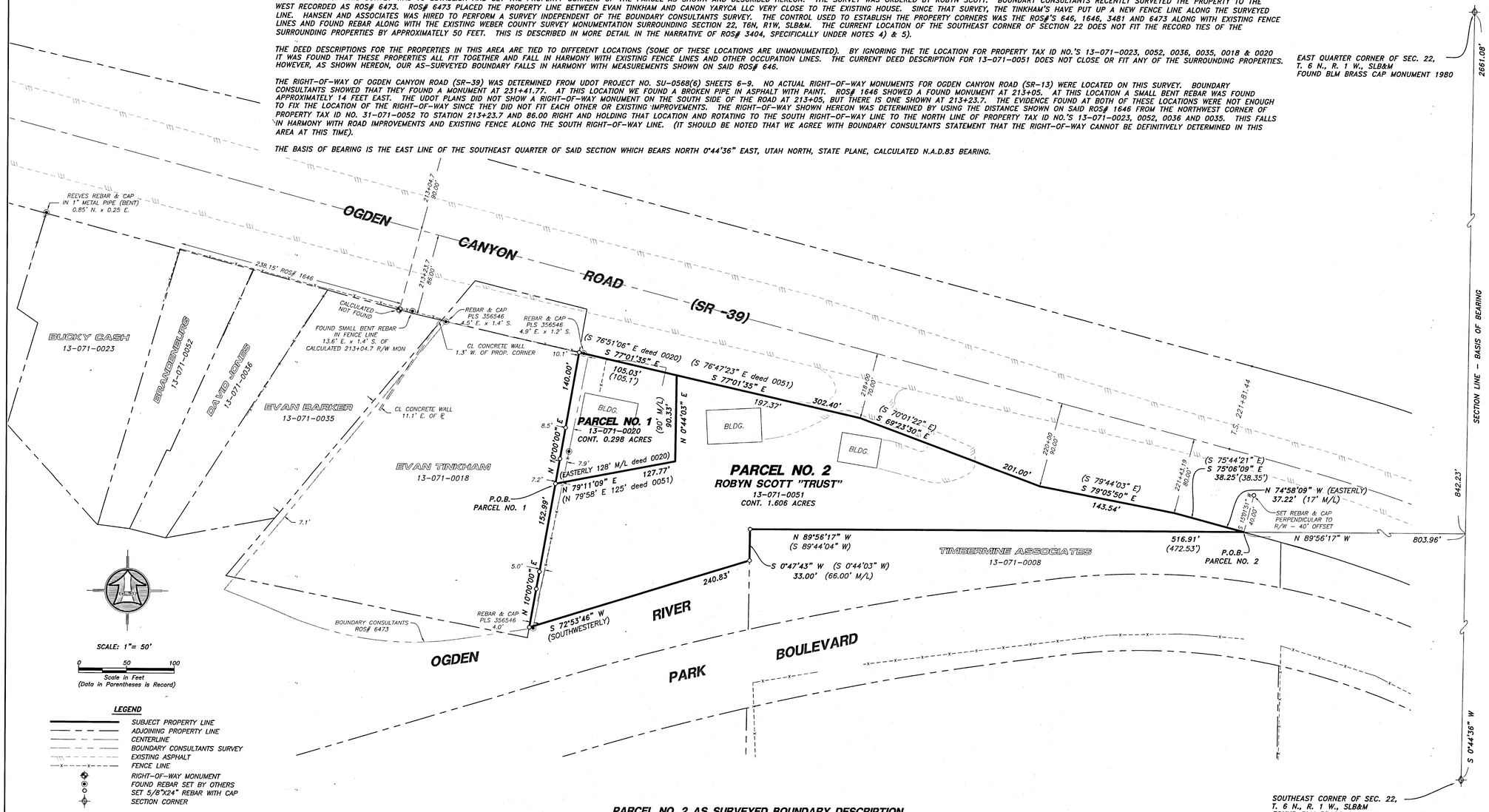
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ROBYN SCOTT. BOUNDARY CONSULTANTS RECENTLY SURVEYED THE PROPERTY TO THE WEST RECORDED AS ROS# 6473. ROS# 6473 PLACED THE PROPERTY LINE BETWEEN EVAN TINKHAM AND CANON YARYCA LLC VERY CLOSE TO THE EXISTING HOUSE. SINCE THAT SURVEY, THE TINKHAM'S HAVE PUT UP A NEW FENCE LINE ALONG THE SURVEYED LINE. HANSEN AND ASSOCIATES WAS HIRED TO PERFORM A SURVEY INDEPENDENT OF THE BOUNDARY CONSULTANTS SURVEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE ROS#'S 646, 1646, 3481 AND 6473 ALONG WITH EXISTING FENCE LINES AND FOUND REBAR ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 22, T6N, R1W, SLB&M. THE CURRENT LOCATION OF THE SOUTHEAST CORNER OF SECTION 22 DOES NOT FIT THE RECORD TIES OF THE SURROUNDING PROPERTIES BY APPROXIMATELY 50 FEET. THIS IS DESCRIBED IN MORE DETAIL IN THE NARRATIVE OF ROS# 3404, SPECIFICALLY UNDER NOTES 4) & 5).

