

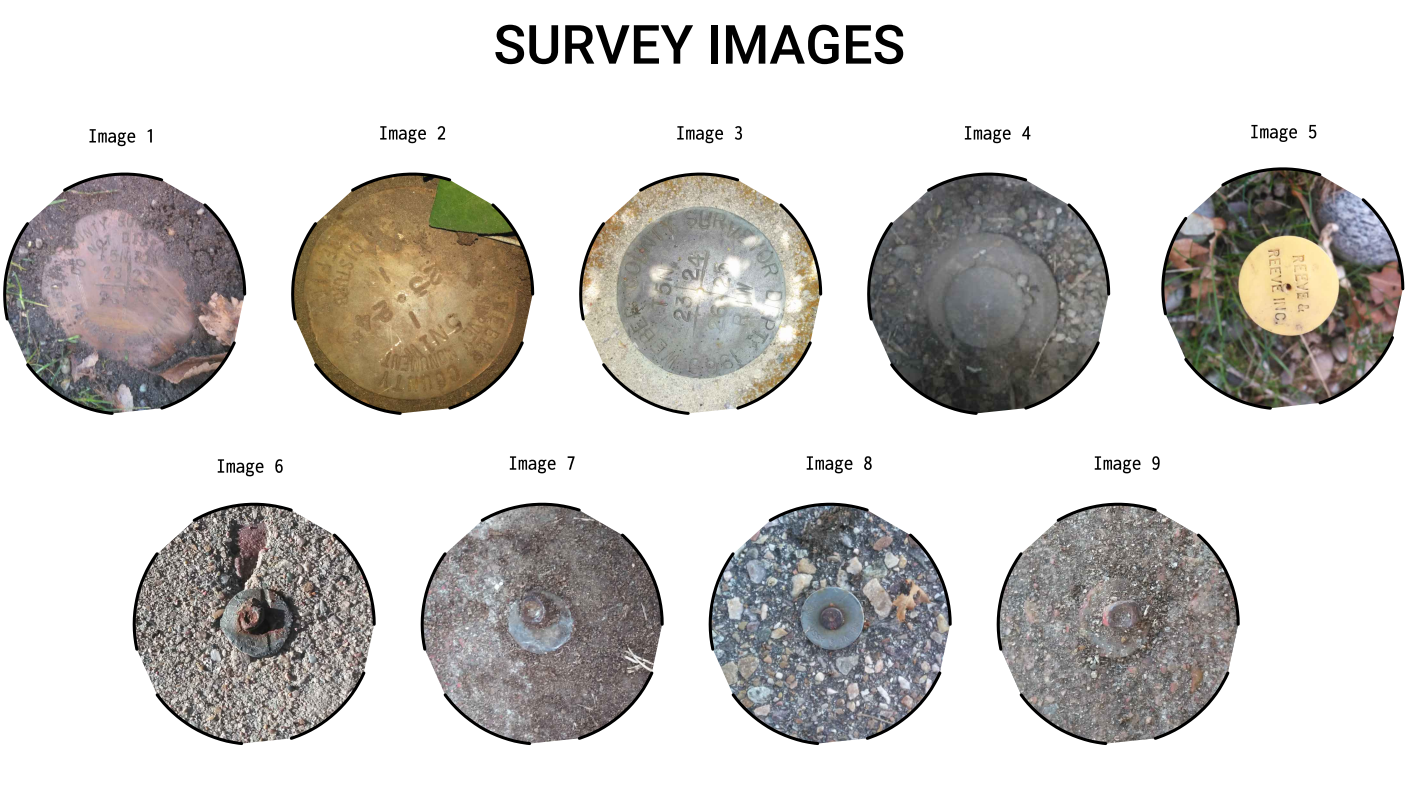
SCALE: 1" = 40'

LEGEND

Measurements Between Monuments	Deed Line	Found Section Corner	Found Monument
Certified Macro Boundary Line	Fence Line	Calculated Section Corner	Calculated Monument
Certified Micro Boundary Line	Building Line	Set Nail	Found Rebar
Easement Line	Center Line	Set Rebar and Cap	Found Nail
Calc. Calculated	Edge of Asphalt	Post	Tree
N.T.S. Not to Scale	Edge of Concrete	Downspout	
Reference 16			
Reference 18			

DATA REFERENCE TABLE

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Bearing Sheet	5N1W	Weber County
R2	Tie Sheet	West 1/4 Corner Section 23	5N1W22E
R3	Tie Sheet	Center 1/4 Corner Section 23	5N1W23C
R4	Tie Sheet	East 1/4 Corner Section 23	5N1W23E
R6	Tie Sheet	South 1/4 Corner Section 23	5N1W23S16
R7	Tie Sheet	South 1/2 Corner Section 23	5N1W26N
R8	Tie Sheet	Southeast Corner Section 23	5N1W26NE
R9	Tie Sheet	Southwest Corner Section 23	5N1W27NE
R10	Subdivision Plat	Eastwood Subdivision	11-086
R11	Subdivision Plat	Eastwood Subdivision No. 2	15-092
R12	Subdivision Plat	Stoddard Subdivision	29-086
R13	Subdivision Plat	Stoddard Oaks Subdivision Phase 2	47-096
R14	Record of Survey	James Stoddard	1395
R15	Lot Amendment	Stoddard Subdivision Lot 2	2926
R16	Quit Claim Deed	James Stoddard	3285254
R17	Quit Claim Deed	Melvin Ogden	1541656
R18	Warranty Deed	Mark Sheffield	2124097



Notes

Relevant trees on property are denoted by the tree symbol and are scaled to appropriately depict the canopy cover. This is not a comprehensive tree inventory of each large tree within the boundary, as only the trees deemed relevant were marked by the property owner prior to surveying and thence measured during the site investigation.

