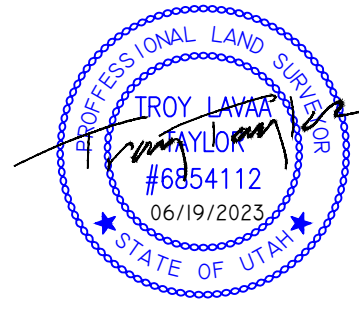


SYMBOL LEGEND	
	ADJOINING OWNERS
	SURVEY BOUNDARY
	EXISTING FENCE
	EASEMENT LINE (AS NOTED ON DRAWING)
	10' CANAL EASEMENT
	SET REBAR WITH CAP (AS NOTED ON DRAWING)
	FOUND SECTION CORNERS (AS NOTED ON DRAWING)

SURVEYOR'S CERTIFICATE

I, TROY L TAYLOR, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6854112, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT DURING THE MONTH OF MAY 2023, I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

Troy L Taylor
TROY L TAYLOR JUNE 19, 2023
DATE



SURVEYOR'S NARRATIVE

I WAS ASKED BY THE CLIENT TO PERFORM A BOUNDARY SURVEY OF THE SUBJECT PROPERTY FOR THE PURPOSE OF MARKING THE PROPERTY CORNERS FOR A FENCING PROJECT, AND TO IDENTIFY THE LOCATION OF EXISTING FENCE LINES AND THE EXISTING CANAL IN RELATION TO THE BOUNDARY. THE ALPINE RANCHETTES SUBDIVISION CALLS FOR CARDINAL BEARINGS THROUGH-OUT THE SUBDIVISION AND ALONG THE SECTION LINE. FOR THIS SURVEY THE CARDINAL BEARINGS WERE HELD AND THE BEARING OF "DUE NORTH" AS CALLED FOR ON THE PLAT WAS HELD ALONG THE SECTION LINE. THE WEST BANK OF THE CONCRETE CANAL ALONG THE EAST LINE OF THE SUBJECT PROPERTY WAS FOUND TO BE ENCROACHING ONTO THE PROPERTY 1.2 FEET +/- . WHILE THERE IS A 20 FOOT RIDING EASEMENT ALONG THE EAST BOUNDARY THERE IS NO MENTION OF AN EASEMENT FOR THE CANAL ALONG THIS SIDE OF THE PROPERTY.