THE DEED DESCRIPTIONS FOR THE PROPERTIES IN THIS AREA ARE TIED TO DIFFERENT LOCATIONS (SOME OF THESE LOCATIONS ARE UNMONUMENTED). BY IGNORING THE TIE LOCATION FOR PROPERTY TAX ID NO.'S 13-071-0023, 0052, 0036, 0035, 0018 & 0020 IT WAS FOUND THAT THESE PROPERTIES ALL FIT TOGETHER AND FALL IN HARMONY WITH EXISTING FENCE LINES AND OTHER OCCUPATION LINES. THE CURRENT DEED DESCRIPTION FOR 13-071-0051 DOES NOT CLOSE OR FIT ANY OF THE SURROUNDING PROPERTIES. HOWEVER, AS SHOWN HEREON, OUR AS-SURVEYED BOUNDARY FALLS IN HARMONY WITH MEASUREMENTS SHOWN ON SAID ROS# 646.

THE RIGHT-OF-WAY OF OGDEN CANYON ROAD (SR-39) WAS DETERMINED FROM UDOT PROJECT NO. SU-0568(6) SHEETS 6-9. NO ACTUAL RIGHT-OF-WAY MONUMENTS FOR OGDEN CANYON ROAD (SR-13) WERE LOCATED ON THIS SURVEY. BOUNDARY CONSULTANTS SHOWED THAT THEY FOUND A MONUMENT AT 231+41.77. AT THIS LOCATION WE FOUND A BROKEN PIPE IN ASPHALT WITH PAINT. ROS# 1646 SHOWED A FOUND MONUMENT AT 213+05. AT THIS LOCATION A SMALL BENT REBAR WAS FOUND APPROXIMATELY 14 FEET EAST. THE UDOT PLANS DID NOT SHOW A RIGHT-OF-WAY MONUMENT ON THE SOUTH SIDE OF THE ROAD AT 213+05, BUT THERE IS ONE SHOWN AT 213+23.7. THE EVIDENCE FOUND AT BOTH OF THESE LOCATIONS WERE NOT ENOUGH TO FIX THE LOCATION OF THE RIGHT-OF-WAY SINCE THEY DID NOT FIT EACH OTHER OR EXISTING IMPROVEMENTS. THE RIGHT-OF-WAY SHOWN HEREON WAS DETERMINED BY USING THE DISTANCE SHOWN ON SAID ROS# 1646 FROM THE NORTHWEST CORNER OF PROPERTY TAX ID NO. 31-071-0052 TO STATION 213+23.7 AND 86.00 RIGHT AND HOLDING THAT LOCATION AND ROTATING TO THE SOUTH RIGHT-OF-WAY LINE TO THE NORTH LINE OF PROPERTY TAX ID NO.'S 13-071-0023, 0052, 0036 AND 0035. THIS FALLS IN HARMONY WITH ROAD IMPROVEMENTS AND EXISTING FENCE ALONG THE SOUTH RIGHT-OF-WAY LINE. (IT SHOULD BE NOTED THAT WE AGREE WITH BOUNDARY CONSULTANTS STATEMENT THAT THE RIGHT-OF-WAY CANNOT BE DEFINITIVELY DETERMINED IN THIS AREA AT THIS TIME).