SURVEYORS NARRATIVE

- James Stoddard requested this survey to retrace the property boundaries of Lot 1 and Parcel 0008, as well as to acquire topographic data across the site. The client expressed concerns regarding the slope and stability of the hillside, along with a desire to reinforce the hillside and increase the landscaping potential therein.
- 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 measurements 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.
- The Surveyor acquired topographic data using LIDAR technology. LIDAR was chosen over photography to penetrate the existing foliage over Lot 1 and Parcel 0008. The Surveyor did not use state LIDAR data, but rather established control and physically flew the site with a LIDAR setup.
- The Surveyor's horizontal control is established from the NAD 83 (2011) Utah State Plane Coordinate System, North Zone. The basis of bearing for this survey is North 88°57'58" West measured between the West Quarter Corner and the Center of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian. The Surveyor also found the South Quarter Corner (R7), the Southwest Corner (R9), and the East Quarter Corner (R4) of said Section during the initial research and field investigation.
- In the initial calculations and research, The Surveyor discovered that Stoddard Oaks Subdivision Phase 1 (R12) and Stoddard Oaks Subdivision Phase 2 (R13) agreed well with each other. However, they were found to mathematically compute differently than Eastwood Subdivision (R10) and Eastwood Subdivision No. 2 (R11). The Surveyor resolved this discrepancy to the best of visibility through occupation and evidence gathered around the site between the two subdivisions, while also holding Section control as noted.
- The Surveyor notes that Eastwood Subdivision (R10) is the earlier subdivision, having been established in 1958, with Eastwood Subdivision No. 2 (R11) following in 1968. The Stoddard Oaks Subdivision (R12) was not established until 1991 at the earliest. Under the doctrine of senior rights, boundaries created by earlier conveyances take precedence over those created later. As Brown's *Boundary Control and Legal Principles*, 7th Edition, states: "As between private parties, a junior grant in conflict with a senior grant yields to the senior grant." The text further explains that "[o]ne who conveys an interest in land to one person cannot at a later date sell the same intentionally to another." Because the Eastwood subdivisions predate the Stoddard subdivisions by over two decades, the Eastwood boundaries hold senior rights, and the Stoddard boundaries must yield where conflict exists.
- In retracement of the Stoddard subdivisions, The Surveyor found a nail at the Point of Beginning in the driveway of the subject property, as well as nails within the cul-de-sac. When holding these nails and checking their agreement with each other, they were found to match the record positions. The Surveyor notes the differences between record values and measured values with the ties shown on the survey, particularly as the subject property abuts Eastwood Subdivision and the Stoddard subdivision chain.
- Due to the Stoddard subdivisions being junior to the Eastwood subdivisions, The Surveyor held the Eastwood subdivision lines and shows measured distances and bearings along the Eastwood subdivision lines adjoining the Stoddard subdivisions. This approach is consistent with the hierarchy of evidence in boundary retracement. As stated in Brown's *Boundary Control and Legal Principles*, 7th Edition: "Where two parties are given title to the same parcel of land, and where possession is not a consideration, the party with senior rights has the right of possession according to common law."
- The Surveyor found a Warranty Deed for Mark Sheffield (R18) and placed said deed in accordance with a tie line found for the Stoddard subdivision as completed in 1987 by Great Basin Engineering. When placing the deed in the North-South direction and comparing it to the later phases of the Stoddard subdivision, they were found to agree.
- The Surveyor also notes that the Quit Claim Deed to James Stoddard (R16) is found to agree with the Eastwood Subdivision. As such, The Surveyor has held the Eastwood Subdivision as the actual boundary between the two subdivisions. This retracement finds the actual evidence and applies the hierarchy of evidence between found monumentation, while retracing the footsteps of both subdivision surveyors in an attempt to place the error where it originally occurred.
- The established points and measurements act as the basis for research, investigation, and analysis conducted by The Surveyor. Such work requires The Surveyor to perform quasi-judicial decisions based on the facts of survey, which is why the practice of Land Surveying is guarded by License within each state's jurisdiction. As stated in Utah Code 58-22-102, the purpose of licensing is "to promote the public health, safety, and welfare." Any data discovered that may contradict The Surveyor's findings should be submitted for consideration.

LEGAL DESCRIPTION

Lot 1: (R13) Lot 1 (075260001): All of Lot 1 of Stoddard Oaks Subdivision Phase 2, a Subdivision, according to the Official Plat thereof.

Parcel 0008 (R17): Part of the Southeast Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 7.71 chains East and North 790.53 feet more or less to the Southwest corner of Lot 24 Eastwood Subdivision No. 2, from the Southwest corner of said quarter section, thence South 52°00' East 463.10 feet, thence South 80°33'36" West 338.11 feet, thence North 0°50'26" East 49.01 feet, thence West 35 feet more or less to a point South from beginning, thence North 291.55 feet more or less to beginning.

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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.

Project Participants
Research by: Harper
Site Investigation: Melissa Hines/Carolyn Barnes
Plat Report Draft: Hines/Ls
Reviewed by: Harper

February 2026
25186

Sheet Number:
1/1