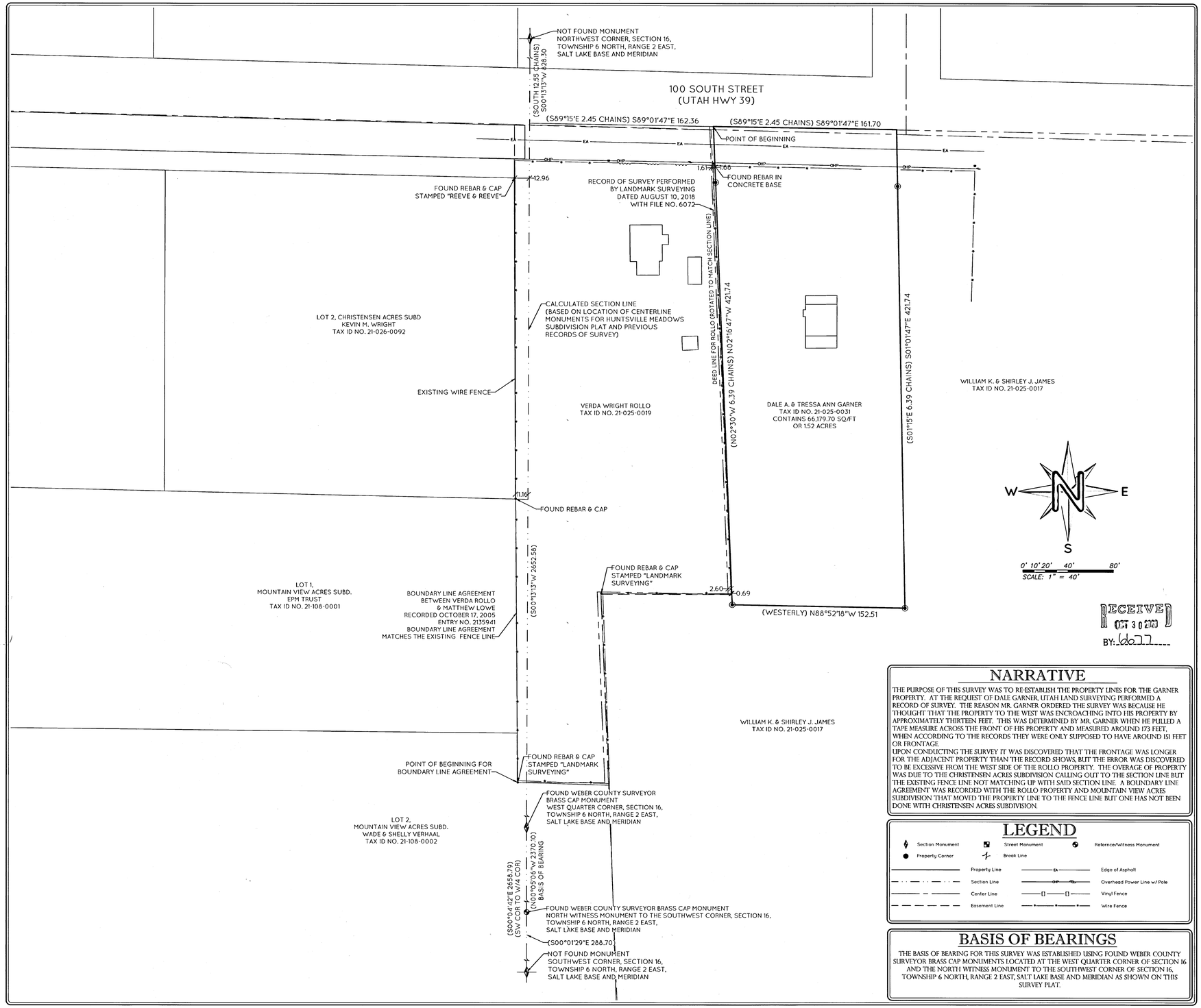

RECEIVED
OCT 30 2019
BY: 6077

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.

