

LEGEND

- Section Monument
- Property Corner
- Street Monument
- Break Line
- Reference/Witness Monument
- Edge of Gravel Road
- Edge of Asphalt
- Wire Fence
- Property Line
- Section Line
- Center Line
- Easement Line

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER, SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

NARRATIVE

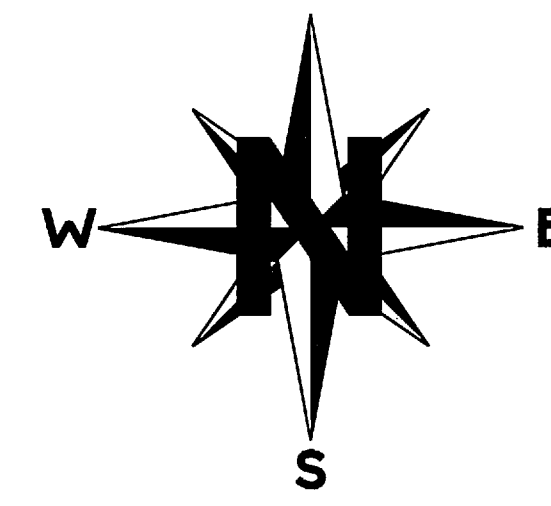
THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES OF THE RONALD L. & LUANN R. STEPHENS PROPERTY FOR QUINCY ADAMS. THE TAX ID NO. FOR THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY IS 15-054-0009.

THE SURVEY CONTROL USED TO CALIBRATE THE TRIMBLE R10 GNSS GPS SYSTEM, WAS AS DESCRIBED IN THE BASIS OF BEARING ABOVE. THE BEARING USED WAS OBTAINED FROM THE WEBER COUNTY SURVEYORS OFFICE FROM THE COUNTY MONUMENT POSITIONS SHEET FOR TOWNSHIP 6 NORTH, RANGE 2 WEST. THE RECORD BEARING (AS THE ONE USED) IS NORTH 00°30'47" EAST. THE DISTANCE MEASURED BETWEEN SAID MONUMENTS WERE 263317 FEET.

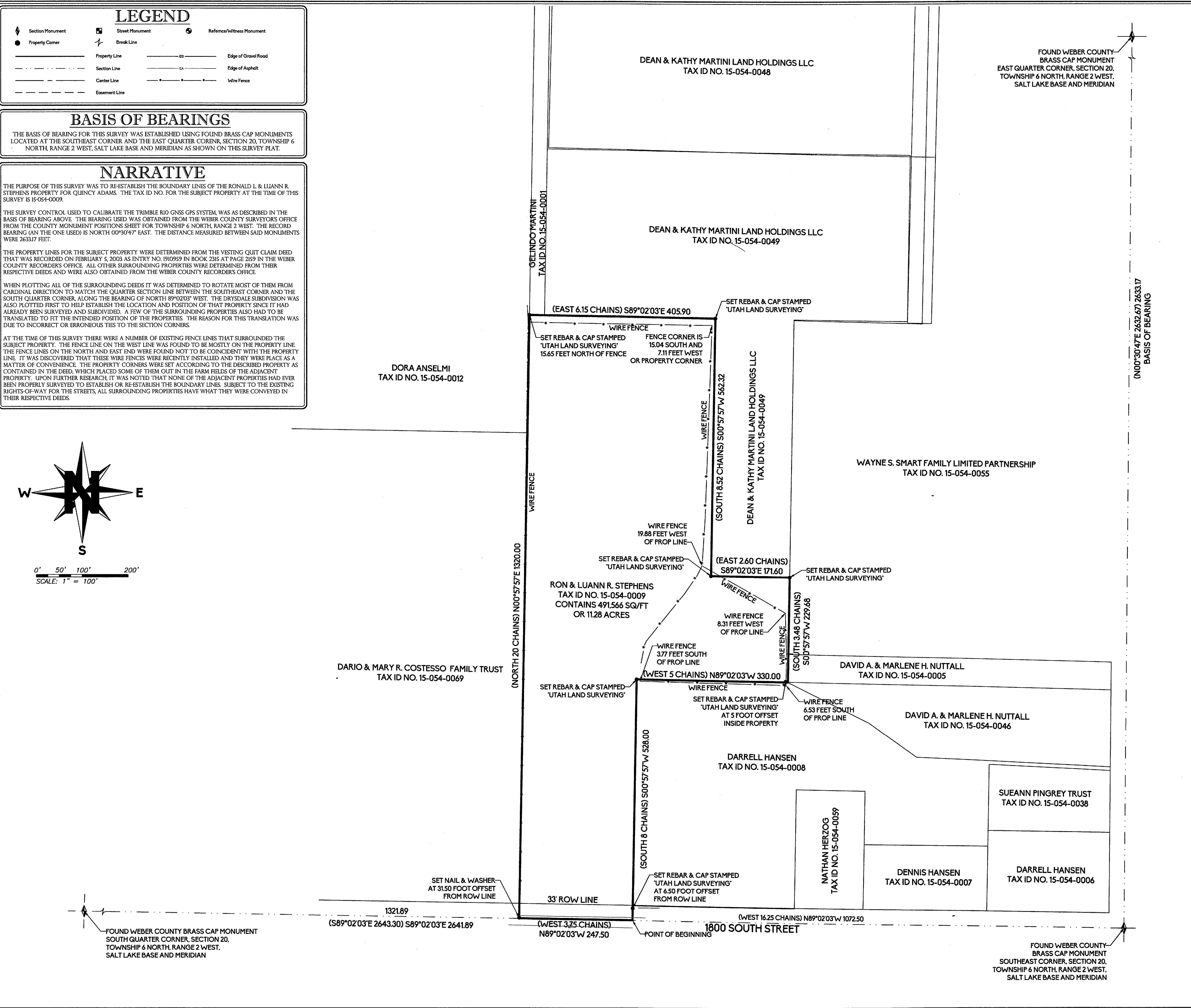
THE PROPERTY LINES FOR THE SUBJECT PROPERTY WERE DETERMINED FROM THE VESTING QUIT CLAIM DEED THAT WAS RECORDED ON FEBRUARY 5, 2003 AS ENTRY NO. 910999 IN BOOK 2315 AT PAGE 2159 IN THE WEBER COUNTY RECORDERS OFFICE. ALL OTHER SURROUNDING PROPERTIES WERE DETERMINED FROM THEIR RESPECTIVE DEEDS AND WERE ALSO OBTAINED FROM THE WEBER COUNTY RECORDERS OFFICE.

