

SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	FOUND REBAR WITH CAP (JACK JOHNSON)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS _____ DATE _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE PROPERTY. SURVEY WAS PERFORMED IN MARCH 2017, AS SHOWN HEREON. THE DEEDS IN THE AREA DO NOT FIT HISTORICAL LINES OF OCCUPATION. TWO PREVIOUS SURVEYS ON THE BLOCK SHOW THE SAME SITUATION AND RECOMMEND THAT BOUNDARY LINE AGREEMENTS ARE PREPARED AND SIGNED TO CLEAR UP TITLE CONFUSION. THE DEEDS ARE TIED TO A CENTER OF SECTION THAT DOES NOT EXIST. SOME BELIEVE IT TO BE A FENCE POST, BUT THIS TO THAT DO NOT FIT OCCUPATION EITHER. IT APPEARS THAT THE SUBJECT PROPERTY INCLUDES THE RIGHT-OF-WAY TO THE CENTER OF THE STREET. WHEN THE DEED IS MOVED TO MATCH FENCES, THE NORTH AND EAST DEED LINES CLOSELY MATCH CENTERLINE OF RIGHT-OF-WAY. THE BOUNDARY SHOWN IS MY OPINION OF THE INTENT OF THE DEED.

DESCRIPTION

RECORD DESCRIPTION

BEGINNING WEST 330.0 FEET AND SOUTH 363.0 FEET OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 35, TOWNSHIP 3 SOUTH, OF RANGE 4 EAST, OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°48' WEST 213.5 FEET; THENCE WEST 165 FEET; THENCE NORTH 00°48' EAST 213.5 FEET; THENCE SOUTH 88°10' EAST 165 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION

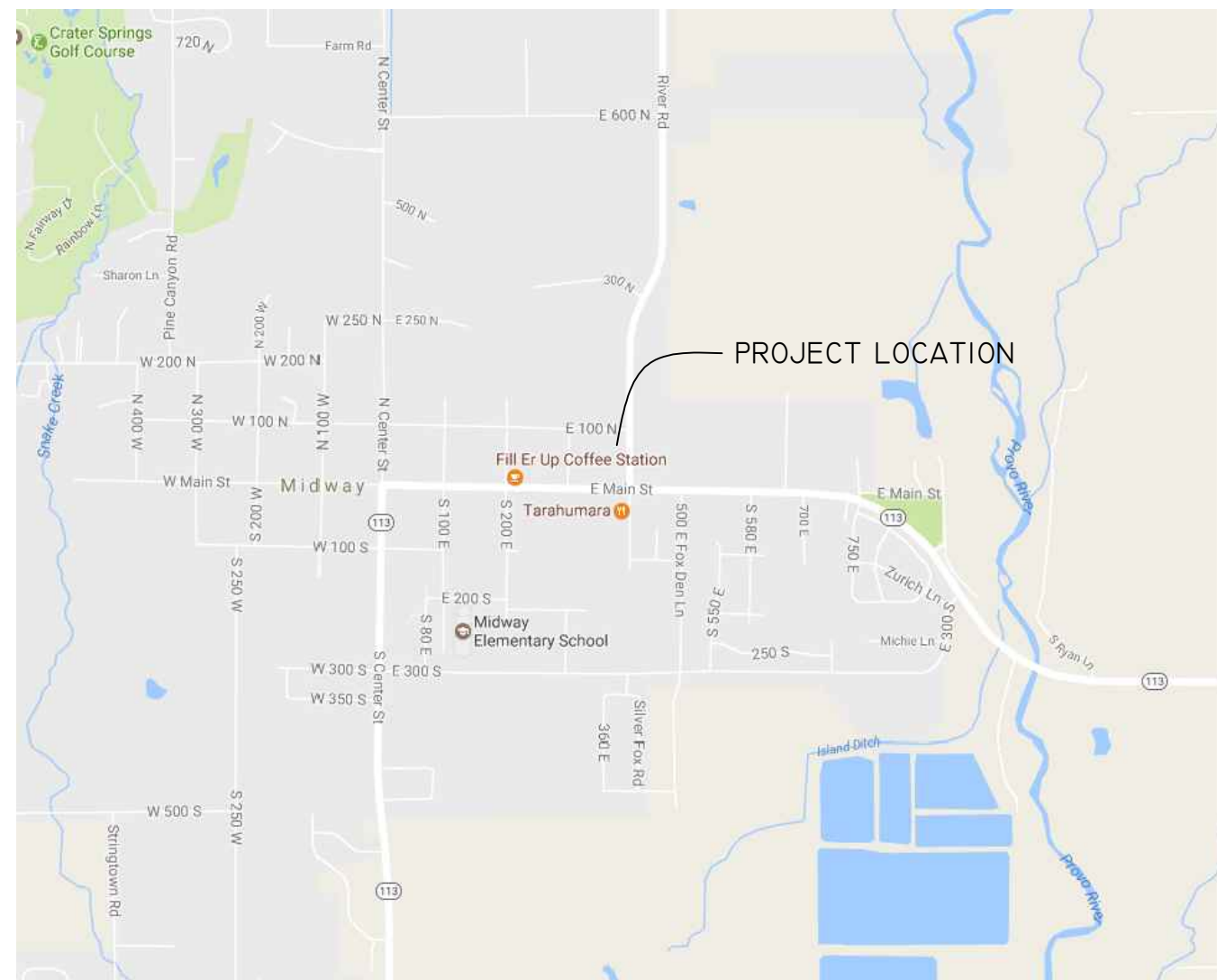
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVER ROAD, SAID POINT BEING 2282.87 FEET N00°37'40"W ALONG THE QUARTER SECTION LINE AND 318.47 FEET WEST FROM THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S01°00'00"W 179.25 FEET; THENCE N89°00'00"W 133.25 FEET TO A POINT ON A FENCE LINE; THENCE ALONG SAID FENCE LINE N04°00'00"E 179.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 100 NORTH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S89°00'00"E 133.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.55 ACRE.

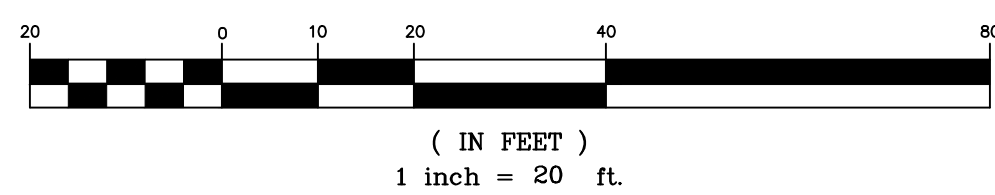
BASIS OF BEARINGS

BASIS OF BEARINGS: 00°37'40"E MEASURED BETWEEN FOUND WASATCH COUNTY MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 278 EAST, HEBER CITY, UT 84032
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BOUNDARY SURVEY
WASATCH COUNTY
IN THE SW1/4 OF SEC 35, T3S, R4E, SLB&M

PREPARED FOR:
CLYDE MCDONALD
PROJECT:
RIVER ROAD BOUNDARY SURVEY

PROJECT NO:
17-04-057
SHEET:
1 OF 1