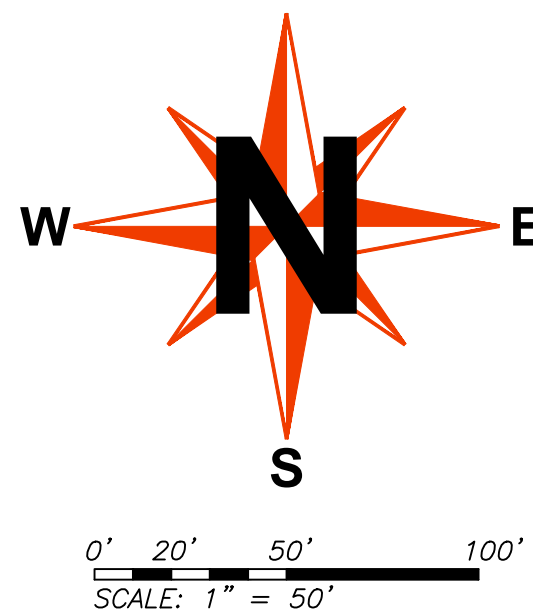


LEGEND

Section Monument
Property Corner
Street Monument
Break Line
Property Line
Section Line
Center Line
Easement Line
Reference/Witness Monument
Edge of Gravel Road
Edge of Asphalt
Wire Fence

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY BRASS CAP MONUMENTS LOCATED AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER, SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.



FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
CENTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

O & O HANSEN FARM LLC
TAX ID NO. 15-025-0006

FOUND REBAR & CAP STAMPED "UTAH LAND SURVEYING"

(WEST 660.00) N89°29'13"W 702.32

DITCH
FL=4218.33

FOUND REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

(SOUTH 292.00) S00°30'47"W 292.00

LARRY & ANGIE JOHNSON
TAX ID NO. 15-025-0007
CONTAINS 310,384.45 SQ/FT
OR 7.12 ACRES

DOUGLAS & CAROLYN HANSEN
TAX ID NO. 15-025-0010

FOUND REBAR & CAP STAMPED
"UTAH LAND SURVEYING"
IN AN OLD REMNANT OF AN
EXISTING WIRE FENCE LINE
ALONG A DITCH

(NORTH 335.00) NORTH 00°30'47" EAST 335.00

NEWLY CONSTRUCTED TEMPORARY WIRE FENCE
FOR THE PURPOSE OF KEEPING CATTLE IN.
BASED ON SURVEY FROM CLS INC.
WITH FILE NO. 7124

KAREN & BILL EWELL
TAX ID NO. 15-025-0009
CONTAINS 130,650.00 SQ/FT
OR 3.00 ACRES

(SOUTH 335.00) S00°30'47"W 335.00

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 2020
SOUTHWEST CORNER, SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

SET REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

FOUND REBAR & CAP
STAMPED "CLS INC"

POINT OF BEGINNING
FOUND REBAR & CAP STAMPED
"UTAH LAND SURVEYING"

FOUND REBAR & CAP
STAMPED "GARDNER ENG"

CMP
FL=4217.21

FOUND WEBER COUNTY SURVEYOR
BRASS CAP MONUMENT IN
GOOD CONDITION MARKED 1981
SOUTH-QUARTER CORNER, SECTION 7,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

RCP
FL=4217.32

(EAST 2370.00)

(WEST 390.00) N89°29'13"W 390.00

(N89°29'13"W 2684.54) 2684.60

300 NORTH STREET

LANCE P. KELSON LIVING TRUST
TAX ID NO. 15-051-0039

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCR OACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCR OACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Michael L. Wangemann, PLS

