

NARRATIVE:

Boundary Consultants was retained by Dolores Hill, the owner of the subject parcel at 620 Lockwood Dr. Ogden, Utah, to perform a boundary survey of the subject parcel.

This survey was carried out using a Trimble RBS GPS system, with ground distance being determined by Goid model CONUS 12B @ height 4323.41 feet with no calibration. Basis of Bearing for this survey South 71°44'05" West 789.51 feet measured between the found center line monuments at the B.C. of the 450.00 foot radius curve in Lockwood Drive @ Lot 6, Block 6, Eyrie Meadow Sub. and the E.C. monument in the center line of Canfield Drive @ Lot 8, Block 2 of said Sub.

This survey lies within the Eyrie Meadow Subdivision Number 1, recorded March 13, 1959, Recorded in Book 12 of Plat at Page 6 of the Weber County Recorders.

Ms. Hill retained our services when the neighbor to the east erected a new chain link fence on her property and tied into her ancient fence line which runs along an easterly portion of her back yard. When she was asked about the fence line she stated that it has been there for more than 30 years and that she didn't know if it was on the property line or not and that it was erected to keep her special needs son in the yard.

Ms. Hill is an elderly widow and has been using a landscape maintenance company to maintain her yard and has stated that they have been mowing and maintaining the grass on the east side of her driveway up until the time the new fence was constructed. No evidence was found of a physical demarcation on the ground where the fence has been constructed. A difference in the grasses color was observed that ran close to the correct boundary line and is assumed to be from a difference in the care and maintenance of the lawn. A very recent garden bed has been constructed along the length of the new fence by the occupants of the neighboring property. There were no discrepancies found with the west or north lines of the subject parcel and fences were found in close proximity to the platted boundary as depicted hereon.

The Northeast Lot Corner of the subject parcel has not been set as the corner is inside a fenced area with dogs in the yard.

It is recommended that a competent Attorney be contacted that practices land law to resolve the encroachment issue.

DESCRIPTION:

SUBJECT PARCEL #11-008-0032.

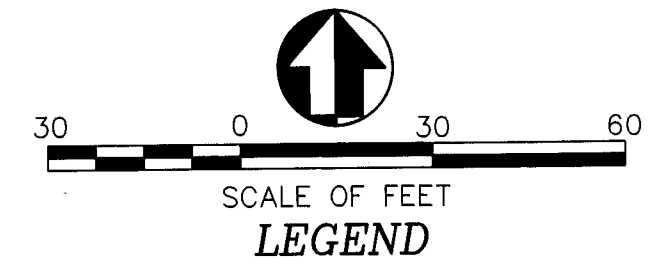
All of lot 3, Block 6, Eyrie Meadow Subdivision Number 1, Ogden City, Weber, County, Utah.

