

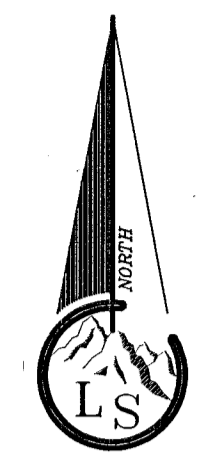
ELLA O FOWLES SUBDIVISION

PART OF THE NW 1/4 OF SECTION 14 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

Unincorporated WEBER COUNTY, UTAH - Survey Dates: 2014-2015

NARRATIVE

- The Basis of Bearing is as noted in the Boundary Description hereon. The purpose of the survey is to correct long standing deed errors for several properties identified in the Weber County Tax Record as parcel numbers, 21-019-0001, 21-019-0002, 21-019-0003, 21-019-0004, 21-019-0005, 21-019-0006, 21-019-0007, 21-019-0008. The error also affects parcel number 21-018-0015. The Parcel numbers and original documents of conveyance for the respective lots are noted within each lot and are not intended to be the descriptions of the properties. The references are included only to identify the root of title associated with each parcel.
- The southwest boundary of Lot 1 is being modified in this subdivision in accordance with an agreement between the respective owners to match the existing fence line which has been used as the property boundary by each party and/or their successors in interest for a long period of time.
- The description errors as originally conveyed were caused by a mis-description of the Point of Beginning of each parcel in the magnitude of about 100 feet being short of what the physically occupied locations of the property are in relation to the North Quarter Corner of Section 14, Township 6 North, Range 2 East, SLB&M. So the error has been placed the deed for each parcel about 100 feet Northeast of the historic occupation. The North Quarter Corner has been in place since 1939 according to Weber County Surveyor tie sheet records. The deeds which first conveyed these parcels are noted on the plot for each lot with the grantor, grantee, and date of conveyance. The other two parcels that the Eagles owns are being consolidated into the overall RV park property that it owns and are not included in this subdivision.
- The Historic Easement Fences shown at the top right of the sheet (the line running north-south) identify the location of the original 20 foot easement granted for the use of the lot owners by Ella O Fowles in the Warranty Deed recorded on April 29, 1954, as Entry No. 219273, as Book 444 page 299, in the Official Records of Weber County, Utah, and other deeds in which Ella O Fowles executed. The east fence of this line is being held as the evidence of the Private Road which matches the easement description as written and the west fence is very close to being a 20 foot offset of the east fence and is being held as the subdivision boundary for some portions as noted hereon. It is at the southern end of these fences that the granted easement no longer conformed to the existing road as it is fenced and used by the lot owners and where the modification of said easement is being made.
- This plot is holding the general alignment of an existing fence as the north boundary of this subdivision and the Private Road is set to be 20 feet southerly of this north boundary which will not coincide with some of the existing fences near the south line of the described and granted "Private Road (Ella Way)".
- The West boundary is being held on an existing fence line that the Eagles and the owner of Lot 1 have agreed to hold as their boundary.
- The southerly boundary is identified as it was conveyed in original deeds which identify the intended boundary to be the thread of the river and the courses shown are only intended to document approximate angle points in the river for the purpose of calculating an approximate area for the new lots and aid in platting the lots in the tax record. The described line in many of the original deeds is the center of the river which "center" or "thread" would be and is still the controlling boundary location. Therefore, the bearings and distances shown hereon may be adjusted or modified if the center of the river were to be precisely located.
- In checking the deeds for the properties on the south side of the river it is found that those parcels identify the south bank of the river as their property boundary.
- Additionally, the Weber County surveyor's office is requiring that the river bank be shown and described by metes and bounds courses along with the 100 foot river protection zone line. This information is being included on this plot only for the purpose of complying with such request and of the protest of the surveyor. This survey or plot is not to be construed to fix or establish a legal or binding line or boundary of such river bank and 100 foot protection line data. Nor should such data be construed to identify a detailed or accurate location of the bank of the river or protection zone line.
- In regard to the river bank location and 100 foot protection zone location, neither the certificate of survey issued hereon by the certifying surveyor, nor Landmark Surveying, Inc., will include, accept or acknowledge any liabilities associated with the inclusion of said data. Any loss, damage, claims or rights whether real or perceived are also expressly excepted.
- This plot is creating a Private Road dedication within the Ella O Fowles Subdivision which land is being granted to the lot owners as detailed in the Owner's Dedication and in separately recorded deeds from the Eagles to the lot owners. It should be noted that this Private Road is currently an unimproved gravel driveway. Any dispute, disagreement, right, title, interest, use, or encumbrance associated with legal access to or from the Ella O Fowles Subdivision (i.e., located outside of the Ella O Fowles Subdivision), including the portion of 10630 East that lies outside of this subdivision, is not addressed by and is expressly excepted from this survey and plot. Nothing in this plot is intended to affect any existing rights of access to or from the Ella O Fowles Subdivision, including those of the lot owners, and their successors and assigns, as may be of record or otherwise. Any dispute, disagreement, right, title, interest, use, or encumbrance associated with legal access to this subdivision is expressly excepted from this survey and plot. The granting of title to this plot by the Eagles or the deeding of current descriptions to the Eagles of parcels within this subdivision do not grant, expand, relinquish, or disown any existing rights of access whether recorded or otherwise with one exception, the easement and right of way as granted by Ella O. Fowles for access to the individual parcels of property which may be within the bounds of this plot is intended to be released and relinquished by separate deed in exchange for rights of access along the private right of way as dedicated hereon.
- This project is located in the F-5 Zone of unincorporated Weber County and from information provided by the county planning office these parcels have been provided a "grandfathered" status as Legal Non-conforming lots. The county is well aware of the reason for the change in the location of the original conveyance and the purpose of this document in correcting those original deeded locations.
- All lot corners and subdivision boundary points have been monumented with rebar and cap except for the points in the river or those that have been noted as having other objects marking the lot corners as noted hereon.
- Documents used in the survey are numerous which relate to the title of the property. Almost all of the documents within the NW 1/4 of the section have been looked at in some manner which dated from the late 1800's to the present. Those that specifically reference the properties being dealt with have been examined in more detail. Additional documents used in this survey are as follows but not limited to:
 - Record of survey plot number 3210.
 - County Tie Sheet records for the North Quarter and Northwest corners as well as the Bearing Sheet for the township were utilized.



Scale ~ 1" = 60'

Legend

- EXISTING FENCE
- - - EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- SET #5x24" REBAR AND CAP STAMPED LANDMARK ROAD/STREET DEDICATION
- APROX. RIVER BANK COURSES
- RECORD EASEMENT COURSES

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