

SCALE: 1" = 20'

Graphic Scale

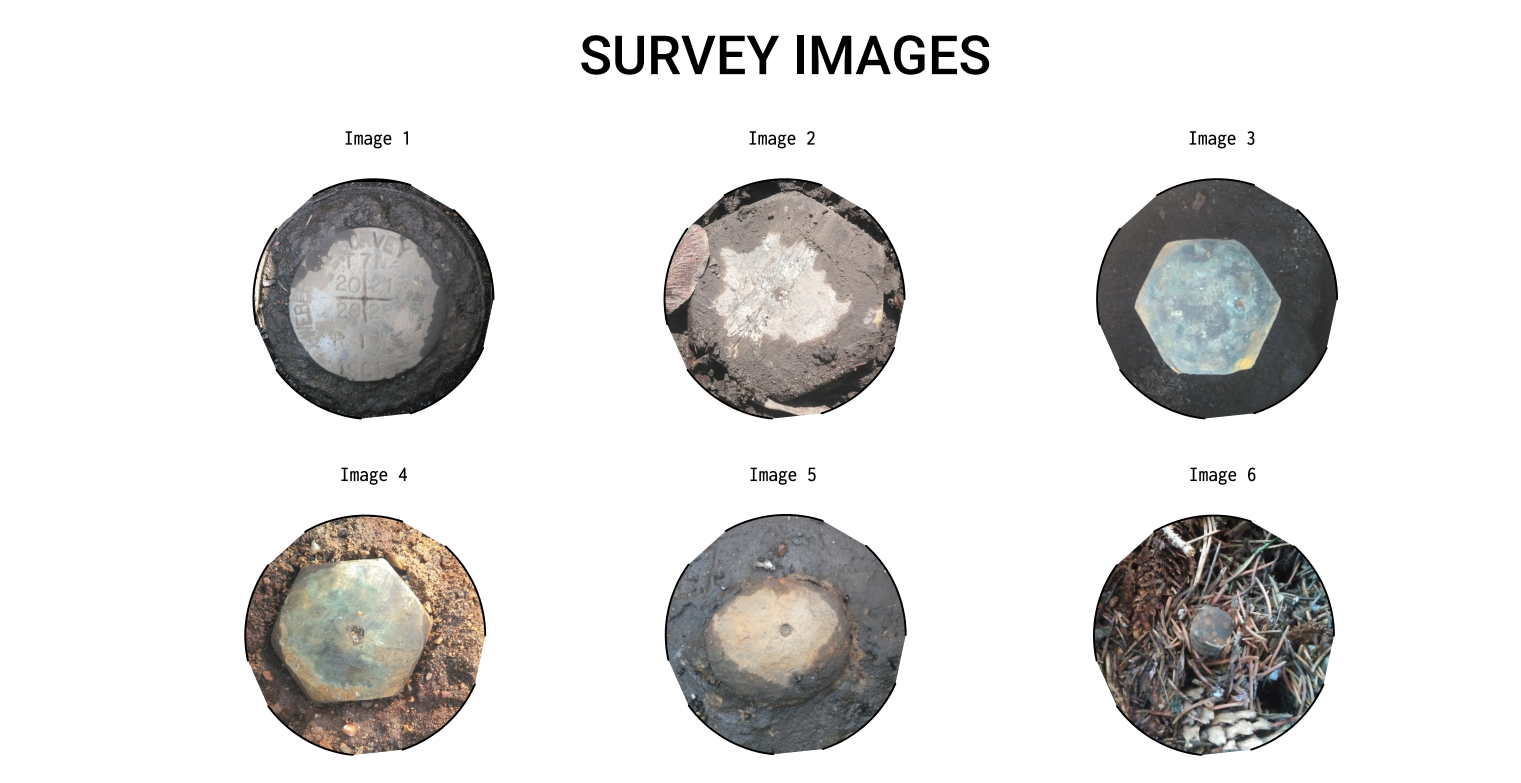
N

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
Landscaping	Edge of Asphalt	Telephone box	
Calc. Calculated	Edge of Concrete		
N.T.S. Not to Scale			

DATA REFERENCE TABLE

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Subdivision	Lakeview Heights Phase 1	23-79
R2	Warranty Deed	Makenzie Elliott	3379442
R3	Subdivision	Willow Springs Phase 1B	35-037
R5	Bearing Sheet	Township 7 North, Range 1 West	7N1W
R6	Tie Sheet	North 1/4 Corner Section 28	7N1W28N
R7	Tie Sheet	Northeast Corner Section 29	7N1W29NE



LEGAL DESCRIPTION

(R1) Parcel 93 (160900008): All of lot 93, Lakeview Heights a Subdivision, according to the Official Plat thereof.

