



**SCALE: 1" = 120'**

**LEGEND**

- Measurements Between Monuments
- Certified Macro Boundary Line
- Certified Micro Boundary Line
- Easement Line
- Calc. Calculated N.T.S. Not to Scale
- 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
- Set Lath on Line

**DATA REFERENCE TABLE**

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Bearing Sheet	6N2E	6N2E
R2	Tie Sheet	East 1/4 Corner Section 28	6N2E28E
R3	Tie Sheet	East 1/4 Corner Section 29	6N2E29E
R4	Tie Sheet	Northeast Corner Section 32	6N2E32NE
R5	Tie Sheet	North 1/4 Corner Section 33	6N2E33N
R6	Tie Sheet	Northeast Corner Section 33	6N2E33NE
R7	Warranty Deed	Kate Marjori Vosti	3376658
R8	Warranty Deed	Michael and Jean Brill	1909043
R9	Record of Survey	Eagle Crest Subdivision	3400
R10	Record of Survey	First Security Mortgage	761
R11	Subdivision Plat	Falcon Crest Subdivision	41-038 FALCON CREST SUBDIVISION
R12	Subdivision Plat	Monastery Cove Subdivision	50-023 MONASTERY COVE SUBDIVISION PHASE 1

**SURVEYORS NARRATIVE**

A. Jake Nilsson requested this Survey to assess the legal location of the West property line of Lot 7, Falcon Crest Subdivision, Weber County, Utah. The purpose of this Survey was to establish the legal boundary for understanding the relationship of existing improvements, including a creek that crosses or runs near the property, and to provide sufficient monumentation for potential fence construction.

B. The bearing basis for this Survey is South 88°58'05" East, measured between the Southwest Corner and the South Quarter Corner of Section 28, Township 6 North, Range 2 East, Salt Lake Base and Meridian. The Surveyor located the Southwest Quarter Corner, the South Quarter Corner, the East Quarter Corner, the North Quarter Corner, and the Northwest Quarter Corner to establish the control framework. This basis of bearing was chosen to match the original plat (R11), which established the monumentation for Falcon Crest Subdivision and ties the subdivision boundaries to the Public Land Survey System.

C. To retrace property boundaries within a subdivision, the Surveyor is required to establish multiple points of control. Control was sought and found at the Section Corners as noted above. The Surveyor measured between these Section Corner positions and found that the measured distances agreed within survey precision to the original plat (R11) that created Falcon Crest Subdivision. According to Brown's Boundary Control and Legal Principles, 7th Edition, "A surveyor should not undertake a retracement of a section or a township or a metes and bounds survey without first having an understanding of what is required." The Section monumentation provided the controlling framework from which the subdivision boundaries were properly retraced.

D. During the site investigation, the Surveyor conducted a diligent search for monumentation set by the original surveyor who created Falcon Crest Subdivision. Despite thorough investigation, no rebar or monuments set by the original surveyor were located at any lot corners within the area investigated. The Surveyor did locate monuments bearing caps from other survey companies, including Pinnacle, Landmark, and Mountain West Surveying. These monuments were found at various positions along property lines within the subdivision, but their locations raises questions about their relationship to the original survey. The Surveyor found 1/2 inch rebar with a red cap at the Northwest and Southwest corners of the subject property. These monuments were found to agree with the record and were accepted by the Surveyor as the property corners.

E. The Surveyor did not hold the positions of monuments set by subsequent surveyors for two fundamental reasons. First, they were not set by the original surveyor who created the subdivision and therefore do not represent the original monumentation that would have been referenced in recorded deeds conveying lots within Falcon Crest. Second, these monuments did not agree with themselves nor with the established Section monumentation that was retraced in accordance with the original plat (R11). The lack of internal consistency among these monuments and their disagreement with the controlling Section Corner framework demonstrated that they could not be relied upon to establish the true and correct boundaries as originally intended.

F. As stated in Brown's Boundary Control and Legal Principles, 7th Edition, "The evidence of the original surveys and their significance, and how this evidence relates to the original measurements as well as to modern measurements and not to technical aspects of modern surveying, is the most important element of a resurvey or a retracement." In this retracement, the original surveyor's work product—being the recorded plat with its ties to Section Corners—takes precedence over subsequent monumentation that does not correlate to that original survey. The principle at work here is that the Surveyor must follow the footsteps of the original surveyor rather than accept monuments of unknown origin or questionable establishment.

G. For this retracement, monumentation set by the Surveyor was placed at the record position as shown on the original plat (R11). This decision is based on the principle that where original monumentation cannot be found and where subsequent monumentation is inconsistent with the original survey, the Surveyor must reconstruct the original surveyor's intent using the best available evidence. In this case, that evidence consists of the measured Section Corners and the recorded plat dimensions. Brown's Boundary Control and Legal Principles, 7th Edition, states that "In a lot and block description, subdivision monuments called for on the plat, or monuments set by others and known to perpetuate the position of the original lot lines." When such monuments cannot be found, the Surveyor must rely on the recorded plat dimensions proportioned within the established exterior boundaries.

H. On the West line of Lot 7, the Surveyor set iron rebar with caps at intervals along the property line. These monuments were set "on line" for the purpose of establishing far sight, which is a surveying practice whereby anyone walking the boundary can stand at one point and visibly sight to the next monument or corner along the line.

I. Property corners were monumented as shown on the accompanying plat and serve as a reference point to the research and analysis completed in this Survey. Should any data be found that is not mentioned herein or that is contrary to the Surveyor's opinion, it should be presented for consideration.

**LEGAL DESCRIPTION**

(R11) Parcel 1 (210720004): All of Lot 7, Falcon Crest, a Subdivision, according to the Official Plat thereof.

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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 by: Harpessels  
Plat Report Draft: Harpessels  
Reviewed by: Harper

October 2025  
25976

Sheet Number: **1/1**

Professional Land Surveyor  
Tyler R. Harper  
05/01/2026  
State of Utah