

THE BENCH AT MOUNTAIN ROAD
SUBDIVISION
BOOK 57, PAGE 83

LOT 12
R&R DEVELOPMENT
ACCENT HOMES
ENTRY #2731461

UNITED STATES OF
AMERICA

LOT 11
SUBJECT PARCEL
14,870 sq. ft.
0.34 acres

LOT 10
R&R DEVELOPMENT
ACCENT HOMES
ENTRY #2941274

THE BENCH AT MOUNTAIN ROAD
SUBDIVISION
BOOK 57, PAGE 83

AVALON HILLS
SUBDIVISION
BOOK 22, PAGE 086

UNITED STATES OF
AMERICA

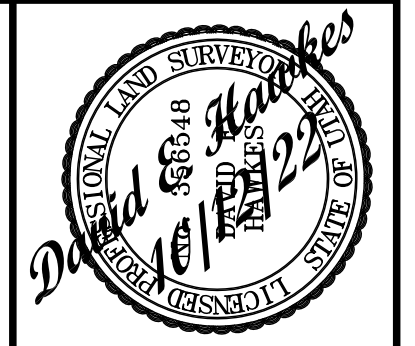
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	6.44'	50.00'	07°22'38"

NARRATIVE:
Boundary Consultants was retained by Brian O'Donnell to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble R8S GPS System, calibrated to the depicted Basis of Bearing.

We retraced the plat of The Bench At Mountain Road Subdivision using the found monumentation depicted hereon.

The subject parcel encroaches onto the United States Governments land as depicted hereon and has been encroaching for since 2007.

DESCRIPTION:
WARRANTY DEED: ENTRY #3217752.
Lot 11, THE BENCH AT MOUNTAIN ROAD SUBDIVISION, according to the official plat thereof, as recorded in the office of the Weber County Recorder.



DATE: 10-12-22
SCALE: 1"=20'
PROJECT NUMBER: 2240001

RECORD OF SURVEY OF
WEBER COUNTY TAX PARCEL 11-336-0005
SCINTILLATING MOUNTAIN VENTURE, LLC
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1169
dave@boundaryconsultants.biz

DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH

SHEET 1 OF 1

HARRISON BLVD.
N08°47'20"E
S01°43'55"E 380.46'

BENCH VIEW DRIVE
S88°39'02"E 670.21'
S81°12'40"E

AVALON DRIVE
N70°39'58"E

BENCH VIEW DRIVE
L=117.81' R=75.00' Δ=90°0'0"

1179 EAST
R=149.82'
L=228.32' Δ=48°

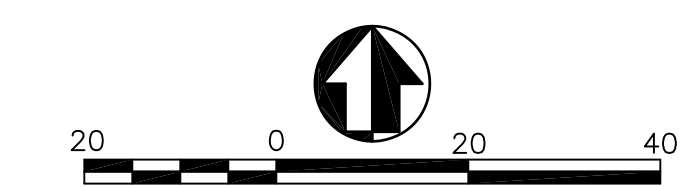
S78°35'31"E 131.22'

N50°35'06"W

199.43'

S00°32'29"W 147.89'

AREA OF ENCROACHMENT
7,588 sq. ft.
0.17 acres



LEGEND

	SECTION CORNER & SECTION LINE
	BOUNDARY
	RIGHT OF WAY LINES
	SUBDIVISION LINES
	DIMENSION LINES
	AREA OF ENCROACHMENT

RECEIVED
OCT 14 2022
FILE # 7370