

Project Name: 4393 Scadden-Kanesville Crossing Option 6 Fencing-Save Date: March 8, 2024 5:14 PM Sheet: 4393 Sub Plot Print Date: 3/6/2024
This plot and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid signature and date across the Professional Engineer's seal. If this document is unsigned it is a preliminary drawing and should not be used for construction or legal purposes. The Engineer's seal is required for all documents used for construction or legal purposes.

KANESVILLE CROSSING

A Part Of The NW 1/4 Of Section 3, Township 5 North, Range 2 West, Salt Lake Base And Meridian
Unincorporated Weber County, Utah

BOUNDARY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, being the same property as described in Special Warranty Deed Entry number 3028466 recorded January 14, 2020, having a basis of bearing and distance on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of South 00°53'17" West between the monumented locations of the Northwest corner (having Weber County Surveyor State Plane Coordinates of N=3599011.097 E=1485166.585 U.S. ft.) and the West Quarter corner (having Weber County Surveyor State Plane Coordinates of N=3599633.573 E=1485125.557 U.S. ft.), of said Section 3 described as follows:

COMMENCING at a point located 32.94 feet South 00°53'17" West, along said monumented section of line, and 33.06 feet South 89°06'43" East, FROM said Northwest corner of Section 3;
RUNNING thence South 89°13'28" East 643.50 feet;
Thence South 00°46'32" West 379.50 feet;
Thence North 89°13'28" West 214.50 feet;
Thence South 00°46'32" West 156.75 feet, to an existing fence;
Thence North 89°13'28" West 429.00 feet, along or near said existing fence, to a point being 33 feet perpendicularly distant easterly of the west section line of said Section 3;
Thence North 00°46'32" East 536.25 feet, to the point of beginning.
Containing 7.1500 acres, more or less.

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to establish the boundary of the property being developed and subdivided as shown hereon.
- Additionally, the purpose of the survey is to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey or from 811 Locator Service markings (Blue Stakes), or from documents of record. Said Blue Stakes markings were not ordered for this survey. No representation as to accuracy or existence of underground utilities of 811 Locator Service markings is made hereon.
- The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system as derived by GPS observations using Leica Network base references and/or Weber County Surveyor records.
- The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that the monumentation shown hereon may or may not represent the locations of the original federal survey. Where possible or evaluated in this survey appropriate differences as to the location(s) of section corners or other control monuments may be noted and such is the professional opinion of the certifying surveyor. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
- The Weber County Surveyor's (WCS) Interactive GIS map monument tie sheet links contain notes from the original GLO (General Land Office) survey of the corners shown. This information being part of the county tie sheet record, in my opinion, is possibly inferring the current location matches the original location of the GLO corners. However, only corners that specifically state in the abstract history of monument identifying the point as having been a perpetuation of the GLO survey would represent such.
- The following is a summary of the monument information for the corners noted:
 - Monument coordinates shown on this plat are GPS derived by Landmark Surveying, Inc. or by Weber County Surveyor's Office and are noted as NAD83 Utah North Zone grid coordinates.
 - The West Quarter corner of Section 3 is not a perpetuation of the GLO corner. The monument that exists originated in a 1963 County survey. It's accuracy related to the original federal survey is unknown.
 - The Northwest corner of Section 3 is not a perpetuation of the GLO corner. The monument that exists originated in a 1962 County survey and replaced a "spike" that was in the intersection at the time. The 1962 monument was replaced by the corner in 2016 and there is no indication in the record why the monument was replaced.
 - The North Quarter corner of Section 3 is not a perpetuation of the GLO corner. The monument that exists originated in a 1962 County survey. It's accuracy related to the original federal survey is unknown. The 1962 brass cap was originally set flush with the surface of the street and in 2004 was reset in a ring and lid.
 - These monuments are also being used by the county as the center of the respective streets.
- The deed for this property is a Special Warranty Deed Entry number 3028466 recorded January 14, 2020 and contains a description as follows:
 - A part of the Northwest Quarter of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a point 2 Rods East of the Northwest Corner of said Quarter Section, and Running thence East 643.5 feet; Thence North 412.5 feet; Thence West 214.5 feet; Thence South 156.75 feet; Thence West 429 feet; Thence North 569.25 feet to the place of beginning, EXCEPTING the North 33 Feet Thereof Lying Within 3300 South Street.
 - The description uses rods for the beginning tie so I did some research to find the origin of the tie and the description of the property. I found that the parent parcel of this property originated in 1892 in a Warranty Deed recorded Book 18 page 635. This parent description uses Rods to describe the metes of the property and is essentially the same as this subdivision except that a portion of the property has been divided off of the south.
 - The description which originated in 1892 was used unchanged to convey the property through several transactions until Warranty Deed Book 1168 page 474 recorded March 22, 1977 in which the use of rods was eliminated in favor of using feet and instead of using one description to describe the property there are now three descriptions on the deed and the southerly 247.5 feet of the 1892 description was left out of 1168-474. This description also left off the north 33 feet of the property and as far as I can tell remains titled in Eugene Powers and Faye Powers.
 - The next transaction being a Warranty Deed Entry number 964760 Book 1487 page 2773 recorded April 2, 1986 and the description returned to the use of rods for the beginning tie but utilized feet for the remainder of the courses. This description is the same as noted in 7.a. above and consolidated the three descriptions created by 1168-474.
- It is my opinion that the boundary shown hereon is the same property as described in the 1892 deed except that the southerly 247.5 feet of that description has been conveyed to a different owner.
- As can be seen from the plat there are three fences that do not coincide with the described property. They are noted as Fence 1, Fence 2, and Fence 3.
- Fence 1 is an old post and wire fence and is built on the east side of a ditch which appears to no longer be in service. The Hurst's who owned the property prior to this development have stated that in conversation with Steven Prevodel, the owner on the east, Steven told them that the fence was too far to the west. And according to the plotting of the description of the land the fence is short of the record distance of the property. Therefore, I am holding the described measurement across the north boundary.
- Fence 2 is constructed of chain link and is north of the boundary line established by the record measurements from the monumented section line. However, there is another fence line to the south (Fence 4 hereon) and the record measurement of 156.75 feet coincides with Fence 4 but only if Fence 3 is not held as the property line.
- Fence 3 is an old post and wire fence and is built on the east bank of another ditch and is built east of the described line of the property as shown.
- Fence 4 is the south property line and is being held as the historical evidence of the south boundary of the subdivision property and the north boundary of the Timothy Starr property.