WHEN PLOTTING ALL OF THE SURROUNDING DEEDS IT WAS DETERMINED TO ROTATE MOST OF THEM FROM CARDINAL DIRECTION TO MATCH THE QUARTER SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER, ALONG THE BEARING OF NORTH 89°02'03" WEST. THE DRYSDALE SUBDIVISION WAS ALSO PLOTTED FIRST TO HELP ESTABLISH THE LOCATION AND POSITION OF THAT PROPERTY SINCE IT HAD ALREADY BEEN SURVEYED AND SUBDIVIDED. A FEW OF THE SURROUNDING PROPERTIES ALSO HAD TO BE TRANSLATED TO FIT THE INTENDED POSITION OF THE PROPERTIES. THE REASON FOR THIS TRANSLATION WAS DUE TO INCORRECT OR ERRONEOUS TIES TO THE SECTION CORNERS.

AT THE TIME OF THIS SURVEY THERE WERE A NUMBER OF EXISTING FENCE LINES THAT SURROUNDED THE SUBJECT PROPERTY. THE FENCE LINE ON THE WEST LINE WAS FOUND TO BE MOSTLY ON THE PROPERTY LINE. THE FENCE LINES ON THE NORTH AND EAST END WERE FOUND NOT TO BE COINCIDENT WITH THE PROPERTY LINE. IT WAS DISCOVERED THAT THESE WIRE FENCES WERE RECENTLY INSTALLED AND THEY WERE PLACED AS A MATTER OF CONVENIENCE. THE PROPERTY CORNERS WERE SET ACCORDING TO THE DESCRIBED PROPERTY AS CONTAINED IN THE DEED, WHICH PLACED SOME OF THEM OUT IN THE FARM FIELDS OF THE ADJACENT PROPERTY. UPON FURTHER RESEARCH, IT WAS NOTED THAT NONE OF THE ADJACENT PROPERTIES HAD EVER BEEN PROPERLY SURVEYED TO ESTABLISH OR RE-ESTABLISH THE BOUNDARY LINES, SUBJECT TO THE EXISTING RIGHTS-OF-WAY FOR THE STREETS, ALL SURROUNDING PROPERTIES HAVE WHAT THEY WERE CONVEYED IN THEIR RESPECTIVE DEEDS.



0' 50' 100' 200'
SCALE: 1" = 100'



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 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:

(SEE BELOW)

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 ENCROACH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCROACH 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.

Michael L. Wangemann
Michael L. Wangemann, PLS

Date of Plat or Map: February 24, 2017
PLS# 6431156-2201



LEGAL DESCRIPTION

DEED LEGAL DESCRIPTION:
PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. BEGINNING AT A POINT 16.25 CHAINS (1072.5 FEET), WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 3.75 CHAINS (247.5 FEET); THENCE NORTH 20 CHAINS (1320 FEET); THENCE EAST 6.15 CHAINS (405.9 FEET); THENCE SOUTH 8.82 CHAINS (562.32 FEET); THENCE EAST 2.60 CHAINS (171.6 FEET); THENCE SOUTH 3.48 CHAINS (224.4 FEET); THENCE WEST 5 CHAINS (330 FEET); THENCE SOUTH 8 CHAINS (528 FEET) TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION:

RECEIVED
FEB 24 2017
BY: 5669

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE

BOUNDARY SURVEY

PREPARED FOR: QUINCY ADAMS
4480 W 1800 S
WEST WEBER, UT 84404

LOCATION: SOUTHEAST 1/4, SEC 20, T6N, R2W, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 02/24/2017
SCALE: 1" = 100'
DRAWN: MLW
CHECKED: MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

JOB NUMBER
1186-16

SHEET
1 OF 1