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FILE # 7258

NARRATIVE:

Boundary Consultants was retained by Kate Osborn to survey the subject parcel and set the corners thereof.
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 89°01'11" East 2709.24 feet measured between the Weber County Surveyor's monuments marking the south line of the Southwest Quarter of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian.
Phase 5 of the Willow Springs Subdivision has been retraced holding the section monumentation depicted hereon. A railroad spike was found near the intersection of 3600 North and 450 East which we have rejected as being the true location of that intersection. A brass cap well monument was also found in the intersection of 450 East and 3550 North Streets 0.15 feet NORTH and 0.10 feet EAST of the calculated location of the intersection.
Nails were found in the curb of 3600 North Street, those nails do not align with the produced lot lines of the subdivision and are not consistent in the direction and distance of their alignment. A nail was found on the produced lot line of Lots 51 and 52 in its correct location. It is our judgement that the nails in the curb were set in a careless manner and we have rejected them as being reliable.
A substantial encroachment by the landscaping of Lot 51 lies on the subject parcel as depicted hereon.

DESCRIPTION:

WARRANTY DEED: ENTRY #2947666:

All of Lot 52, Willow Springs Subdivision, Phase 5, North Ogden City, Weber County, Utah.

SCALE OF FEET
30 0 30 60

LEGEND

29 28 32 33 = SECTION CORNER & SECTION LINE
= BOUNDARY SET #5 BAR/CAP STAMPED "PLS 356548"
= RIGHT OF WAY LINES
= ADJOINING LOTS - PARCELS
= 10' PUBLIC UTILITY EASEMENT
= RECORD OF SURVEYS
= DIMENSION LINES
= AREA OF ENCROACHMENT

DAVID E. HUNTER
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 356548
STATE OF UTAH

DATE PLOT DATE: 12-21-21
SCALE 1"=30'
PROJECT NUMBER 2172001

RECORD OF SURVEY OF TAX PARCEL 16-195-0004 TREVOR and KATHERINE OSBORN

LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 1