

### RECORD DESCRIPTION

All of Lot 16A, Cedar Cove Estates 3RD Amendment, Weber County, Utah.

#### LEGEND

Measurements Between Monuments	Deed Line	Found Section Corner	Found Monument
Certified Macro Boundary Line	Fence Line	Calculated Section Corner	Calculated Monument
Certified Micro Boundary Line	Building Line	Set Nail	Found Rebar
Easement Line	Center Line	Set Rebar and Cap	Found Nail
Calc. Calculated N.T.S. Not to Scale	Edge of Concrete/Asphalt		

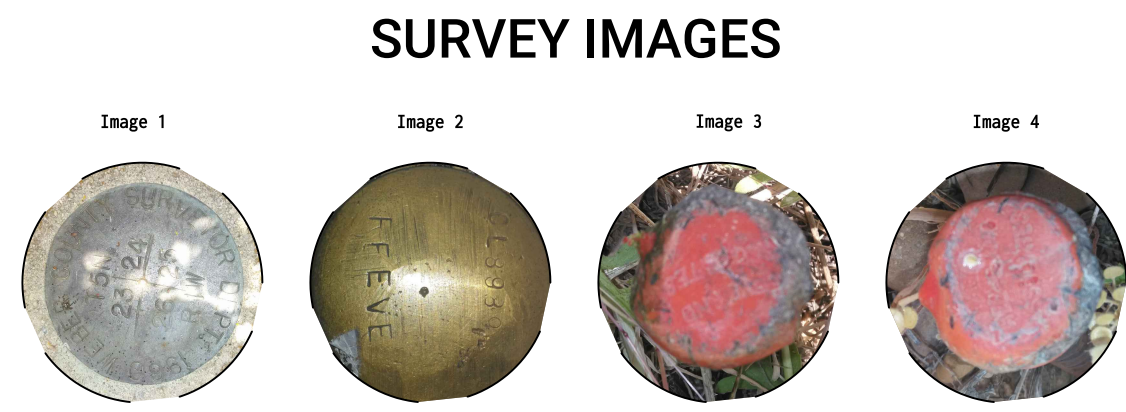
### SURVEYORS NARRATIVE

Leroy Royer requested this survey to retrace the property boundaries of Weber County Parcel 07-723-0016.

The bearing basis for this survey is North 82°09'06" West, measured between two centerline monuments found in Bybee Drive as indicated on the plat. The Surveyor also located many other monuments throughout the subdivision, to name a few centerline monuments in the intersection of Bybee Drive and 2850 East within the cul-de-sac 2850 East. For the purpose of monument preservation, the Surveyor also located the Northeast corner of Section 25, Township 5 North, Range 1 West, Salt Lake Base, and Meridian. The Southeast corner was also searched for and measured in the original plat; however, it has been obliterated due to the new construction.

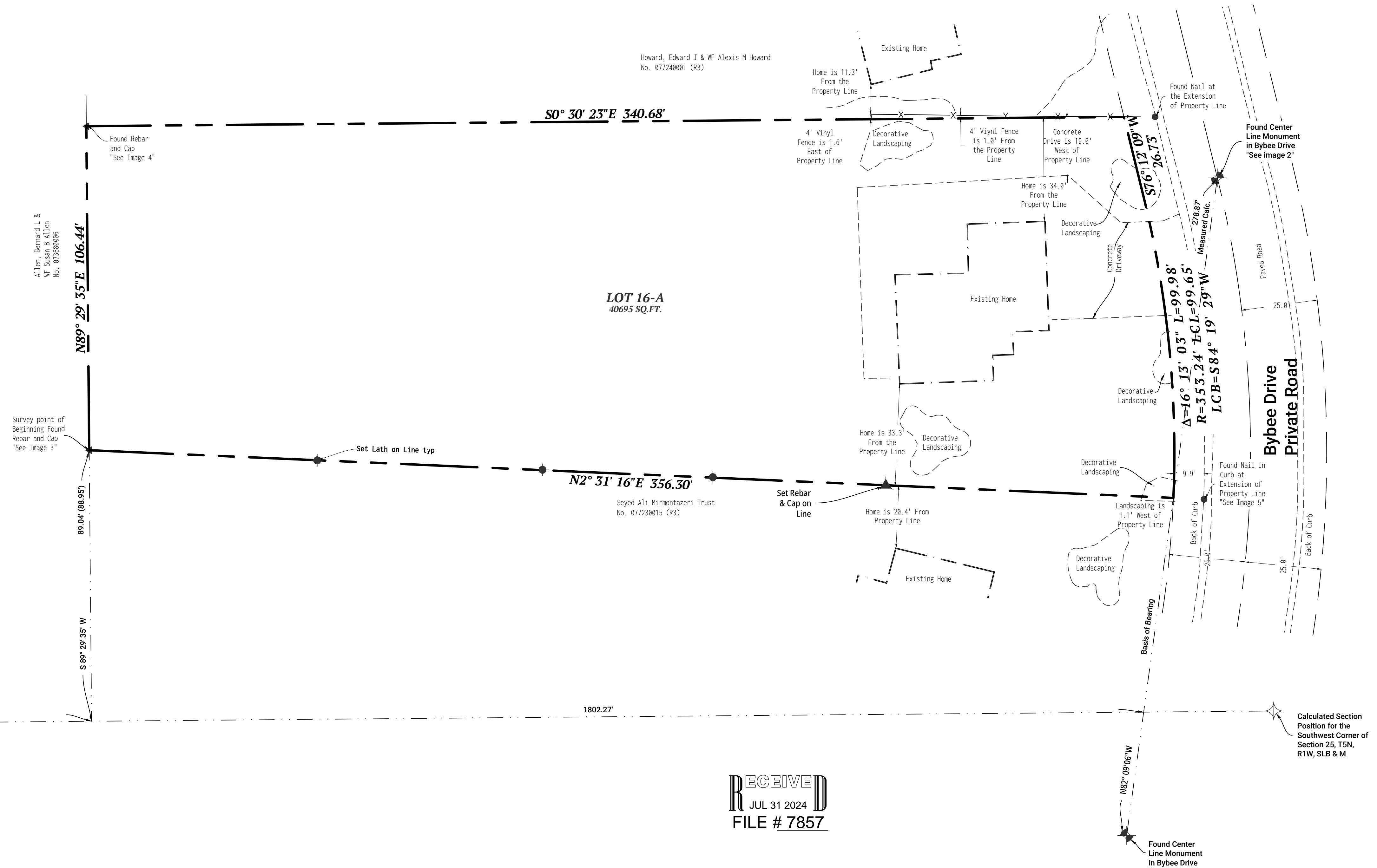
The boundary of the parcel was retraced by locating and verifying the original monuments that were set in accordance with the subdivider. These monuments are controlling evidence of the boundary lines and their positions on the ground, as they reflect the intent of the original surveyor and the parties involved. The Surveyor then set points on line between the original monuments, as indicated on the plat, to facilitate the construction of the fence and to mark the boundary line clearly for all parties. Though they were set with survey grade precision these points on line are subordinate to the original monuments and serve only as reference points.

Property corners were monumented as shown here and serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.



#### DATA REFERENCE TABLE

Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Bearing Sheet	SNW	Weber County
R2	Tie Sheet	SNW26NE	Weber County
R3	Subdivision	Cedar Cove Estates 3rd Amendment	Weber County
R4	Record of Survey	Cedar Cove Estates 3rd Amendment	Weber County



RECEIVED  
JUL 31 2024  
FILE # 7857

### SURVEYOR 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 Professional Land 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.