

SCALE: 1" = 30'

Graphic Scale

30061530485060

N

Found Monument

Calculated Monument

Found Rebar

Found Nail

LEGEND

Measurements Between Monuments

Certified Macro Boundary Line

Certified Micro Boundary Line

Easement Line

Irrigation Canal

Calc. Calculated

N.T.S. Not to Scale

Deed Line

Fence Line

Building Line

Center Line

Edge of Asphalt

Edge of Concrete

Found Section Corner

Calculated Section Corner

Set Nail

Found Rebar No Cap

LEGAL DESCRIPTION

Parcel 1 (170620041) (R7):
Part of the Northwest Quarter of Section 30, Township 7 North Range 1 West, Salt Lake Base and Meridian, Beginning at the West line of a County Road 826.1 feet East and 867.2 feet South from the Northwest corner of the Northwest Quarter of Section 30; thence North 1° East 104.46 feet to a point 817.4 feet East and 756.5 feet South 1° West and 246 feet North 61° 15' West and 121 feet South 19° West from the Northwest corner of the Northwest Quarter of Section 30; thence North 19° East 121 feet to the center line of the North Ogden Canal; thence South 61° 15' East 208.36 feet, more or less, along the centerline of said canal to the West line of said County Road; thence South 1° West along road 126.57 feet, more or less to the point of beginning.

Parcel 2 (170620042)(R8):
Part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian, Beginning North 89°37'45" East 825 feet to the center of road and South 1° West 392.4 feet and North 87°30' West 255 feet and South 1°13' West 234 feet to the center of North Ogden Canal from the Northwest corner of said Northwest Quarter of Section 30, thence South 61°15' East along the canal 46 feet; thence South 19° West 121 feet; thence North 60° West 70.89 feet; thence North 55° West 155.76 feet; thence North 18° 30' East 150 feet to the center of canal; thence Southeasterly along the canal to the point of beginning.

PROPOSED LEGAL DESCRIPTION

Parcel 1
Part of the Northwest Quarter of Section 30, Township 7 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing being 50°42'39"W measured between the West Quarter Corner and Northwest Corner of Said Section. Beginning at a point on the West line of 1000 West said point being 823.68 feet South 89°49'43" East and 870.77 feet South 1°10'17" West along the centerline of 1000 West and 33.00 feet North 88°37'26" West 243.58 feet; thence following along lots 23, 20 & parcel B Pleasant View Landing the following four (4) courses; (1) North 0°50'26" West 114.82 feet, (2) North 58°37'26" West 70.89 feet, (3) North 53°37'26" West 155.76 feet a, and (4) North 19°52'34" East 101.56 feet to the center of a canal; thence following the centerline said canal the following 6 courses; (1) South 53°49'21" East 41.22 feet, (2) South 59°27'59" East 109.57 feet, (3) South 61°24'42" East 85.23 feet, (4) South 63°19'44" East 90.44 feet, (5) South 59°59'06" East 71.77 feet, (6) South 53°53'21" East 68.31 feet to the West Right-of-Way of 1000 West; thence along said Right-of-Way South 1°10'17" West 109.28' to the point of beginning. Containing 66188 SQ.FT or 1.52 Acres

SURVEYORS NARRATIVE

- A. This Survey was requested by requested by Sheridan and Julie Olson to retrace their property boundary and prepare for a subdivision
- 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 doings of record. For instance, (100.01' R50) references the record measurements as 100.0 feet according to the corresponding document in the Data Reference Table.
- C. The Basis of Bearing for this survey is South 0°42'39" West measured between the West Quarter Corner of Section 30 and the Northwest Corner of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian.
- D. The Surveyor had done work on this property while engaged by a separate company. Some of the exhibits from that work was provided to the Surveyor. When the Surveyor was engaged once more under Highland. Having no access to the data used and collected previously the Surveyor started from a new. In the Surveyor's research (R19) was found which is noted has evidence to be a controlling element for our deeds. This evidence assuming is based on (R7,8,21,etc) matching the Bearing calls of (R19). Using (R20) the Surveyor was able to find the relationship between 1000 West and the Section Line.
- E. With the boundary retraced that was the frame work of the subject property retraced the Surveyor placed (R7,8) accordingly. In doing so a old tee post was found to be on the deed line. Noting that the deed line and the subdivision plat did not agree and the Surveyor investigated further.
- E.1 First the Surveyor pulled (R21) and found it to agree. Next the Surveyor brought in a high resolution Ariel image prior to (R11). This image proved that the land was being used closer to (R7) and (R21). With this the Surveyor reached out to the acting Surveyor of (R11) with no explanation of their retracement.
- E.2 The Surveyor then asked the client subsequently where they believed the boundary to be. The client explained to the Surveyor that "its not where it used to be." Explaining that they remembered it to be about 10' East at the top of the line.
- F. The same situation was found along the most Westerly line of Parcel 2 only the Surveyor does not have Ariel Images which show occupation lines.
- G. The Surveyor understands that the best situation would be for the of (R11) to deed the gap parcels to the client. Aside form this arrangement is made that the intent of the subdivision is paramount and the intent was not to create gap parcels. Further more the Surveyor is of the opinion that the Hanson subdivision should be held as the boundary by the doctrine of estoppel. This opinion does not eliminate the need for constructive notice that doctrine may be required for clean title.
- H. 33' from the centerline of 1000 West established as explained in section "D".
- I. Along the retracement of (R11).
- J. Along the Center of canal as measured.
- K. Property Corners were marked as shown here and referenced in the survey research and analysis. If any data contrary to the surveyor's opinion is found, it should be presented for consideration.



