BOUNDARY DESCRIPTION

ALL OF LOT 4, BLOCK 1, EDGEWOOD HILLS ADDITION NUMBER 2, SOUTH OGDEN CITY, WEBER COUNTY, UTAH.

0' 25' 50' 100' 150'

Scale in Feet
1" = 50'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SURVEY MONUMENT AS NOTED
- SUBJECT PROPERTY BOUNDARY
- ORIGINAL COMMON SUBDIVISION BOUNDARY
- ADJACENT PARCEL
- "GAP" PER OTHER SURVEYORS (SEE NARRATIVE)
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- GAP AREA PER ENTELLUS SURVEY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON. RECORD BEARINGS HAVE BEEN ROTATED TO UTAH NORTH, NAD 83, STATE PLANE GRID BEARINGS AS SHOWN HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°52'40"WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. OCCUPATION WAS MEASURED THROUGHOUT THE ENTIRETY OF THE EDGEWOOD HILLS ADDITION NUMBER 2 AND 3 AND OTHER ADJOINING DEVELOPMENTS AS SHOWN HEREON. THE SURVEY WAS ORDERED BY ADAM HENSLEY. RECORD OF SURVEY RECORDED AS SURVEY NUMBER 6366 PREPARED BY ENTELLUS INCORRECTLY IDENTIFIES A GAP BETWEEN THE EDGEWOOD HILLS ADDITION NUMBER 2 AND 3. THIS "GAP" WOULD BE MORE APPROPRIATELY DESCRIBED AS EXCESS LAND WITHIN THE EDGEWOOD HILLS ADDITION PHASE 2 AS TO CREATE HARMONY WITH HISTORIC OCCUPATION. EXISTING MONUMENTATION AND OCCUPATION BETWEEN THE AFOREMENTIONED EDGEWOOD HILLS ADDITION NUMBER 2 AND 3 CONFIRMS THE BOUNDARY LINE BETWEEN EDGEWOOD HILLS ADDITION NUMBER 2 AND 3 IS A COMMON LINE AS SHOWN HEREON. THE DEDICATED PLAT OF EDGWOOD HILLS ADDITION NO. 3 MAKES MULTIPLE CALLS TO THE BOUNDARY OF EDGWOOD HILLS ADDITION NUMBER 2 AND THE COURSES AND DISTANCES ALONG SAID COMMON LINE ARE IDENTICAL. THIS CLEARLY SHOWS THE INTENT OF THE OWNERS WAS TO CONVEY PROPERTY ALONG A COMMON LINE AND NOT TO CREATE A GAP BETWEEN THE PROPERTIES BEING CONVEYED. THE LAND IDENTIFIED ON THE ENTELLUS SURVEY AS A "GAP" HAS HISTORICALLY BEEN OCCUPIED BY THE OWNERS OF LOT 4 EDGEWOOD HILLS NUMBER 2 AND HAS BEEN MONUMENTED BY A RAILROAD TIE BARRIER SHOWN HEREON. THIS OCCUPATION IS ALSO IDENTIFIED ON SAID ENTELLUS SURVEY AND CLOSELY MATCHES SOUTH LINE OF THE PLATTED EDGEWOOD HILLS ADDITION NUMBER 3. PARCEL NUMBERS 070300003 AND 070300021 (SURVEYED BY ENTELLUS) LIE DIRECTLY NORTH OF THE SUBJECT PROPERTY AND CONSIST OF ALL OF LOT 3 EDGEWOOD HILLS ADDITION NUMBER 3 AND A MEETS AND BOUNDS PARCEL THAT IS A PART OF LOT 21 OF SAID EDGEWOOD HILLS ADDITION NUMBER 3. THE WEST LINE OF THE MEETS AND BOUNDS PARCEL HAS A RECORD DISTANCE OF 74.06 FEET WHICH MATCHES OCCUPATION AND THE PLATTED SOUTH LINE OF SAID EDGEWOOD HILLS ADDITION NUMBER 3. THE ENTELLUS SURVEY HAS EXTENDED THIS LINE AN ADDITIONAL 19.05 FEET SOUTH WITHOUT WRITTEN TITLE OR HISTORIC OCCUPATION. THE EAST LINE OF THE MEETS AND BOUNDS PARCEL HAS A RECORD DISTANCE OF 138.72 FEET AGAIN MATCHING THE PLATTED SOUTH LINE OF SAID EDGEWOOD HILLS ADDITION NUMBER 3. THE ENTELLUS SURVEY AGAIN EXTENDS SOUTH OF THE DEEDED AND PLATTED BOUNDARY BY 17.92 FEET WITHOUT ANY WRITTEN TITLE OR HISTORIC OCCUPATION.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 30TH DAY OF DECEMBER, 2019.

PROFESSIONAL LAND SURVEYOR
12/30/19
8227228
Klint H. Whitney
STATE OF UTAH

KLINT H. WHITNEY, PLS NO. 8227228

SCALE: 1"=50' XREF
DATE: 12/30/19
DESIGN: ------
DRAWN: KHW
CHECKED: KHW

REVISIONS

DATE	DESCRIPTION

DWG.: R:\2401 - MISC SURVEY\119150 - ADAM HENSLEY\SURVEY\DWG\ADAM HENSLEY.DWG

RECEIVED
JAN 16 2020
BY: 6417

PROPERTY SURVEY FOR ADAM HENSLEY

820 OAK DRIVE, SOUTH OGDEN, UTAH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. AND M.

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
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