



REV	DATE	DESCRIPTION
REV1	4/1/2014	RIGHTWAY
REV2	REV2DATE	REV2DESC
REV3	REV3DATE	REV3DESC
REV4	REV4DATE	REV4DESC
REV5	REV5DATE	REV5DESC
REV6	REV6DATE	REV6DESC

PROPERTY SURVEY
PREPARED FOR: KRISTAL SANONE
ADDRESS: 1713 NORTH 760 WEST
CITY: HARRISVILLE, UTAH 84404
LOCATION: WEST HALF SECTION 29 T7N R1W SLB&M

JOB NO:	12-500
DATE:	5/09/2012
SCALE:	1"=30'
DRAWN:	TRG
CHECKED:	TRG
DESIGNED:	-

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESC:
PART OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF LOTS 38, PLAT B, NORTH OGDEN SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED NORTH 61°28'10" WEST 390 FEET MORE OR LESS AND SOUTH 0°17'27" WEST 107.3 FEET MORE OR LESS FROM A POINT DESCRIBED OF RECORD A BEING SOUTH 89°35' EAST 287.4 FEET AND SOUTH 78 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF SAID LOT 38, SAID POINT OF BEGINNING ALSO BEING DESCRIBED OF RECORD AS BEING LOCATED 55 FEET MORE OR LESS WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER SECTION OF SAID SECTION 29; THENCE SOUTH 10°23'27" EAST 625.02 FEET ALONG AN EXISTING FENCE TO THE NORTH LINE OF LOMOND VIEW DRIVE; THENCE NORTH 57°20'06" WEST 156.17 FEET ALONG SAID NORTH LINE; THENCE NORTH 81°57'44" WEST 18.56 FEET ALONG AN EXISTING FENCE; THENCE NORTH 6°23'14" EAST 231.70 FEET; THENCE NORTH 2°31'43" WEST 274.58 FEET ALONG AN EXISTING FENCE; THENCE NORTH 18°31'57" WEST 20.09 FEET; THENCE NORTH 81°54'01" EAST 30.14 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCOACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCOACH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

Travis R. Gower
TRAVIS R. GOWER, PLS #6439364
4/2/2014
DATE

NARRATIVE:
THIS SURVEY WAS REQUESTED BY KRISTAL SANONE FOR THE SALE OF THE PROPERTY. THE DEEDS IN THIS AREA ARE TIED TO THE CENTER OF SECTION 29, A CORNER THAT DOES NOT EXIST ON THE GROUND. ATTEMPTS TO LOCATE THE POSITION OF THE CENTER OF SECTION WERE NOT IN HARMONY WITH THE FENCES. THE BOUNDARY WAS DETERMINED BY EXISTING OCCUPATION FENCE LINES AND TESTIMONY BY THE OWNER AND ADJACENT OWNER THAT THE FENCES HAVE BEEN THERE FOR "A LONG TIME". THE ADJACENT OWNER CLAIMED THE FENCES HAD BEEN THERE FOR 50 YEARS. THE NORTH RIGHT OF WAY WAS DETERMINED BY THE PLAT B NORTH OGDEN SURVEY AND THE BAILEY SUBDIVISION TO THE WEST OF THE SUBJECT PARCEL.

LEGEND

- Section Monument
- Street Monument
- Reference/Witness Monument
- Property Corner
- Control Point
- Fire Hydrant
- Handicap Parking
- Light Pole
- Spot Elevation
- Tree
- Center Line
- Property Line
- Easement Line
- Section Line
- Curb & Gutter
- Curb Wall
- Contour Line
- Cable Communications Line
- Edge of Asphalt
- Fence Line
- Fiber Optics Line
- Gas Line w/ Valve
- Irrigation Line w/ Valve
- Overhead Power Line w/ Pole
- Underground Power Line w/ Box
- Storm Drain Line w/ Catch Basin
- Sanitary Sewer Line w/ Manhole
- Telephone Line w/ Box
- Water Line w/ Valves



GENERAL NOTES

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND BRASS CAP MONUMENTS OF THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT. (S 88°50'32" E)
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

