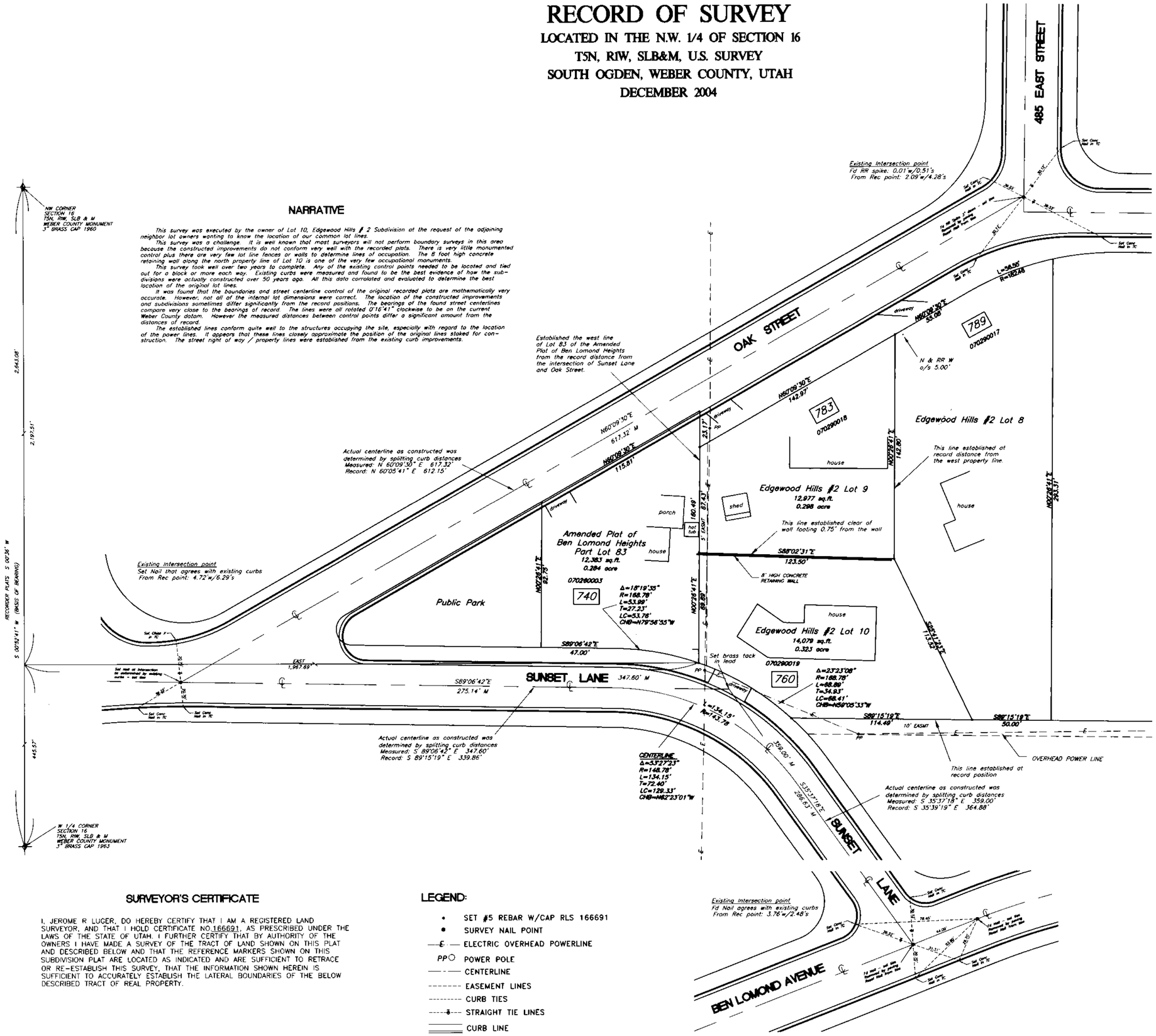
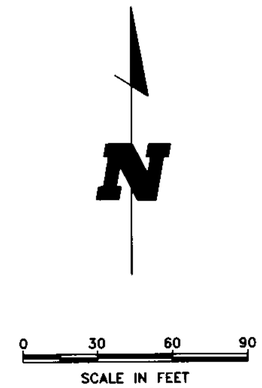
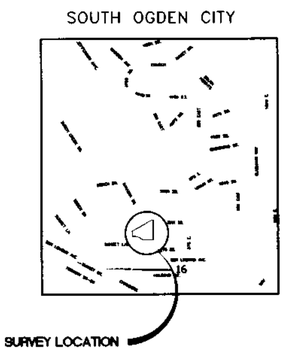
003389

RECORD OF SURVEY

LOCATED IN THE N.W. 1/4 OF SECTION 16
T5N, R1W, SLB&M, U.S. SURVEY
SOUTH OGDEN, WEBER COUNTY, UTAH
DECEMBER 2004







VICINITY MAP

NARRATIVE

This survey was executed by the owner of Lot 10, Edgewood Hills # 2 Subdivision at the request of the adjoining neighbor lot owners wanting to know the location of our common lot lines.

This survey was a challenge. It is well known that most surveyors will not perform boundary surveys in this area because the constructed improvements do not conform very well with the recorded plats. There is very little monumented control plus there are very few lot line fences or walls to determine lines of occupation. The 8 foot high concrete retaining wall along the north property line of Lot 10 is one of the very few occupational monuments.

This survey took well over two years to complete. Any of the existing control points needed to be located and tied out for a block or more each way. Existing curbs were measured and found to be the best evidence of how the subdivisions were actually constructed over 50 years ago. All this data correlated and evaluated to determine the best location of the original lot lines.

It was found that the boundaries and street centerline control of the original recorded plats are mathematically very accurate. However, not all of the internal lot dimensions were correct. The location of the constructed improvements and subdivisions sometimes differ significantly from the record positions. The bearings of the found street centerlines compare very close to the bearings of record. The lines were all rotated 0°18'41" clockwise to be on the current Weber County datum. However the measured distances between control points differ a significant amount from the distances of record.

The established lines conform quite well to the structures occupying the site, especially with regard to the location of the power lines. It appears that these lines closely approximate the position of the original lines staked for construction. The street right of way / property lines were established from the existing curb improvements.

SURVEYOR'S CERTIFICATE

I, JEROME R LUGER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.166691, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY.

LEGEND:

- • SET #5 REBAR W/CAP RLS 166691
- • SURVEY NAIL POINT
- —E— ELECTRIC OVERHEAD POWERLINE
- PP○ POWER POLE
- —·—·— CENTERLINE
- ------- EASEMENT LINES
- -------- CURB TIES
- ----•---- STRAIGHT TIE LINES
- ═══ CURB LINE

RECEIVED
DEC 13 04
Weber County Surveyor

REVISIONS	
DATE	DESCRIPTION

SCALE: 1" = 30'
DATE: DECEMBER 2004
DESIGN: JRL
DRAWN: JRL
CHECKED:
DWG: N:\LUGER\SUNSET3.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR No. 166691 J. R. LUGER State of Utah

RECORD OF SURVEY
PRIVATE BOUNDARY SURVEY
LOTS 8/9/10 EDGEWOOD #2 + LOT 83 ABLH
SOUTH OGDEN, UTAH

JR LUGER
CIVIL ENGINEERING SERVICES
760 SUNSET LANE
SOUTH OGDEN, UTAH 84403
(801)479-6503
P.E. & P.L.S.

1
1

003389