SURVEYORS NARRATIVE

A. Makenzie Elliott requested this survey for the purpose of retracing and establishing the boundary lines of the subject property, identified as Lot 93, as shown hereon.

B. The bearing basis for this survey is North 40°57'22" East, measured between Centerline monuments found within 3450 North and 3475 North Streets. This basis of bearing was chosen to match the original plat (R1).

C. The Surveyor reviewed recorded plats, deeds, and other relevant documents as noted in the Data Reference Table. Upon research, the Surveyor determined that the subject property consists entirely of simultaneously created boundaries within a platted subdivision (R1). As such, boundary principles governing simultaneous conveyances apply. Brown's Boundary Control and Legal Principles, 7th Edition, defines a simultaneously created boundary as one that "results when several smaller parcels of land are created from one large parcel or from several combined large parcels at the same legal instant by the same person, persons, or agency and by the same instrument. All parcels have equal standing, and no such portion can be said to have prior rights or seniority over any other portion." Within simultaneously created subdivisions, the interior lot lines are micro boundaries, governed by the macro boundaries of the parent parcel and the subdivision plat. Principle 2 of Chapter 12 states: "The micro boundaries of the interior lot lines located within the senior macro lines should not extend beyond the macro boundaries of the parent parcel."

D. During the field investigation, the Surveyor located Centerline monuments as noted, including a monument at the intersection of 3450 North and 500 East Street. Brass caps were found at each Centerline location. The measurements between these Centerline monuments were consistent with themselves and with the record. Because Centerline monuments possess a high probability of being undisturbed due to their placement within the public Right-of-Way, the Surveyor held these positions without adjustment and established the parcel at record. Brown's Boundary Control and Legal Principles, 7th Edition, Principle 11 of Chapter 11, states: "Monuments called for in a deed, either directly or by a survey, or by reference to a plat that the parties relied on, are subordinate to senior rights, clearly stated contrary intentions, and original lines actually marked and surveyed, but are presumed superior to direction, distance, or area." Further, "For a monument to be controlling it must be (1) called for in a document, (2) identifiable, and (3) undisturbed."

E. On the South lot line common between Lot 93 and Lot 92, the Surveyor found a rebar with no cap. This monument was located approximately 0.1 foot from the computed position based on the record plat (R1). No records of prior surveys were found for this property; therefore, the Surveyor is of the opinion that this monument was set by the original subdividing surveyor. Given the monument's proximity to the computed record position and the absence of contrary evidence, the Surveyor accepted this monument as representative of the original corner. Brown's Boundary Control and Legal Principles, 7th Edition, Principle 12 of Chapter 12, states: "Original monuments set on the ground, except where the intent is clearly otherwise, control facts given on a plat." The found rebar, being within tolerance of the record and absent evidence of disturbance, was held as the controlling corner.

F. Where boundary monuments were missing or obliterated, the Surveyor re-established those points based on the record dimensions from found and controlling monuments. The measurements between found monuments agreed sufficiently with the record such that proportional measurement was not applied.

