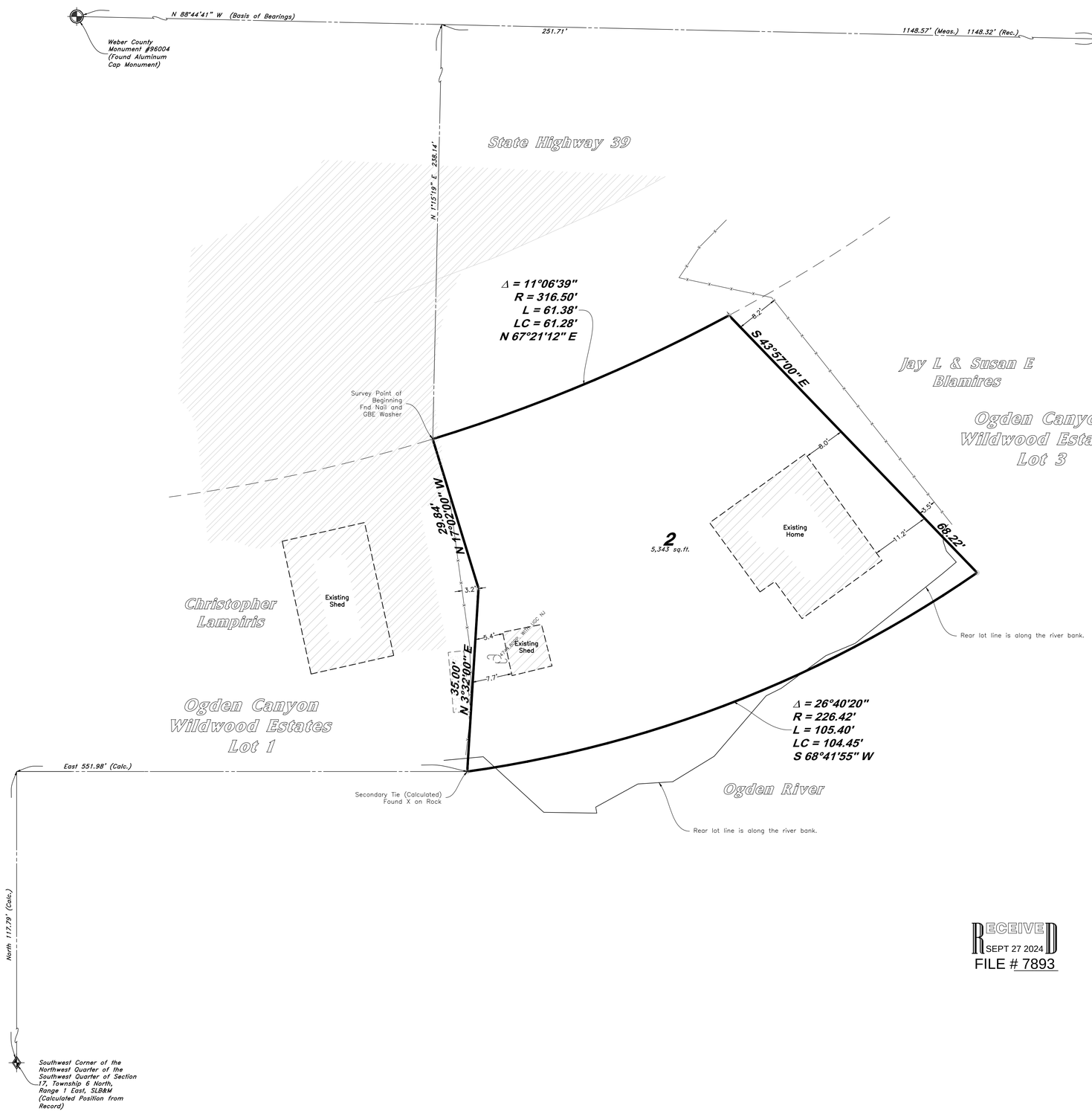

Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

LEGEND

- Found Ogden City Monument
- Calculated Section Position
- (Rec) Record
- (UCS) Utah County Surveyor
- Exist. Structure
- Exist. Asphalt
- Exist. Concrete
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- Easement Line
- Lot Line
- Boundary Line
- Existing Fence Line
- Centerline Ditch
- Existing Concrete
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

RECORD DESCRIPTION

All of Lot 2 Ogden Canyon Wildwood Estates, Weber County Utah.

SURVEYOR'S NARRATIVE

This survey was requested by Teresa Bramwell for the purpose of retracing Lot 2 of Ogden Canyon Wildwood Estates.

Brass cap Weber County monuments were found along Ogden Canyon Road (State Highway 39) and were used as control for this survey.

A line bearing North 88°44'41" West between the Weber County monuments were used as the Basis of Bearing.

In retracemnet of the property shown record bearing and distances were held as shown. Though the record is shown adjoining Ogden river it should not be held. Rather, the rear property line is to "run... along the river bank" as shown in the notes of the original plat. This boundary principal is commonly accepted for land owners with riparian rights. Meaning that as accretion occurs and the river alters its course over time likewise the property boundaries adjoining navigable waters are to follow the location of the river.

Along the East line of the subject property boundary by acquiescence may be present given that the following 4 requirements are in place:

1. Occupation up to a visible line marked definitely by monuments, fences or buildings.
2. Mutual Acquiescence in the line as a boundary.
3. for a long period of time,
4. by adjoining land owners.

If the four requirements have been met as stated transfer of title to has already happened as clarified in O2 v. Hughes. As for calling boundary by acquiescence along said line for this survey more evidence will be needed to confirm that the fence has been treated as the boundary between the land owners for the required period of time. With out such evidence the record will hold.

Field work was completed November 18th 2021.

Property corners were set as shown here on.

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SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional 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 No. 6242920 ANDREW HUBBARD STATE OF UTAH

Andy Hubbard
12-28-2021

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

Teresa Bramwell

620 Ogden Canyon
Ogden City, Weber County, Utah
A part of Section 17, T6N, R1E, SLB&M, U.S. Survey

Nov, 2021

SHEET NO.
C1

21N760