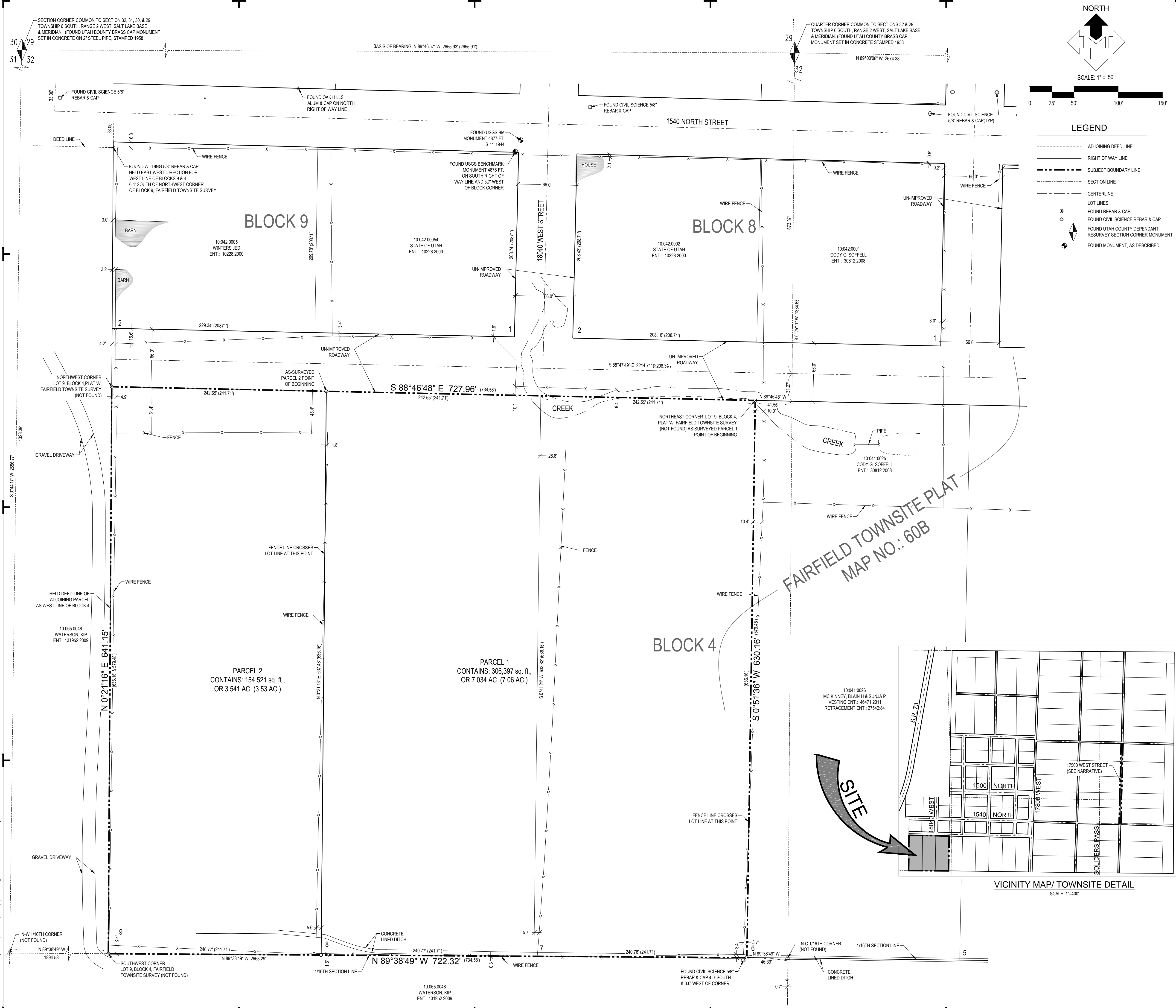


S:\2016files\16179\16179A\SURVEY\Prod\Map\16179 WINTERS BND.dwg Kent Jun 07, 2016 - 7:50am



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

DENNIS K. WITHERS  
LICENSE NO. 6135190

RECORD DESCRIPTION PER ENTRY NO.: 34734:2010

ALL OF LOTS 7, 8, AND 9, FAIRFIELD CITY SURVEY, BEGINNING AT THE NORTHWEST CORNER OF BLOCK 4, PLAT 'A' FAIRFIELD CITY SURVEY, THENCE EAST 724.58 FEET, THENCE SOUTH 579.48 FEET, THENCE WEST 34.58 FEET, THENCE NORTH 579.48 FEET TO THE BEGINNING.