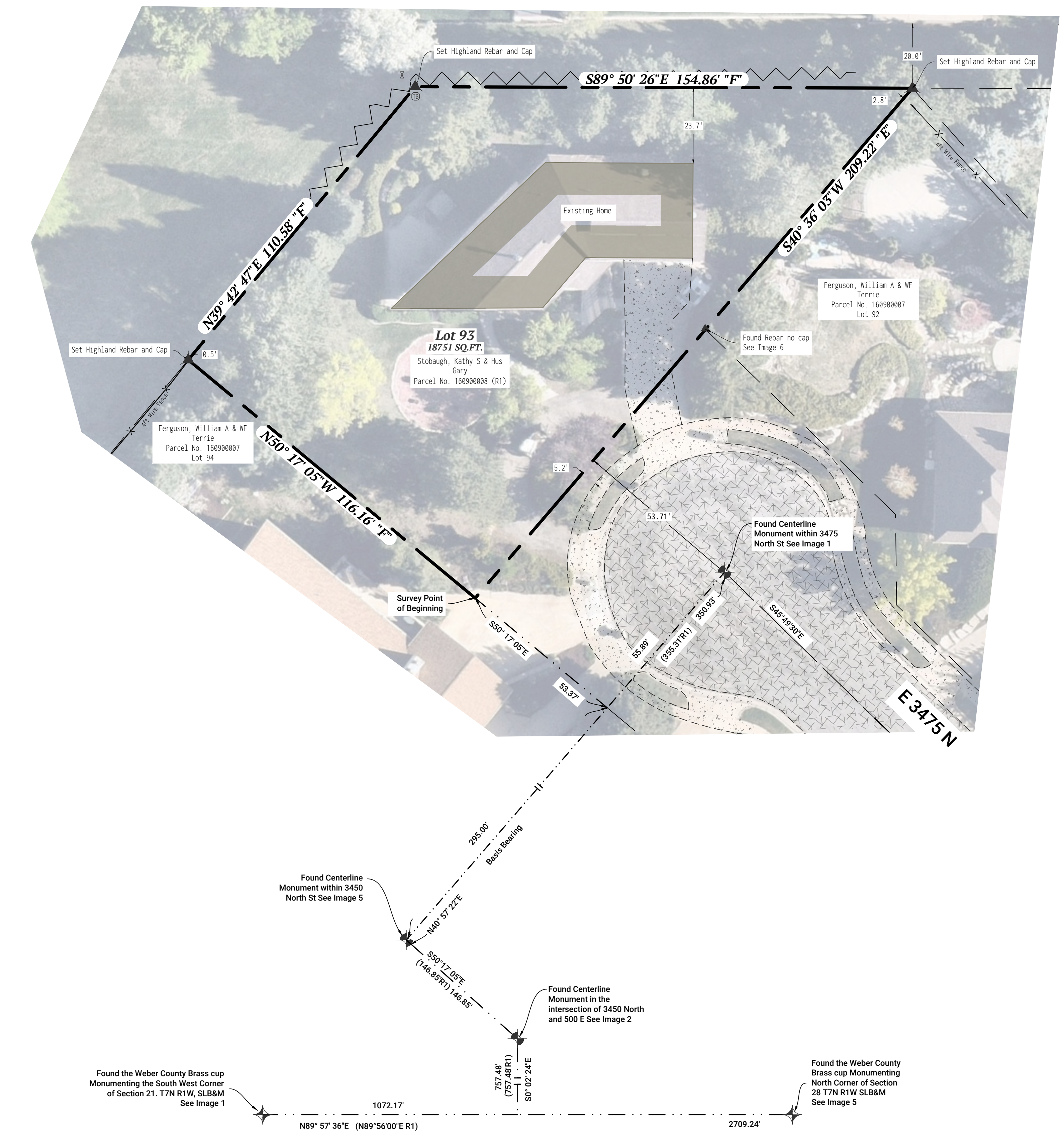
G. The boundary lines and monuments shown hereon represent the Surveyor's professional opinion based on the available record evidence and field observations. This survey reflects conditions at the time of fieldwork. Utah Code 57-8a-102 and 558-22-102 recognize that the Surveyor, in performing boundary retracement, exercises quasi-judicial functions in applying boundary law principles to protect property rights and serve the public welfare. The Surveyor's determination is an opinion based on the facts of survey and does not constitute a legal determination of title.

H. Property corners were monumented as shown hereon and serve as a point of reference for the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the Surveyor's opinion, it should be presented for consideration.

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.

Professional Land Surveyor
12542803
Tyler R. Harper
05/12/2026
State of Utah



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Project Participants

Research by:	Harper
Site Investigation:	Madsen/Messels
Plat Report Draft:	Madsen/Messels
Reviewed by:	Harper

December 2025

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Sheet Number: 1/1