DATE: 08-19-19
SCALE: 1"=20'
PROJECT NUMBER: 1916001

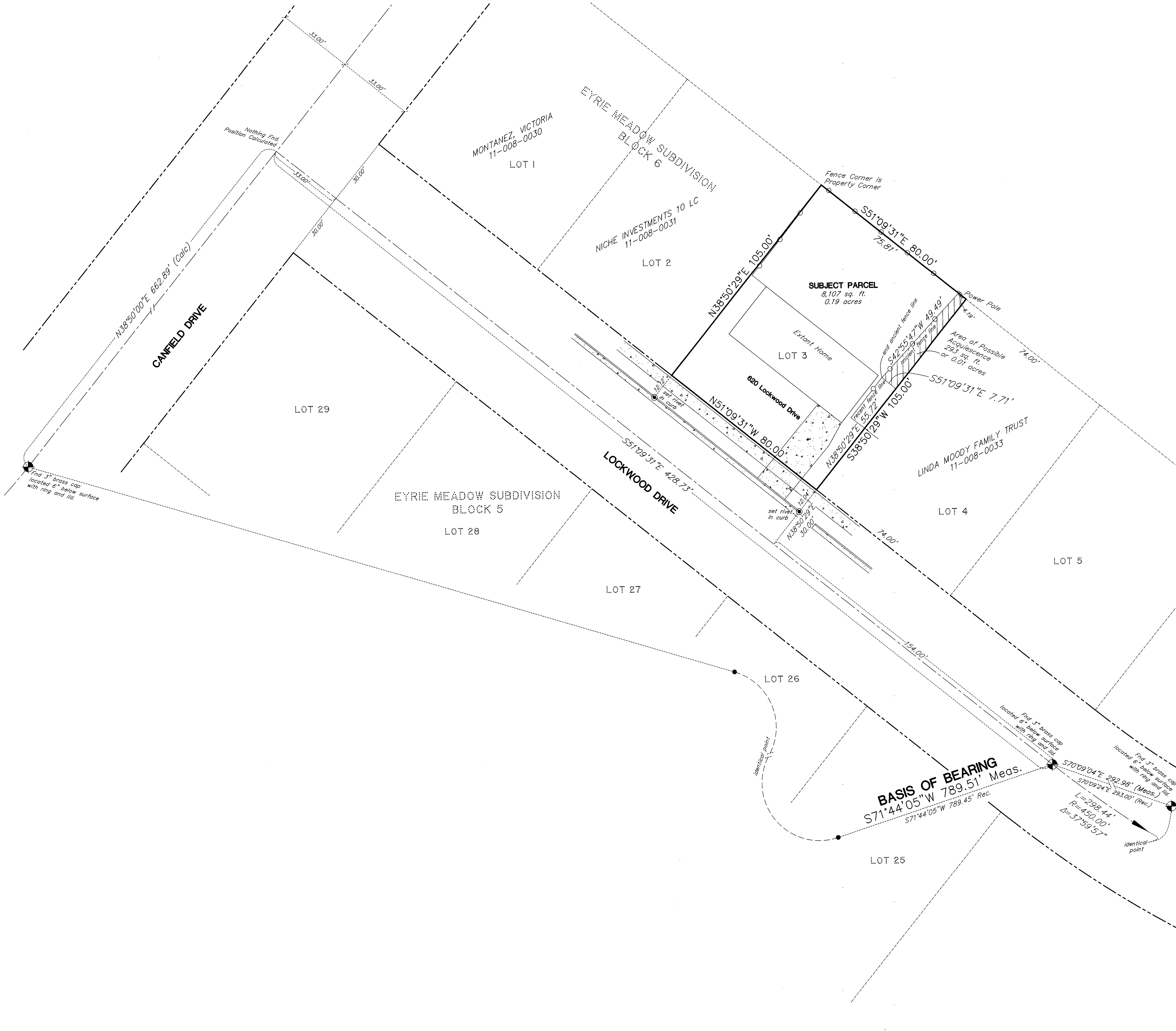
RECORD OF SURVEY OF
TAX PARCEL 11-008-0032
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

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- LEGEND**
- - - - - ROAD CENTER LINES
 - SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
 - ⊕ FOUND CL EVIDENCE AS NOTED
 - - - - - ADJOINING PROPERTY LINES
 - - - - - DEDICATED RIGHT OF WAY LINES
 - - - - - APPARENT ACQUESCENCE LINE
 - - - - - DIMENSION LINES



Find 3" brass cap located 6" below surface with ring and lid.

Nothing Fnd. Position Calculated

Fence Corner is Property Corner

SUBJECT PARCEL
8,107 sq. ft.
0.19 acres

Extent Home

LOT 3

620 Lockwood Drive

LINDA MOODY FAMILY TRUST
11-008-0033

LOT 4

LOT 5

LOT 26

BASIS OF BEARING
S71°44'05"W 789.51' Meas.
S71°44'05"W 789.45' Rec.

located Find 3" brass cap with ring and lid located 6" below surface with ring and lid
S70°09'04"E 292.98' (Meas.)
S70°09'24"E 293.00' (Rec.)
L=298.44'
R=450.00'
Δ=37°59'57"

LOT 25

LOT 29

EYRIE MEADOW SUBDIVISION
BLOCK 5

LOT 28

LOT 27

MONTANEZ, VICTORIA
11-008-0030

LOT 1

NICHE INVESTMENTS 10 LC
11-008-0031

LOT 2

EYRIE MEADOW SUBDIVISION
BLOCK 6

CANFIELD DRIVE

LOCKWOOD DRIVE