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE TOWN OF FAIRFIELD FOR THE PURPOSE OF RETRACING THE ABOVE DESCRIBED PARCELS OF LAND AND CREATING OVERALL LEGAL DESCRIPTIONS FOR LOTS 7 AND 8, AND LOT 9, AS SHOWN ON THE FACE OF THIS SURVEY.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°46'57" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, BETWEEN UTAH COUNTY BRASS CAP MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

THIS SURVEY WAS PERPETUATED FROM A PRIOR RECORD OF SURVEY PREPARED BY THIS OFFICE FOR 17500 WEST STREET, AS PART OF THE PRIOR SURVEY THE SOUTHERLY LINE OF 1540 NORTH STREET WAS ESTABLISHED. THE RESOLVED RIGHT OF WAY LINES WERE PROJECTED WESTERLY TO 17700 WEST STREET, WHICH BY SURVEY IS AN IRREGULAR INTERSECTION, WITH A DEFLECTION IN BEARING FROM EAST TO WEST, FROM THE INTERSECTION OF 17700 WEST STREET, THE RIGHT OF WAY LINES WERE ESTABLISHED ALONG THE MEAN BEARING OF EXISTING IMPROVEMENTS AND PROPERTY MARKERS FOUND ALONG BOTH SIDES OF 1540 NORTH STREET. THE SOUTH LINE AS RETRACED ABOVE WAS USED TO ESTABLISH THE NORTH LINES OF BLOCKS 5 THROUGH 9.

THE SOUTH LINE OF THE TOWNSITE WAS ESTABLISHED ALONG THE 40 ACRE LINE (1/16TH LINE) AS REFERENCED IN MANY DOCUMENTS OF RECORD. THIS SOLUTION AGREES WITH THE IMPROVEMENTS ALONG SAID LINE. 1.e. A CONCRETE DITCH AND A LONG STANDING WIRE FENCE LINE, AS SHOWN HEREON.

THE WEST LINE OF BLOCKS 4 & 9 WAS SURVEYED, DESCRIBED BY DEED, AND MONUMENTED. HOWEVER, NO RECORD OF ORIGIN WAS FOUND FOR THE PROPERTY MARKERS. DEED LINES AND PROPERTY MARKERS WERE HONORED AS THE DEFINITION OF THE WEST LINE OF BLOCKS 4 & 9.

THE EAST LINE OF THE BLOCK 4, WAS ESTABLISHED ALONG A LONG STANDING WIRE FENCE LINE THAT APPEARS TO HAVE BEEN RELIED UPON BY THE LAND OWNERS, FOR MANY YEARS AND WAS THEREFORE CONSIDERED AS BEST AVAILABLE EVIDENCE OF THE LOCATION OF THE BLOCK LINE.

THE NORTHWEST CORNER OF BLOCK 4 WAS ESTABLISHED AT A PROPORTIONATE DISTANCE ALONG THE RE-ESTABLISHED WEST LINE OF THE TOWNSITE, BETWEEN THE NORTHWEST CORNER OF BLOCK 9 AND THE NORTHWEST CORNER OF BLOCK 4. (FOUND TO BE IN EXCESS) THE NORTHEAST CORNER OF THE BLOCK WAS ESTABLISHED IN THE SAME FASHION, BY PROPORTIONATE MEASUREMENT BETWEEN THE NORTHEAST CORNER OF BLOCK 5 AND THE SOUTHEAST CORNER OF BLOCK 4. (SHORTAGE IN DISTANCE BY MEASUREMENT)

LOTS LINES FOR LOTS 1 THROUGH 9 WERE THEN ESTABLISHED BY PROPORTIONATE MEASUREMENT BETWEEN BLOCK CORNERS, TAKING INTO CONSIDERATION THE LACK OF MONUMENTATION AND THE ABSENCE OF SURVEYING IN THE AREA. THE ABOVE SOLUTION SEEMS TO AGREE WITH MOST OF THE OCCUPATION OF THE LOTS WITHIN BLOCK 4. DURING THE PROCESS OF THIS SURVEY WE LEARNED THAT LOTS 1 THROUGH 6, WERE UNDER THE SAME OWNERSHIP. IT APPEARS THAT THESE LOTS WERE OCCUPIED AS ONE PARCEL, WITH LESS OF A CONCERN FOR ERECTING FENCING ALONG LOT LINES.

