

SCALE: 1" = 20'

Graphic Scale

N

LEGEND

Measurements Between Monuments

Certified Macro Boundary Line

Certified Micro Boundary Line

Easement Line

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

Set Rebar and Cap

Found Monument

Calculated Monument

Found Rebar

Found Nail

Legal Description

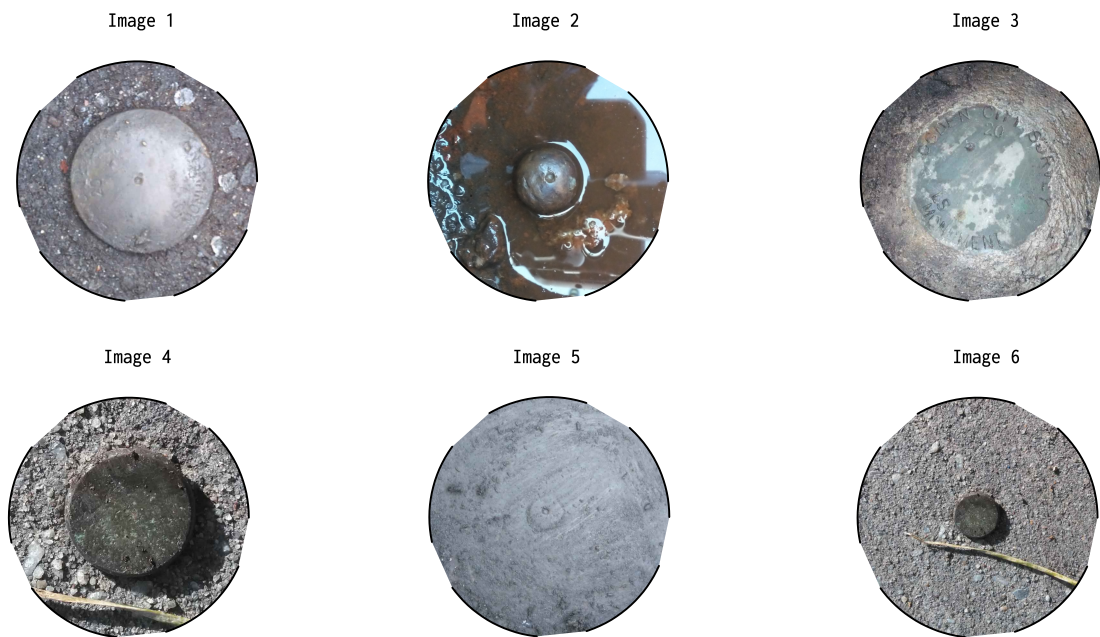
All of Lot 6, Block 2, Eccles Subdivision of Block 26, Plat C, Ogden City Survey, Weber County, Utah.

Surveyors Narrative

- A. This Survey was requested by Oscar Mata to retrace his property boundaries and assess facts along the South property Line.
- B. Basis of Bearing for this Survey is South 0°58'00" West measured two Ogden City Monuments within Vanburen Avenue at the intersections of 25th street and 26th Street.
- C. This Survey did not find any Evidence from the original Survey Besides the Center Line Monuments. With this the Surveyor prorated the length of each lot to make up with the deficiency in verifying this approach no evidence was found to disprove it.
- D. During the site investigation two nails were found in the curb and one nail in the rear of the parcel 02030024 in searching around said parcel no rebar or caps were found to identify the Surveyor. With no record of survey the surveyor does not know how they were established. In looking at the nail at the Southeast corner of this Survey property it seems to have been established at the record position without accounting for deficiencies in the Lot. But when looking at the nail at the Southwest corner of said Survey property and drawing a line between the monuments the line matches with the old fence line. With said nails not being where the Surveyor who established it not accounting for the error in the Lot. Meaning did this unknown Surveyor establish the Boundary by acquiescence? The facts suggest that could be the case. The relationship of the boundary by establishment from prorating places the boundary just South of the fence by under a tenth, form this survey's measurement points. When taking into account the nails which bearing matches the old fence and in seeing the age of the fence this survey believes the Boundary to be along the fence Line.
- E. Following record as described in Section C.
- F. Property corners were monumented as shown here on and serve as the research and analysis completed in this survey should any data that is not mentioned be found that is contrary to this survey it should be presented for consideration.

DATA REFERENCE TABLE			
Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Warranty Deed	Paul L. Wattis	2236812
R2	Warranty Deed	Mariah Smith and Oscar Mata	3314500
R3	Subdivision	Eccles Subdivision	61
R4	Lot & Block Plat	Ogden City	2672
R5	Record of Survey	William Stockdale	450
R6	Record of Survey	Tom Moore	3747
R7	Record of Survey	Mark Armstrong	6037
R8	Lot & Block Plat	Ogden City	2671
R9	Record of Survey	Reeve	Unrecorded

SURVEY IMAGES



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.

Project Participants	
Research by:	Tharper
Site Investigation:	Anderson, Stene
Plat Report Draft:	Anderson
Reviewed by:	Tharper
January	2025
24057	

Sheet Number: 1/1



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