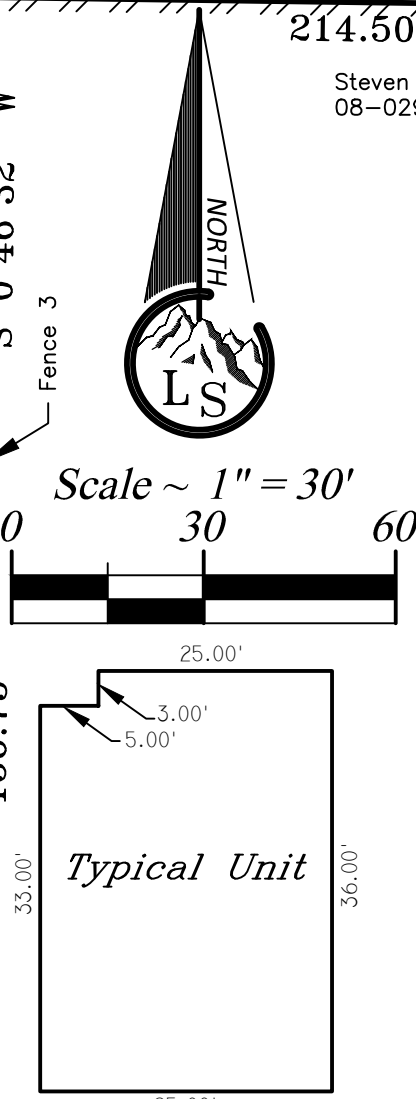
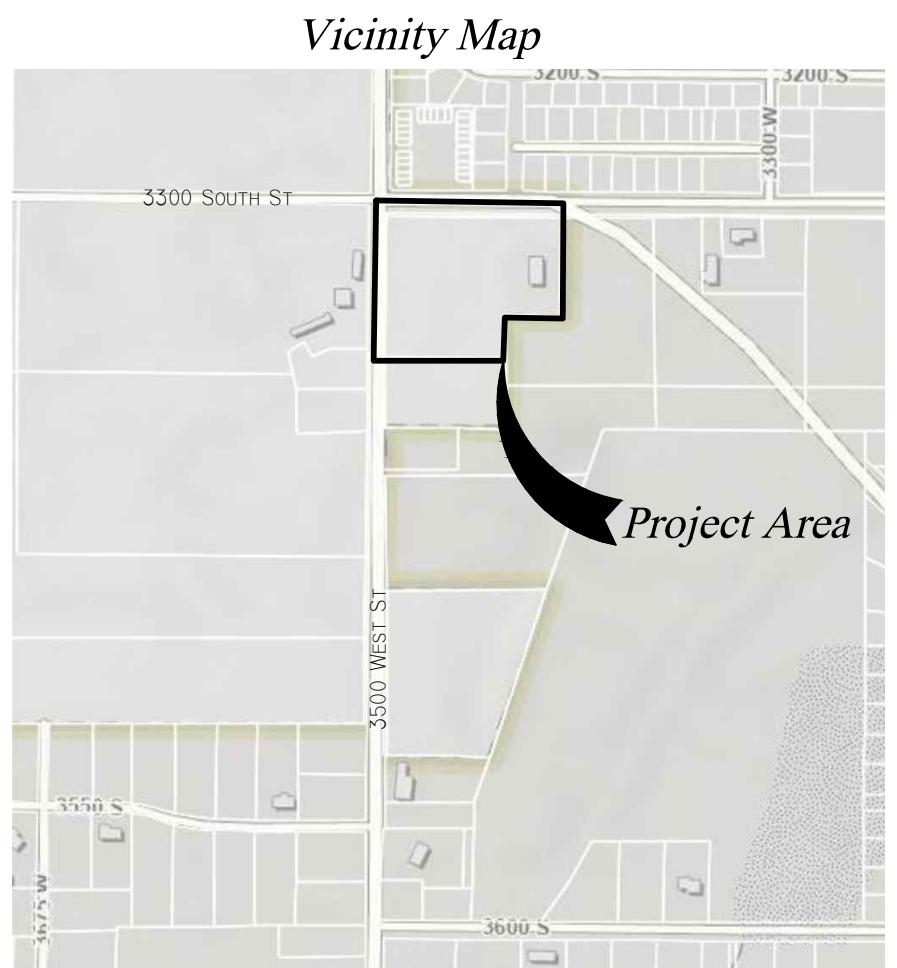
Documents used or reviewed in this survey are, but not limited to, the following:

