

SURVEY IMAGES



DATA REFERENCE TABLE

| Reference No | Document Type | Name/Grantee | Entry No/ Book Page/ File No. |
|--------------|-------------------------------|-----------------------|-------------------------------|
| R1 | Deed of Easement | Ogden City | 841911 |
| R2 | Quitclaim Deed | Megan L. Roth | 3277528 |
| R3 | Warranty Deed | Richard Hambllyn Long | 3057521 |
| R4 | Warranty Deed | William Craig Tovey | 3229241 |
| R5 | Plat Map | Ogden City | 6526 |
| R6 | Plat Map | Ogden City | 6530 |
| R7 | Quit Claim Deed | Georgiana Miyagishima | 1265974 |
| R8 | Warranty Deed | Amy L. Hanges | 3291997 |
| R9 | Warranty Deed | LLC | 3321161 |
| R10 | Warranty Deed | Deanna Schow | 2887375 |
| R11 | Linck and Griffins First Add. | Subdivision Plat | Book 02 Page 022 |

LEGAL DESCRIPTION

PART OF LOTS 27, 28, 29 AND 30, BLOCK 1, LINCK & GRIFFIN'S FIRST ADDITION, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 92 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 27, RUNNING THENCE SOUTH 45.85 FEET TO THE SOUTH LINE OF SAID LOT 27; THENCE EAST 105 FEET TO THE EAST LINE OF SAID LOT 30; THENCE NORTH 45.85 FEET; THENCE WEST 105 FEET TO THE PLACE OF BEGINNING.

SURVEYORS NARRATIVE

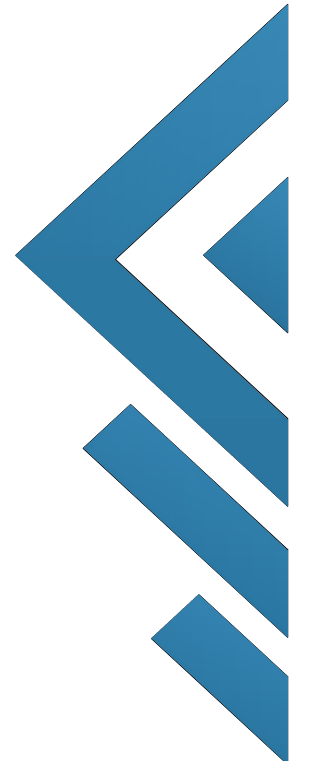
- A. Christine Anderson requested this survey to retrace the property boundaries of Parcel 1 and assess the alleyway along the south portion of the property.
- B. Line segments, as labeled, contain quotations with a letter such as "A." The lettering corresponds to this narrative. This designation is intended to aid in expounding on the retracement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data found of record. For instance, (100.0' R45) references the record measurement as 100.0 feet according to the corresponding document in the Data Reference Table. If no record data is given, this indicates that the surveyor is of the opinion that the measurement is not the same line as the deed or it is a new boundary. The Data Reference Table has naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained.
- C. The basis of bearing for this survey is South, measured between a monument line within Polk Ave from monuments found at the intersections of Lake Street and 26th Street. The Surveyor notes that all the other street monuments, in conjunction with the retracement of this block, were found and agree with the record to the precision of GPS. With this understanding, the Surveyor held the record measurement of the plat (R11, R5, and R6.)
- D. Along the West bounds of the survey parcel, the Surveyor notes that multiple lines of occupation were discovered. The surveyor is of the opinion that due to an unclearly defined line of occupation, that boundary by acquiescence should be ruled out.
- E. The North bounds of the property has been established by record due to the finding explained in Section C. No terrestrial encroachments have been observed along this line. Areal encroachments may be present with the shed overhang.
- F. The West property line is established by holding the record offset of Polk Ave and accepting the monuments found within.
- G. The South boundary is established by finding no vacating document for the Private Alley Way. In the Surveyor's search for a vacating document, an Easement to Ogden City was located affecting the South 1 foot of the subject parcel with the remainder of the easement being contained within the Alley Way. As for the Alley Way, the reality of it being a public Right-of-way or a Private Right-of-Way matters less than its existence. Oak Lane Homeowners Ass'n v. Griffin: 255 p3d 677 (2011) states the following, "Under Utah Law, Landowners whose property abuts public streets, alleys, and public ways that appear on a plat map are entitled to a private easement over those public ways." Being that the subject parcel is based on (R11) with the streets being simultaneously created, the precedence of each land owner gaining private easements over the platted access has been reaffirmed. To vacate the portion of the property, each land owner with platted access along the easement/alleyway area would need to formally vacate their interest to clear up the encumbrance. Due to these facts of law, the Surveyor has held the record position of the alleyway.
- H. Property corners were monumented as shown here on and serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.

RECEIVED
MAR 31 2025
FILE # 8015

SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

Highland
SURVEYING



Record of Survey

Christine Anderson

2564 Polk Ave.
Ogden City, Weber County, Utah 84401
Part of Section 34, Township 6 North, Range 1 West Salt Lake Base and Meridian

| Project Participants |
|------------------------------------|
| Research by: Harper |
| Site Investigation: Anderson, Sime |
| Plat Report: Draft: Anderson |
| Reviewed by: Harper |
| February 2025 |
| 25002 |

Sheet Number: 1/1

