





LEGEND

Measurements Between Monuments	Reference Table Line	Found Section Corner	Found Monument
Certified Macro Boundary Line	Fence Line X————X———————————————————————————————	¡Calculated Section Corner	Calculated Monume
Certified Micro Boundary Line	Center Line	Carcaracta Section Corner	carcaracea Horiaine
Easement Line	Edge of Concrete	Set Nail	Found Rebar
Edge of Asphalt	Storm Drain SD	Set Rebar and Cap	Found Nail
Water Line _ w	Telecommunication Line	Water Valve	Grate Inlet ■
	sw - Sewer Line sw	Light Pole	Fire hydrant $ riangle$
Under Ground Power	Edge Of Gravel	IRRIGATION Box	Water Manhole
Pressurized Irrigation	Building Line		Sewer Manhole
Over Head Power	Under Ground Cable	Water Meter	Telephone box
Over Head Cable	FB - Fiber Line	Storm Drain Manhole	Tree
Landscaping	Exception Line Ext	Post	and the
	Alley Way		

SURVEY IMAGES













DATA REFERENCE TABLE				
Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.	
R1	Warranty Deed	David Timmerman	2753175	
R2	Warranty Deed	Debbera H. Furse	3358355	
R3	Warranty Deed	Spencer Stokes	1716499	
R4	Bearing Sheet	Weber County	T5NR1W	
R5	Subdivision	Oak View Estates Phase Three	36-73	
R6	Subdivision	Oak View Estates Phase Four	61-76	
R7	Record of Survey	Reeve & Associates inc.	3488	
R8	Record of Survey	Oak View Estates Phase 4 Line Adjustment	4911	
R9	Property Line adjustment	Norine R Holm Trust	2663724	

LEGAL DESCRIPTION

Parcel 1 (062990004) (R9 Exhibit E Lot 48 as surveyed description) Beginning at a point on the Easterly Boundary line of the Oak View Estates Phase 4. said point also being South 1793.05 feet and East 655.48 feet and North 77°35'00" East 8.44 to a Tangent curve to the left. And Northeasterly 196.67 feet along said curve to a non tangent line (Delta= 11°19'22", Radius= 964.82, Tangent 95.65, chord bears North 71°54'23" East 190.36 feet) and South 30°54'00" East 103.58; thence South 70°03'33" West 61.12 feet; thece South 30°54'00" East 47.43 feet from the North Quarter corner of Section 10. Township 5 North, Range 1 West, of the Salt Lake BAse and Meridian.

Running thence South 30°54'00" East 90.35 feet; thence South 31°05'41" West 156.92 feet to the Easterly right-of-way line of Fern Drive; thence along said Northeasterly Right-of-way line the following three (3) Courses: (1) Northwesterly 81.79 along the arc of a 125.00 foot radius curve to the right, having a central angle of 37°29'24", chord bears North 31°44'47" West 80.34 feet; (2) North 13°00'00" West 21.76 feet (3) Northwesterly 83.02 feet along the arc of a 150.00 foot radius curve to the left, having a central angle of 31°42'43". Chord bears North 28°51'23" West 81.97 feet; thence North 75°08'42" East 34.86 feet; thence North 84°20'31" East 19.68 feet: thence North 55°24'27" East 34.65 feet; thence North 63°08'02" East 44.35 feet to the point of beginning. Containing 0.41 Acres.

SURVEYORS NARRATIVE

- A. This survey was requested by Mary Baker to retrace easements that were on the property as well as the property boundaries.
- B. The basis of bearing for this project is South 30°54'00" East measured between the monument line in skyline at the intersections of Ridge Crest Drive and Fern Drive. The project benchmark for this survey is the said monument at the intersection of Ridge Crest Drive, held at an elevation of 5400.00 feet. All elevations shown here on were computed from GNSS observations using Geoid 18 CONUS (Geoid 18 CONUS is based on NAVD88 Elevations.)
- C. The surveyor notes that the measured distance between the monuments of along skyline drive do not agree with the (R5.) With this the confidence of the Surveyor in the relativeness of these monuments to (R5) is low. The Surveyor found four rebars and caps, three of which were from other survey companies. These points were found at the old lot location between lots 36 and 35 and between the lots of 39 and 40
- of (R5). Two gardener rebars were found at the intersections of the Right-of-Way and the agreed property line and the East line of lot 38.

 D. Additionally, the Surveyor also found multiple old tee posts around the subdivision. In this area, it was a common practice to place a tee post alongside a rebar to mark property boundaries. All of these positions seemed to agree with one another, aside from the rebar found without a cap at the Northeast corner of lot 38 and the old tee post at the Northwest corner of lot 39 of (R5). Interestingly enough, those positions do agree with each other.
- E. Due to the Surveyor finding multiple points around the subdivision and the Centerline monuments not agreeing as explained in Section "C", the Surveyor placed more weight on said points with the idea that they came off good monuments or that the original Surveyor set them.

 The surveyor is also relying on this data to not approve of the points explained in Section "D", which have been found to be in disagreement of over 4 feet. With the Surveyor not knowing how said points were established, they have been noted but were not accepted as property
- F. Since the points Gardner had come off of are not in and Gardner did not locate all the monuments in the skyline, the Surveyor held the two found rebars set by them for the retracement of the lot line adjustment or (R9). Since the Gardner Survey is the original Surveyor for this line, the set points are the best evidence for that agreement's retracement.
- G. The boundary and points set are in accordance with the facts found in this survey and the application of boundary law. If there is any evidence found that is not mentioned here, it should be presented to the Surveyor for consideration.

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 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.

ecord of Survey
Mary Baker

Project Participants

Research by:THarper
e Investigation:NAnderson, SLe

ite Investigation:NAnderson, SLee
Plat Report Draft:NAnderson
Reviewed by:SMccutcheon

March 2025

25010 Number:

