long Chord bears North 00°19'15" West 9.11 feet); thence North 76°22'40" West 172.62 feet; thence North 23°46'20" East 166.33 feet to the South line of Harrisville Road; thence along said South line the following two (2) Courses: (1) Westerly along the arc of a 246.48 foot radius curve to the left a distance of 46.91 feet (Central Angle is 10°54'16" and Long Chord bears North 59°13'03" West 46.84 feet); and (2) North 64°40'10" West 97.22 feet; thence South 14°26'26" West 103.64 feet; thence North 65°42'34" West 100.59 feet; thence South 14°02'20" West 120.80 feet; thence South 13°30'20" West 322.00 feet; thence North 81°38'20" East 116.30 feet; thence North 66°08'20" East 84.70 feet; thence North 38°53'20" East 238.00 feet; thence South 75°52'40" East 102.50 feet; thence South 88°40'02" East 9.43 feet to the point of beginning.
Contains 2.29 acres

NARRATIVE

This survey was requested by Daniel Bateman and Isaac Hamblin (owners) to re-survey and re-mark a portion of an old survey found in Daniels closet. This said survey was not found filed at the County Surveyor's office. The survey was performed by Great Basin Engineering Inc. for Merlin O. Jester, and signed by Glenn Ravenberg dated 3/16/1976 (1976 survey).

- Documents used to aide in this survey:
1. Weber County Tax Plot 11-021, current and prior years.
 2. Deeds of record as found in the Weber County Records Office for subject and adjacent parcels.
 3. Plats of Record: #42-015 Circle K Subdivision, #50-085 Alice Saunders Subdivision.
 4. Record of Survey: #655, #823, #3397, #3528
 5. An un-filed survey by Great Basin Engineering Inc. (Drawing No. PS-76-26) signed by Glen Ravenberg dated 3/16/1976.

The current owner of Parcel A (11-021-0063) recently had his property surveyed by Gardner Engineering and when the markers were placed it raised concern for Daniel Bateman over the location of the markers vs. the locations he remembered markers in the past. He therefore contacted Landmark Survey to perform a survey on the property lines common to parcels 11-021-0063 and 11-021-0034.

During the research process of this survey Daniel produced a survey he had of these properties, which said survey (1976 Survey) is described above. The 1976 survey contains Parcel A, which contains parcel 11-021-0063 today, and Parcel B, which contains parcel 11-021-0034 and 11-021-0067 today. These parcels have historically been in Daniel Bateman's late wife's family (Linton's and Taylor's) for several decades. In 1976 all the parcels were owned by Hugh F. and Florence Taylor Linton who inherited the property in 1965.

The 1976 survey does not contain a narrative or state the purpose of the survey, but the survey is titled as a "Property Survey for Merlin O. Jester", and per Daniel's testimony it was performed to divide the labeled Parcel A and Parcel B, with parcel A to be sold to a family member at that time (Jester's). The current description of Parcel A in Quit Claim Deed Entry #394444 matches the description from the 1976 survey. He also stated that at that time the only access to Parcel A was through the "20 foot leg and over the creek" and since this was all family dividing the property there was an easement given for access through this area. No easement of record was found but the existing location of the driveway supports his testimony.

During the field survey I was accompanied by Daniel and Isaac, where efforts were made to find monuments or markers from the 1976 survey. An existing Highway right-of-way monument was found on the North side of the property, but the right-of-way monument on the East side was not found. An existing rebar with no cap but old ribbon was found at the base of a fence post at the Southwest corner of Parcel A, and an existing rebar bent over was found in under the gravel driveway on at the Southeast corner of Parcel A. Per Daniel's testimony, these rebar's looked like and were in the same places he remembered seeing them many years ago. These rebar's fit closely (within 0.2') to the platted descriptions and were held as the original markers for the line between Parcels A and B.

The South line of parcel 11-021-0067 was the only other line asked to be surveyed and marked. The remaining property lines were requested to not be surveyed or marked to keep the survey affordable to the client. The client was informed of the following potential conflicts in the property lines that will require more research to determine the true location of property lines, but still declined to pay for the additional research. The current deed of record for parcel 11-021-0034 (Special Warranty Deed Entry #2832090 of Weber County Records) contains a description that does not match the description of Parcel B from the 1976 survey, but more closely follows the description of the deeds before the 1976 survey (though there are some differences). There may also be discrepancies in the right-of-way for Harrisville Road. The deed description claims it begins on the centerline of a 6 rod (99 foot wide) county road. The 1976 survey and drawings from UDOT in the 1960's show the right-of-way being a 80 foot wide right-of-way. Without further research, the remaining property lines of the 1976 survey and the current deed description lines are shown on this survey only as a reference.

Boundary shown was established by the 1976 survey and rotated to fit existing State Plane bearings
Basis of bearing is State Plane grid from monuments as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 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
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CLIENT: Daniel Bateman
Address: 589 Harrisville Road
Harrisville UT

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SE 1/4 of Section 6, Township 6 North,
Range 1 West, Salt Lake Base and Meridian.

Record of Survey

Revisions	DRAWN BY: TK
	CHECKED BY: TK
	DATE: 3/12/2026
	PROJ: 4599

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 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 Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.