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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

Sheriden & Julie Olson

3385 North 1000 West
Ogden City, Weber County, Utah 84414

Part of Section 30, Township 4 North, Range 1 West Salt Lake Base and Meridian

Project Participants

Research by: SLW/Harper

Site Investigation: SLW/Anderson

Plat Report Draft: SLW/Anderson

Reviewed by: Harper

May 2025

25819

Sheet Number: 1/1

Professional Land Surveyor

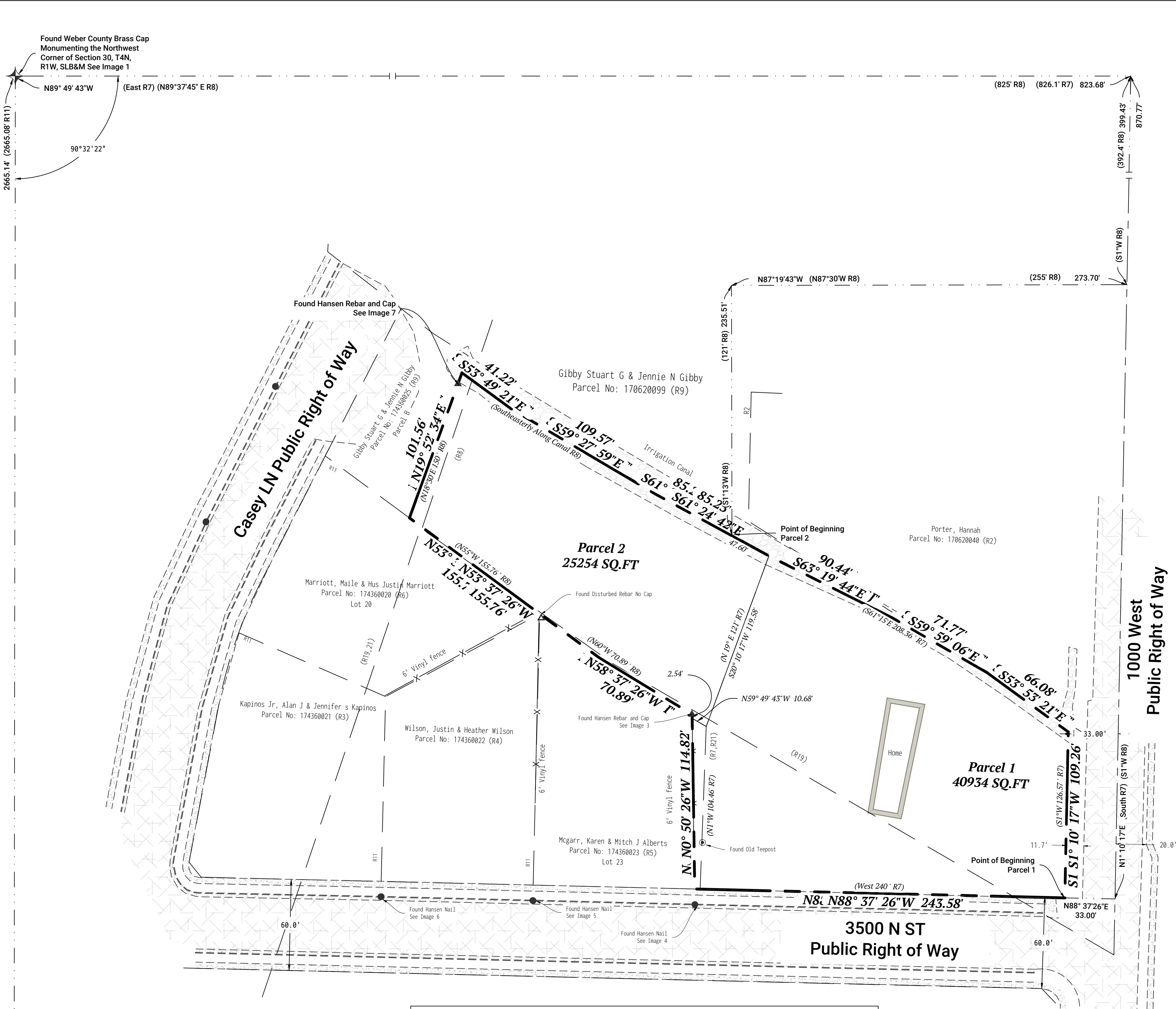
12542803

Tyler R. Harper

Tyler R. Harper

06/20/2025

State of Utah



DATA REFERENCE TABLE			
Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Easement	Pleasant View City	3168974
R2	Quit Claim Deed	Chris D Potter	1405059
R3	Warranty Deed	Alan J Kapinos Jr and Jennifer S Kapinos	3304108
R4	Warranty Deed	Justin Wilson and Heather Wilson	3287482
R5	Warranty Deed	Karen McGarr and Mitch J Alberts	3295591
R6	Warranty Deed	Maile Marriott and Justin Marriott	3285208
R7	Warranty Deed	Sheridan K Olson and Julie Olson	3272126
R8	Warranty Deed	Sheridan Olson and Julie Olson	3242153
R9	Warranty Deed	Stuart G Gibby and Jennie N Gibby	3095805
R10	Warranty Deed	Stuart G Gibby and Jennie N Gibby	3105896
R11	Subdivision	Pleasant View Landing	91-004
R12	Record of Survey	Stuart Gibby	6830
R13	Record of Survey	North Ogden Irrigation Company	4676
R14	Record of Survey	Rick Lyman	4325
R15	Tie Sheet	Weber County	7N1W
R16	Tie Sheet	Weber County	7N2W25E
R17	Tie Sheet	Weber County	7N2W25NE
R19	Record of Survey	Weber County	A-17-383
R20	Jinkins Plat	Weber County	PG-95
R21	Warranty Deed	Garry D Stimpson	2529312