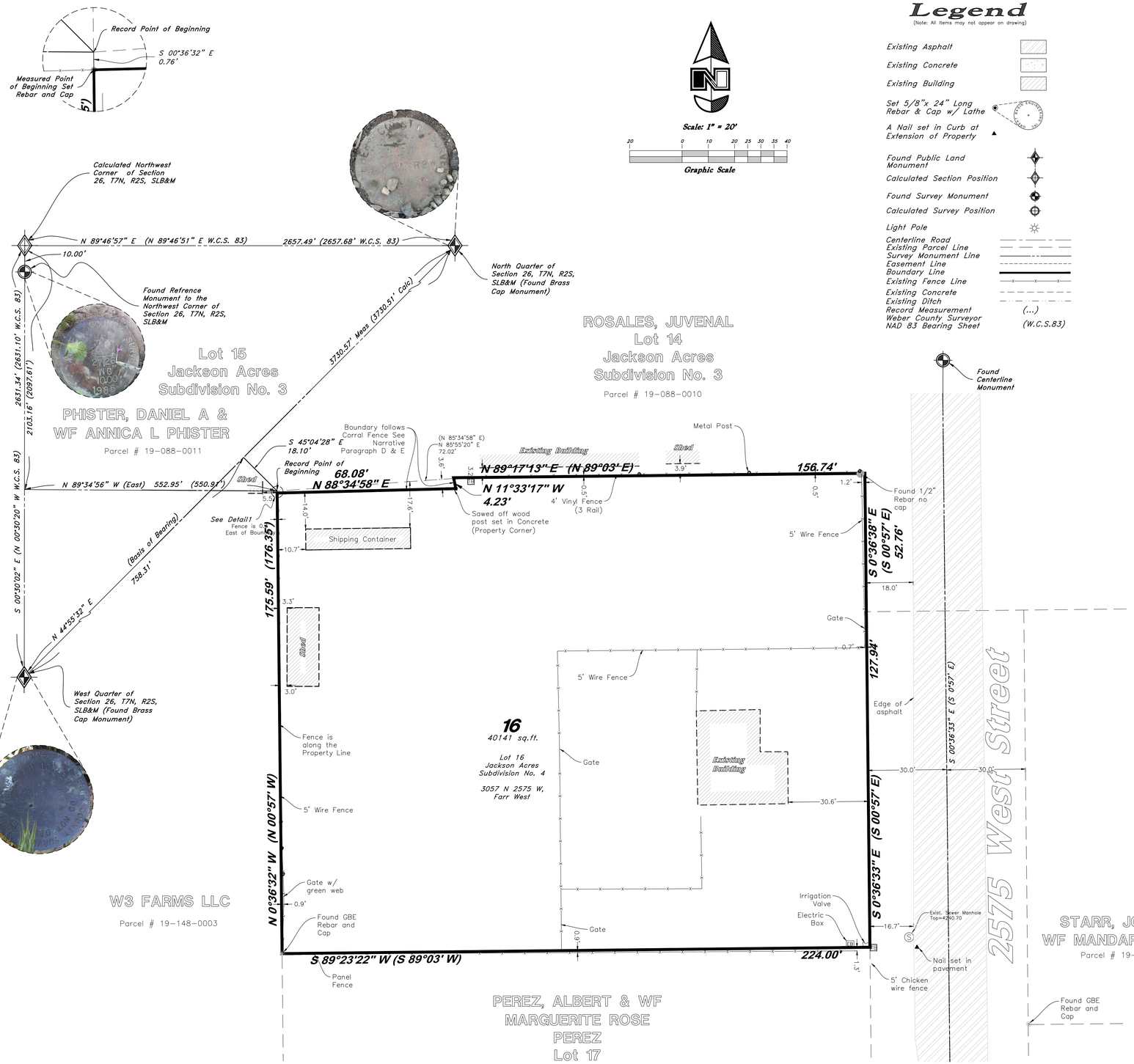

Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend

(Note: All items may not appear on drawing)

- Existing Asphalt
- Existing Concrete
- Existing Building
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- A Nail set in Curb at Extension of Property
- Found Public Land Monument
- Calculated Section Position
- Found Survey Monument
- Calculated Survey Position
- Light Pole
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Boundary Line
- Existing Fence Line
- Existing Concrete
- Existing Ditch
- Record Measurement (...)
- Weber County Surveyor NAD 83 Bearing Sheet (W.C.S.83)

NARRATIVE

A. This survey was requested by Mathew Brown to retrace his property boundary in preparation for building a new shop.
B. A line bearing North 44°55'32" West measured between the West Quarter Corner and North Quarter Corner of Section 23, Township 7 North, Range 2 South, Salt Lake Base and Meridian, U.S. Survey was used as the basis of bearing. This line was used as it was found to hold a stronger rotational significance than that of the record due to the Northeast Corner being obliterated.
C. The property shown here on was retraced by application of original monuments found undisturbed are controlling over called for bearing and distance. This survey found a Great Basin Engineering cap on a 1/2" Rebar at the Southwest corner of Lot 16 and the Northwest and Southeast corner of Lot 20. Surveyor also found a 1/2" Rebar with no cap in the Northeast corner of said lot 16. Surveyor then rotated to the found positions, which were in harmony with the plat's record distances and interior angles.
D. Historical photographs and evidence from site investigation suggest line segment course measured as North 85°55'20" E 72.02 feet may have unwritten rights formed such as Boundary by Acquiescence. Utah courts have clarified that the requirements for deviation from the record need to have the following four elements as defined in Hansen Vs. Kurry Jensen Properties 2021 Utah Court of Appeals:
D.1. Acquiescence must be up to a visible line marked by monuments, fences, buildings, or natural features treated as a boundary.
D.2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary.
D.3. Mutual acquiescence in the line as a boundary by adjoining landowners.
D.4. For a period of at least 20 years.
E. Said historical photographs show the shape of the fences mimicking that of today's shape. Additional information leading to Surveyor's opinion that acquiescence has likely formed along this line is the finding of the sawed-off fence post set in concrete being near the current fence location, suggesting to the surveyor that this line has been maintained as the boundary for a long petard of time.
F. Though this survey is of the opinion that this is the property boundary, this determination will not be recognized by governing authorities without proper constructive notice, such as a boundary line agreement. However, this survey documents and defends the property boundaries of the parties involved.
G. Property corners were monumented as shown here on.

RECORD BOUNDARY DESCRIPTIONS

Parcel 12-120-0012

ALL OF LOT 16, JACKSON ACRES SUBDIVISION NO. 4, FARR WEST CITY, WEBER COUNTY, UTAH.

SURVEYOR'S CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.

PROFESSIONAL LAND SURVEYOR
06/06/2023
No. 12542803
TYLER R. HARPER
STATE OF UTAH

Tyler R. Harper

RECEIVED
JUN 07 2023
FILE # 7560

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN(801)394-4515 S.L.C(801)521-0222 FAX(801)392-7544
WWW.GREATBASINENGINEERING.COM

Record of Survey

Jackson Acres NO4 ROS

3057 N 2575 W.
Farr West, Weber County, Utah
A part of Section 26, T7N, R2W, SLB&M, U.S. Survey

June, 2023

SHEET NO.
C1

23N011 ROS

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