General Legend

- SUBDIVISION BOUNDARY
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- SET STREET MONUMENT
- FND REBAR AND CAP
- SET #5 REBAR AND CAP
- STAMPED LANDMARK
- RECORD DATA
- MEASURED DATA
- PUBLIC STREET DEDICATION
- PRIVATE ROADS
- PRIVATE UNITS
- COMMON AREA
- LIMITED COMMON AREA
- SPECIAL USE AREA PER CC&R DOCUMENTS

Notes:

- Weber County has a utility easement 10 feet in width in the location shown. The easement is recorded as Entry number 2690889 on June 17, 2014. It is the intent of this project to have the County abandon the easement because, to our knowledge, there are not utilities installed within said easement area. This would be accomplished by separate document(s).
- The Wilson Irrigation Company & Board of Water Resources easement is recorded Entry number 1406858 on May 17, 1998. This easement is for "existing water distribution system of canals, ditches, pipelines and all appurtenant works and facilities of the Wilson Irrigation Company in Section 3, Township 5 North, Range 2 West, SLB&M. No specificity of such ditches or systems are provided nor are any widths of such easements stated therein. It is assumed that the existing irrigation ditches identified as No. 1 and No. 2 in the locations shown are part of the described works and that irrigation water service needs to be maintained. The size, location and means of delivery to the southerly lines of the property shall be accomplished by separate document(s).



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
CLIENT: Rick Scadden Address: XXXX		Weber County Recorder Entry no. _____ Filed for record and recorded _____ day of _____ 20____ at _____ of official records, in book _____ on page _____ County Recorder: Leann H Kilts By Deputy: _____ Fee paid _____	
NW 1/4 Of Section 3, Township 5 North, Range 2 West, Salt Lake Base And Meridian		SUBDIVISION PLAT	
Revisions		Drawn/Checked BY: EDR Field Survey Date: _____ Date: March 8, 2024 LMS Project Number: 4393	