PROFESSIONAL LAND SURVEYOR
MICHAEL L. WANGEMANN
No. 6431156
04/10/19
STATE OF UTAH

Michael L. Wangemann, PLS

Date of Plat or Map: April 10, 2019

PLS# 6431156-2201

LEGAL DESCRIPTION

DEED LEGAL DESCRIPTION:
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT IN THE CENTER OF A COUNTY ROAD, SAID POINT BEING SOUTH 12.55 CHAINS AND SOUTH 89°15' EAST 2.46 CHAINS FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 89°15' EAST 162 FEET (2.45 CHAINS); THENCE SOUTH 01°15' EAST 422 FEET (6.39 CHAINS); THENCE WESTERLY TO A POINT THAT IS SOUTH 2°30' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 02°30' WEST 422 FEET (6.39 CHAINS) MORE OR LESS TO THE PLACE OF BEGINNING. CONTAINING (1.57 ACRES)

AS-SURVEYED DESCRIPTION:
BEGINNING AT POINT THAT IS SOUTH 00°13'13" WEST ALONG THE SECTION LINE 828.30 FEET AND SOUTH 89°01'47" EAST 162.36 FEET FROM THE CALCULATED POSITION OF THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ALSO NORTH 00°13'13" EAST ALONG SAID SECTION LINE 1824.28 FEET AND SOUTH 89°01'47" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 16; AND RUNNING THENCE SOUTH 89°01'47" EAST 161.70 FEET; THENCE SOUTH 01°01'47" EAST 421.74 FEET; THENCE NORTH 88°52'18" WEST 152.51 FEET; THENCE NORTH 02°16'47" WEST 421.74 FEET TO THE POINT OF BEGINNING.
CONTAINS 66,179.70 SQ/FT OR 1.52 ACRES

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 OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

C:\Utah Land Surveying\ALS_AUTO\1 Blank Blue Stakes Logo.jpg

GENERAL NOTES

1. 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.

2. ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHER WISE STATED.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY LINES FOR THE GARNER PROPERTY. AT THE REQUEST OF DALE GARNER, UTAH LAND SURVEYING PERFORMED A RECORD OF SURVEY. THE REASON MR. GARNER ORDERED THE SURVEY WAS BECAUSE HE THOUGHT THAT THE PROPERTY TO THE WEST WAS ENCROACHING INTO HIS PROPERTY BY APPROXIMATELY THIRTEEN FEET. THIS WAS DETERMINED BY MR. GARNER WHEN HE PULLED A TAPE MEASURE ACROSS THE FRONT OF HIS PROPERTY AND MEASURED AROUND 173 FEET, WHEN ACCORDING TO THE RECORDS THEY WERE ONLY SUPPOSED TO HAVE AROUND 151 FEET OR FRONTAGE.
UPON CONDUCTING THE SURVEY IT WAS DISCOVERED THAT THE FRONTAGE WAS LONGER FOR THE ADJACENT PROPERTY THAN THE RECORD SHOWS, BUT THE ERROR WAS DISCOVERED TO BE EXCESSIVE FROM THE WEST SIDE OF THE ROLLO PROPERTY. THE OVERAGE OF PROPERTY WAS DUE TO THE CHRISTENSEN ACRES SUBDIVISION CALLING OUT TO THE SECTION LINE BUT THE EXISTING FENCE LINE NOT MATCHING UP WITH SAID SECTION LINE. A BOUNDARY LINE AGREEMENT WAS RECORDED WITH THE ROLLO PROPERTY AND MOUNTAIN VIEW ACRES SUBDIVISION THAT MOVED THE PROPERTY LINE TO THE FENCE LINE BUT ONE HAS NOT BEEN DONE WITH CHRISTENSEN ACRES SUBDIVISION.

LEGEND

Section Monument	Street Monument	Reference/Witness Monument
Property Corner	Break Line	
Property Line		Edge of Asphalt
Section Line		Overhead Power Line w/ Pole
Center Line		Vinyl Fence
Easement Line		Wire Fence

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE WEST QUARTER CORNER OF SECTION 16 AND THE NORTH WITNESS MONUMENT TO THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

SHEET TITLE

BOUNDARY SURVEY

PREPARED FOR	DALE GARNER
	8739 EAST 100 SOUTH
	HUNTSVILLE, UT 84317
LOCATION	NORTHWEST $\frac{1}{4}$, SEC 16, T6N, R2E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	04/10/2019
SCALE:	1" = 40'
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
1476-19

SHEET
1 OF 1