Date of Plat or Map: March 10, 2022

PLS# 6431156-2201



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT EAST ALONG THE SOUTH LINE OF SECTION 7, 2370.00 FEET AND NORTH 33 FEET FROM THE SECTION CORNER MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST 390.0 FEET, THENCE NORTH 335 FEET TO AN EXISTING FENCE, THENCE EASTERLY ALONG AND BEYOND FENCE 390.0 FEET, THENCE SOUTH 335.0 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE EWELL PROPERTY. ALL 4 CORNERS OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WERE FOUND IN GOOD CONDITION. THE DEED FOR THE SUBJECT PROPERTY CALLED TO AN EXISTING FENCE IN ONE OF THE CALLS AND THERE WAS EVIDENCE OF REMNANTS OF AN OLD WIRE FENCE THAT MATCHED THAT CALL. THE OTHER FENCE LINES FOUND ON OR AROUND THE SUBJECT PROPERTY WERE NEWLY INSTALLED (WITHIN THE PAST YEAR) AND BY THE ADMISSION OF THE ADJACENT NEIGHBOR, THEY WERE INSTALLED FOR CONVENIENCE. THE FENCE ALONG THE NORTH RIGHT-OF-WAY LINE, WHICH IS THE SOUTH LINE OF THE SUBJECT PROPERTY, WAS FOUND TO BE IN THE CORRECT LOCATION. ALL THE DEEDS FOR THE ADJACENT PROPERTIES WERE FOUND TO BE CONSISTENT WITH EACH OTHER. THERE WERE NO GAPS OR OVERLAPS FOUND, BY DEED, BUT THERE IS A QUESTION OF APPROXIMATELY 42'-44' THAT THE OWNER TO THE WEST IS TRYING TO CLAIM. THE USE OF BOUNDARY DOCTRINE BY ACQUIESCENCE DOES NOT APPLY DUE TO NO OCCUPATION LINES EVER BEING ESTABLISHED. IT IS BELIEVED THAT ANY SUCH CLAIM IS NOT VALID OR APPROPRIATE. IN THE FILED CERTIFICATION OF SURVEY, BY C.L.S. INC., SURVEYED ON DECEMBER 3, 2021, WITH FILE NO. 7124 IN THE WEBER COUNTY SURVEYOR'S OFFICE, THEY STATE THAT THE EWELL PROPERTY SHOULD BE DETERMINED BY THE "MORE OR LESS" THAT IS CONTAINED IN THE DEED FOR THE JOHNSON PROPERTY. THERE IS NO SUCH CALL OR VERBIAGE IN THE EWELL'S DEED'S, (PAST OR PRESENT) THAT WOULD MAKE THAT CLAIM REASONABLE OR VALID. THE DEED FOR THE EWELL'S PROPERTY SHOULD STAND ON ITS OWN AND NOT TRY TO BE INTERPRETED THROUGH THE "INTENT OR LACK OF INTENT" OF ANY OTHER ADJACENT OR NEIGHBORING DEED. IT IS ALSO INTERESTING TO NOTE THAT MR. DOUG HANSEN, WHO ORDER THIS SURVEY FROM C.L.S., HAS NO INTEREST OR OWNERSHIP IN THE JOHNSON AND EWELL PROPERTIES. THE QUESTION SHOULD HAVE BEEN ASKED "WHY DIDN'T MR. HANSEN JUST HAVE HIS PROPERTY SURVEYED INSTEAD OF THE NEIGHBORS?"

UTILITY NOTE:

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE BOUNDARY SURVEY

PREPARED FOR

KAREN EWELL

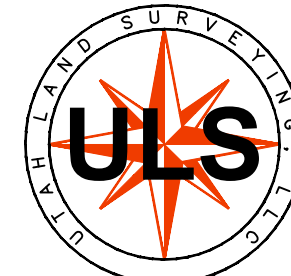
5500 WEST 300 NORTH
WARREN, UT 84404

LOCATION SOUTHWEST 1/4, SEC 7, T6N, R2W, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	3/10/2022
SCALE:	1" = 50'
DRAWN:	MLW
CHECKED:	MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com

JOB NUMBER
1786-21

SHEET
1 OF 1