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°44'36" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



SCALE: 1"= 50'

0 50 100
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- BOUNDARY CONSULTANTS SURVEY
- EXISTING ASPHALT
- FENCE LINE
- RIGHT-OF-WAY MONUMENT
- FOUND REBAR SET BY OTHERS
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER

PARCEL NO. 1 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST LINE OF EVAN TINKHAM PROPERTY, TAX ID NO. 13-071-0018 LOCATED 842.23 FEET SOUTH 00°44'36" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 803.96 FEET NORTH 89°56'17" WEST AND 516.91 FEET NORTH 89°56'17" WEST AND 33.00 FEET SOUTH 00°47'43" WEST AND 240.83 FEET SOUTH 72°53'46" WEST AND 152.99 FEET NORTH 10°00'00" EAST FROM THE EAST QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE NORTH 10°00'00" EAST 140.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN CANYON ROAD (SR-39); THENCE SOUTH 77°01'35" EAST 105.03 FEET (SOUTH 76°51'06" EAST 105.1 FEET BY RECORD); THENCE SOUTH 00°44'03" WEST 90.33 FEET (90 FEET MORE OR LESS BY RECORD) TO A POINT DESCRIBED OF RECORD AS THE NORTH LINE OF THE OLD OGDEN RAPID TRANSIT RAILROAD RIGHT-OF-WAY; THENCE SOUTH 79°11'09" WEST 127.77 FEET (WESTERLY 128 FEET MORE OR LESS BY RECORD) ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.298 ACRES.

PARCEL NO. 2 AS SURVEYED BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OGDEN CANYON ROAD (SR-39) LOCATED 842.23 FEET SOUTH 00°44'36" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 803.96 FEET NORTH 89°56'17" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE NORTH 89°56'17" WEST 516.91 FEET (SOUTH 89°44'04" WEST 472.53 FEET BY RECORD); THENCE SOUTH 00°47'43" WEST 33.00 FEET (SOUTH 00°44'03" WEST 66 FEET MORE OR LESS BY RECORD) TO THE NORTH BANK OF THE OGDEN RIVER; THENCE SOUTH 72°53'46" WEST (SOUTHWESTERLY BY RECORD) 240.83 FEET ALONG SAID NORTH BANK TO THE EAST LINE OF EVAN TINKHAM PROPERTY, TAX ID NO. 13-071-0018; THENCE NORTH 10°00'00" EAST 152.99 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF CANYON YARYCA LLC PROPERTY, TAX ID NO. 13-071-0020; THENCE ALONG THE BOUNDARY OF SAID CANYON YARYCA LLC PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 79°11'09" EAST 127.77 FEET (NORTH 79°58' EAST 125 FEET BY RECORD); AND (2) NORTH 00°44'03" EAST 90.33 FEET (NORTH 00°44'03" EAST 90 FEET MORE OR LESS BY RECORD) TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 77°01'35" EAST (SOUTH 76°47'23" EAST BY RECORD) 197.37 FEET TO ENGINEER'S STATION 218+00 AT 70.00 FEET RIGHT OF CENTERLINE; (2) SOUTH 69°23'30" EAST (SOUTH 70°01'22" EAST BY RECORD) 201.00 FEET TO ENGINEER'S STATION 220+00 AT 90.00 FEET RIGHT OF CENTERLINE; (3) SOUTH 79°05'50" EAST (SOUTH 79°44'03" EAST BY RECORD) 143.54 FEET TO ENGINEER'S STATION 221+43.19 AT 80.00 FEET RIGHT OF CENTERLINE; (4) SOUTH 75°06'09" EAST 38.25 FEET (SOUTH 75°44'21" EAST 38.35 FEET BY RECORD) TO THE BEGINNING OF A SPIRAL CURVE, AT ENGINEER'S STATION 221+81.44; AND (5) SOUTH 74°58'09" EAST 37.22 FEET (EASTERLY 17 FEET MORE OR LESS BY RECORD) ALONG THE CHORD OF SAID SPIRAL CURVE TO THE POINT OF BEGINNING. CONTAINING 1.606 ACRES

RECEIVED
OCT 26 2020
BY: 6673

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 28TH DAY OF AUGUST, 2020.

ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade 8/28/20 STATE OF UTAH

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham City, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 (801) 393-4905 Logan (435) 752-8272
Celebrating over 60 Years of Business

Drawn By: RS Date: 08/21/2020
Designed By:
Checked By: bsh
Approved By:
Scale: 1" = 40'
Drawing File: 20-3-193x19.dwg
JOB NUMBER: 20-3-193

PROPERTY SURVEY FOR
ROBYN SCOTT
1709 CANYON ROAD
OGDEN, WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 22
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.

Sheet 1 of 1 Sheets