DESCRIPTION

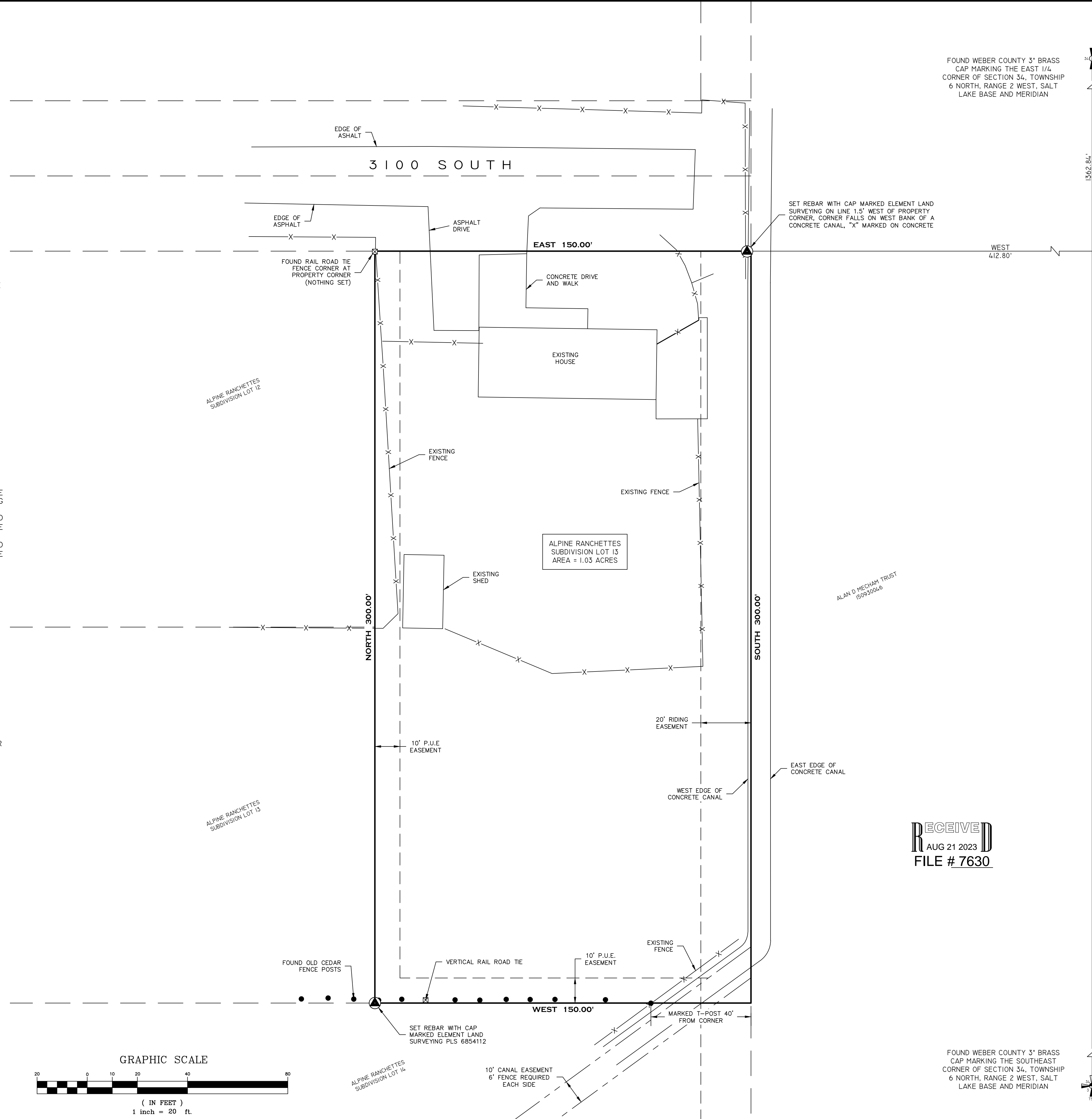
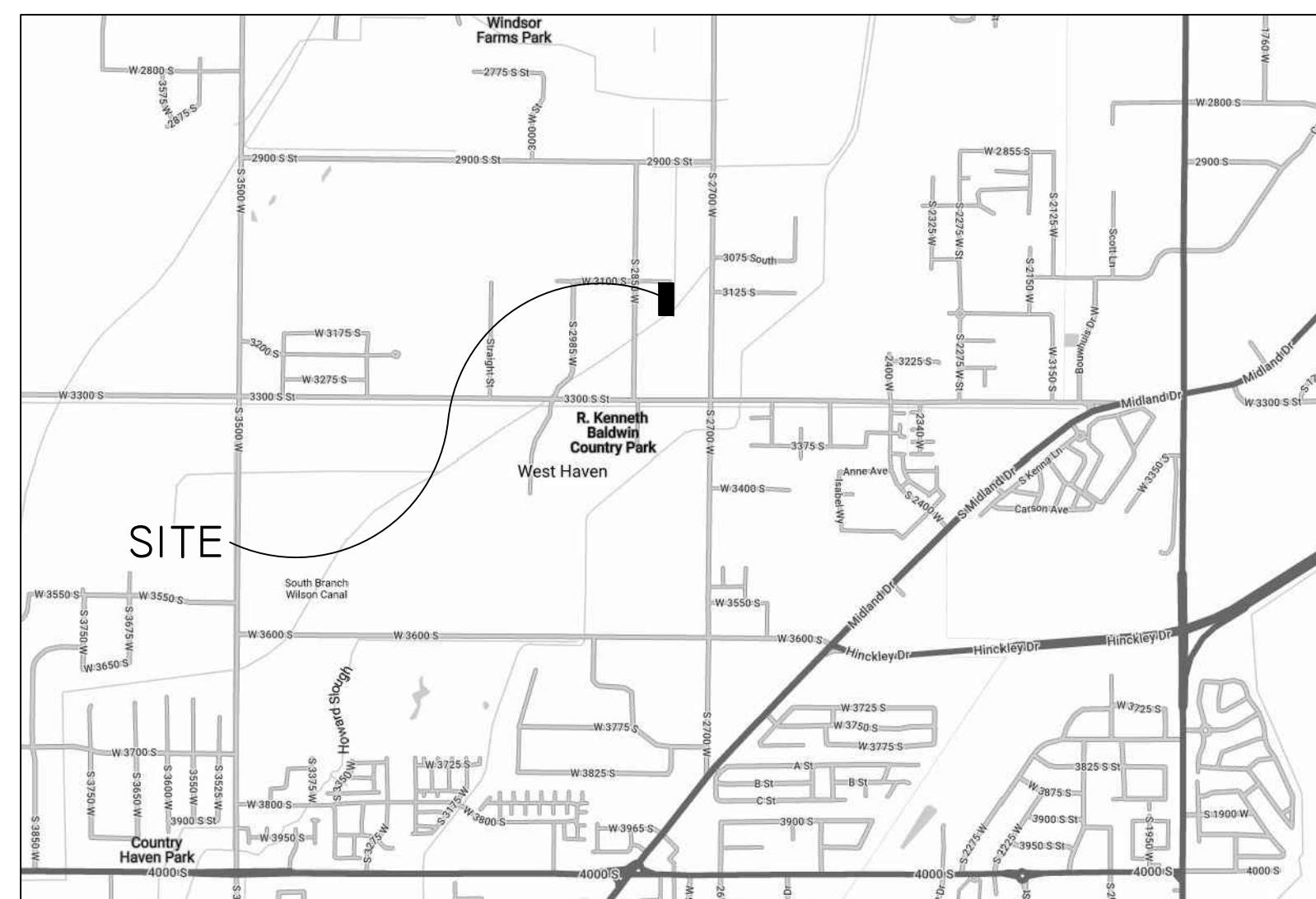
ALL OF LOT 11 OF THE ALPINE RANCHETTES SUBDIVISION AS SHOWN ON THE OFFICIAL PLAT FOUND ON FILE AND OF RECORD AT THE WEBER COUNTY RECORDERS OFFICE.