GENERAL NOTES

- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED MCNEIL ENG., OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OF THE EXISTING SITE IMPROVEMENTS WITHIN THE BOUNDS OF THE SURVEYED PARCEL. ADDITIONAL SITE IMPROVEMENTS MAY BE ENCOUNTERED UPON SITE INSPECTION.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

AS-SURVEYED DESCRIPTIONS

PARCEL 1

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE TOWN OF FAIRFIELD, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING ALL OF LOTS 7 & 8, FAIRFIELD TOWNSITE PLAT, WHICH PLAT WAS TRACED BY ROBERT L. WILSON, UTAH COUNTY SURVEYOR, DATED AUGUST 1943, RECORDED AS MAP NUMBER 60B, NAME: FAIRFIELD TOWNSITE TRACING, SAID PARCEL ALSO BEING A PORTION OF THE SAME TRACT AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 28, 2010 AS ENTRY NO.: 34734:210 OF OFFICIAL RECORDS ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL BEING DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7, FAIRFIELD TOWNSITE PLAT, SAID POINT BEING SOUTH 0°25'11" WEST, ALONG THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 705.14 FEET, AND NORTH 88°46'48" WEST, ALONG THE SOUTH LINE OF A 66.00 FOOT WIDE ROADWAY, AS DEPICTED ON SAID PLAT, A DISTANCE OF 41.56 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 32, (BASIS OF BEARING BEING NORTH 89°46'57" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 0°31'30" WEST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 630.16 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 7 AND THE EAST-WEST 1/16TH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, AND THE SOUTH LINE OF BLOCK 4 OF THE FAIRFIELD TOWNSITE PLAT, SAID POINT BEING NORTH 89°38'49" WEST, A DISTANCE OF 46.39 FEET FROM THE CENTER-NORTH SIXTEENTH CORNER (N-W 1/16TH), THENCE NORTH 89°38'49" WEST, ALONG SAID SOUTH LINE OF THE FAIRFIELD TOWNSITE PLAT, A DISTANCE OF 481.55 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 0°31'18" EAST, ALONG THE LINE COMMON TO LOTS 8 AND 9, A DISTANCE OF 637.48 FEET, TO THE NORTHWEST CORNER OF SAID LOT 8, AND THE AFORESAID SOUTH LINE OF A 66.00 FOOT WIDE ROADWAY, THENCE SOUTH 88°46'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 465.30 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 306.397 SQUARE FEET, OR 7.034 ACRES (7.06 PER RECORD)

PARCEL 2

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE TOWN OF FAIRFIELD, COUNTY OF UTAH, STATE OF UTAH, SAID PARCEL BEING ALL OF LOT 9, FAIRFIELD TOWNSITE PLAT, WHICH PLAT WAS TRACED BY ROBERT L. WILSON, UTAH COUNTY SURVEYOR, DATED AUGUST 1943, RECORDED AS MAP NUMBER 60B, NAME: FAIRFIELD TOWNSITE TRACING, SAID PARCEL ALSO BEING A PORTION OF THE SAME TRACT AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 28, 2010 AS ENTRY NO.: 34734:210 OF OFFICIAL RECORDS ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID PARCEL BEING DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, FAIRFIELD TOWNSITE PLAT, SAID POINT BEING SOUTH 0°25'11" WEST, ALONG THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 705.14 FEET, AND NORTH 88°46'48" WEST, ALONG THE SOUTH LINE OF A 66.00 FOOT WIDE ROADWAY, AS DEPICTED ON SAID PLAT, A DISTANCE OF 526.86 FEET, FROM THE NORTH QUARTER CORNER OF SAID SECTION 32, (BASIS OF BEARING BEING NORTH 89°46'57" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, AND RUNNING THENCE SOUTH 0°31'18" WEST, ALONG THE LINE COMMON TO LOTS 8 & 9, A DISTANCE OF 637.48 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 9, AND THE EAST-WEST 1/16TH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, AND THE SOUTH LINE OF BLOCK 4 OF THE FAIRFIELD TOWNSITE PLAT, THENCE NORTH 89°38'49" WEST, ALONG SAID SOUTH LINE OF THE FAIRFIELD TOWNSITE PLAT, A DISTANCE OF 240.77 FEET, TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING SOUTH 89°38'49" EAST, A DISTANCE OF 1894.58 FEET, FROM THE NORTH-WEST SIXTEENTH CORNER (N-W 1/16) CORNER COMMON TO SECTION 31 & 32, OF SAID TOWNSHIP 6 SOUTH, RANGE 2 WEST, THENCE NORTH 0°22'10" EAST, ALONG THE WEST LINE OF SAID TOWNSITE PLAT, A DISTANCE OF 641.15 FEET, TO THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTH LINE OF AFORESAID 66.00 FOOT WIDE ROADWAY, THENCE SOUTH 88°46'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 242.65 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 154.521 SQUARE FEET, OR 3.547 ACRES (3.53 PER RECORD)

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WINTERS PARCEL

TOWN OF FAIRFIELD

18185 WEST 1540 NORTH, FAIRFIELD, UTAH

LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
1	6/03/16	RELEASE TO CLIENT

CAD FILE: 16179 WINTERS BND

DRAWN BY: HMM/DKW

CALC BY: DKW

FIELD CREW: SB

CHECKED BY: MDH

DATE: 6/03/16

BOUNDARY SURVEY

1 OF 1