

0' 15' 30' 60'
SCALE: 1" = 30'

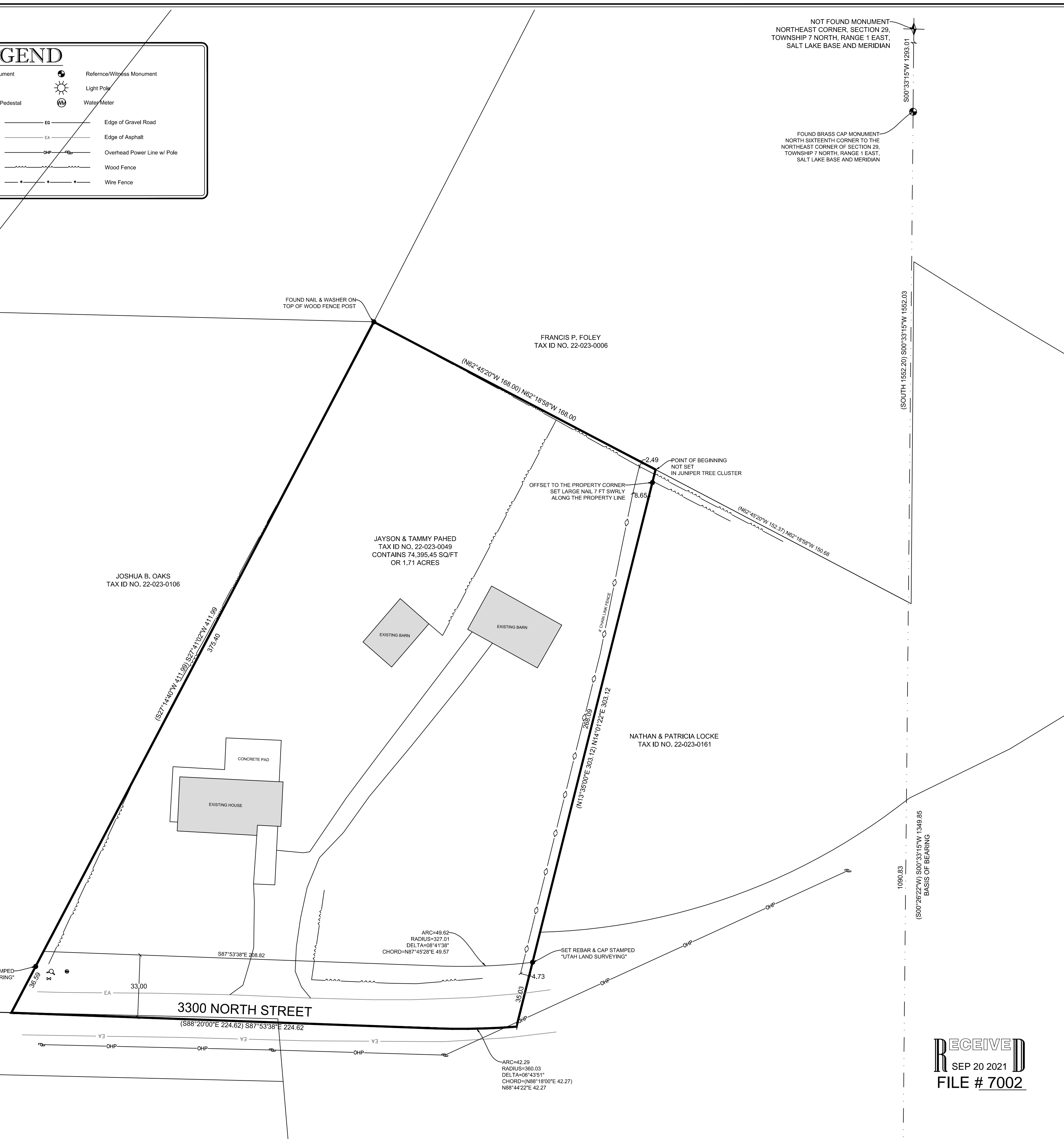
LEGEND			
	Section Monument		Reference/Witness Monument
	Property Corner		Light Pole
	Fire Hydrant		Water Meter
	Property Line		Edge of Gravel Road
	Section Line		Edge of Asphalt
	Center Line		Overhead Power Line w/ Pole
	Easement Line		Wood Fence
	Chain Link Fence		Wire Fence
	Break Line		
	Telephone Pedestal		

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE BOUNDARY LINES AND SET THE PROPERTY CORNERS FOR THE SUBJECT PROPERTY. THE PROPERTY WAS RE-ESTABLISHED BY USING THE CURRENT VESTING DEED OF THE PAID PROPERTY. A RECORD OF SURVEY WAS FOUND OF THE PROPERTY DIRECTLY ADJACENT TO THE WEST, BY GREAT BASIN ENGINEERING, INC. WITH FILE NO. 6722. EVIDENCE OF THAT SURVEY WAS FOUND ON THE GROUND AND TO BE ACCURATE. THE COMMON LINE BETWEEN THE TWO PROPERTIES WERE CLEARLY MARKED AND IDENTIFIED BY THAT SURVEY, BUT THE EXISTING FENCE LINE WAS FOUND TO BE INCONSISTENT WITH THE SURVEY MARKS. THIS INCONSISTENCY WAS FOUND ON THE RECORD OF SURVEY BY GREAT BASIN ENGINEERING AND ALSO FOUND AND NOTED ON THIS SURVEY. THE EAST LINE OF THE SUBJECT PROPERTY WAS NOT MARKED OR SURVEYED, BUT AN EXISTING FOUR FOOT HIGH CHAIN LINK FENCE WAS FOUND AND IDENTIFIED ON THIS SURVEY. IT WAS UNCLEAR AS TO HOW THE FENCE LOCATION WAS DETERMINED AND INSTALLED AND THOUGHT TO HAVE BEEN USED FOR CONVENIENCE RATHER THAN TO IDENTIFY PROPERTY LINES.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE EAST QUARTER CORNER AND THE NORTH 1/16TH CORNER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.



RECEIVED
SEP 20 2021
FILE # 7002

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 ENCRANCH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRANCH 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 Wangemann
Michael L. Wangemann, PLS
Date of Plat or Map: September 20, 2021
PLS# 6431156-2201

LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 1552.20 FEET ALONG THE SECTION LINE AND NORTH 62°45'20" WEST 1523.7 FEET FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 62°45'20" WEST 168 FEET TO A FENCE CORNER, THENCE SOUTH 27°44'40" WEST 40.99 FEET TO THE CENTER LINE OF A COUNTY ROAD, THENCE SOUTH 88°20' EAST 224.62 FEET TO A POINT OF CURVATURE THENCE TO THE LEFT ALONG THE ARC OF A 360.03 FOOT RADIUS CURVE 42.29 FEET, THE LONG CHORD OF WHICH BEARS NORTH 88°18' EAST 42.27 FEET; THENCE NORTH 13°35' EAST 303.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN SAID COUNTY ROAD.

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.

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" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.

SHEET TITLE
BOUNDARY SURVEY

PREPARED FOR TAMMY PAHED
3796 EAST 3300 NORTH
EDEN, UT 84310

LOCATION NORTHEAST 1/4, SEC 29, T7N, R1E, SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	09/20/2021
SCALE:	1" = 30'
DRAWN:	MLW
CHECKED:	MLW

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

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

JOB NUMBER
1551-21

SHEET
1 OF 1