AREA = 1.03 ACRES

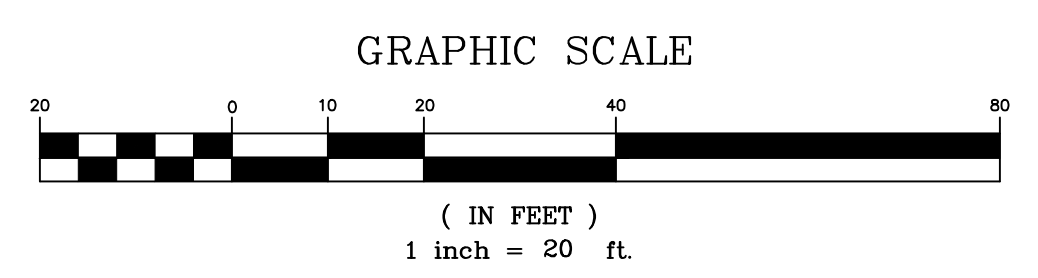
BASIS OF BEARINGS

THE BASIS OF BEARING IS DUE NORTH, AS CALLED FOR ON THE ALPINE RANCHETTES SUBDIVISION PLAT, ALONG THE SECTION LINE BETWEEN THE FOUND SOUTHEAST CORNER OF SECTION 34, AND THE FOUND EAST 1/4 CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



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FOUND WEBER COUNTY 3" BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2206 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748

BOUNDARY SURVEY
WEBER COUNTY
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

PREPARED FOR:
ALVIN KIPPEN
PROJECT:
ALPINE RANCHETTES LOT II

PROJECT NO:
23-05-166
SHEET:
1 OF 1