

NARRATIVE:

Boundary Consultants were retained by Gary Greenwell to survey the subject parcels prior to doing a Boundary Line Adjustment-Subdivision Plat to reconfigure the two parcels. Title to both parcels was abstracted back to patent to determine "Junior-Senior Rights" with Subject Parcel 1 being "Junior" in title to the surrounding parcels and Subject Parcel 2 being "Junior" in title to the adjoining properties on the east. The center line the Rail Road Right of Way was determined by locating the center line of the north track and offsetting that line 13.00 feet south to obtain the Center Line of the Rail Road Right of Way and offsetting that line at the record distance of 90.00 feet. The fence line running along the east boundary of the Goff Subdivision does not run coincident with the boundary lying more or less 2.5 feet inside the perimeter. The fence is approx. twenty years old and appears to have been treated as a boundary by the adjoining owners and as such may have become a "Boundary by Acquiescence". Boundary Consultants has held the record location of the boundary. The portion of 1400 South Street lying south of Parcel 1 has been described and included in the "Perimeter Description" to properly dedicate that portion of the roadway to Weber County.

DESCRIPTIONS:

PARCEL 1: (Entry #2391803)
Part of the Northeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian:
Beginning at a point 1021 feet more or less, WEST along the Quarter Section Line and NORTH 33 feet from the Southeast Corner of said Northeast Quarter said point of beginning being the southeast corner of Lot 1, Goff Subdivision thence North 01'03"12" East 413.68 feet; Thence North 34'26"03" East 87.19 feet; Thence North 05'28'32" East 256.12 feet, more or less, to the northeast corner of said Goff Subdivision; Thence EAST 156.52 feet; Thence SOUTH 763.44 feet more or less, to the north line of 1400 south Street, Thence WEST along the north line of said street 229.3 feet more or less to the point of beginning.

PARCEL 2: (Entry #2500863)
Part of the Northeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian:
Beginning at a point WEST 641.3 feet from the East Quarter Corner of said Section 21; running thence WEST 150.4 feet; Thence NORTH 383.2 feet; Thence North 00'47'11" East 380.24 feet to the south line of the Central Pacific Rail Road; Thence South 89'13'48" East along said south line 135.74 feet; Thence South 00'18'45" East 380.38 feet; Thence South 01'06' East 383.2 feet to the point of beginning. Excepting therefrom the south approximately 33 feet thereof lying within County Road Right of Way.

PARCEL 3: 1400 South Street
Part of the Northeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian:
Commencing at the East Quarter Corner of said Section 21 thence North 89'12'03" West 1021.00 feet coincident with the Center Quarter Section Line; Thence North 01'03'12" East 33.00 feet; Thence South 89'12'03" East 229.15 feet; Thence South 00'48'05" West 33.00 feet to a point on said Center Quarter Section Line; Thence North 89'12'03" West 229.30 feet to the point of beginning.

AS SURVEYED PERIMETER DESCRIPTION:
A parcel of land lying and situate in the Northeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, West Weber, Weber County, Utah. Comprising 6.11 acres, the 3.44 acre parcel of land described in that certain Quit Claim Deed recorded as Entry 2391803 of the Weber County Records, the 2.50 acre parcel of land described in that certain Quit Claim Deed recorded as Entry 2500863 of said records and the 0.17 acres of land lying within the Right of Way of 1400 south Street. Basis of Bearing for subject parcel being North 89'12'03" West 5296.08 feet (measured) between the Weber County brass cap monuments monumentalizing the East and West Quarter Corners of said section 21. Subject parcel being more particularly described as follows:

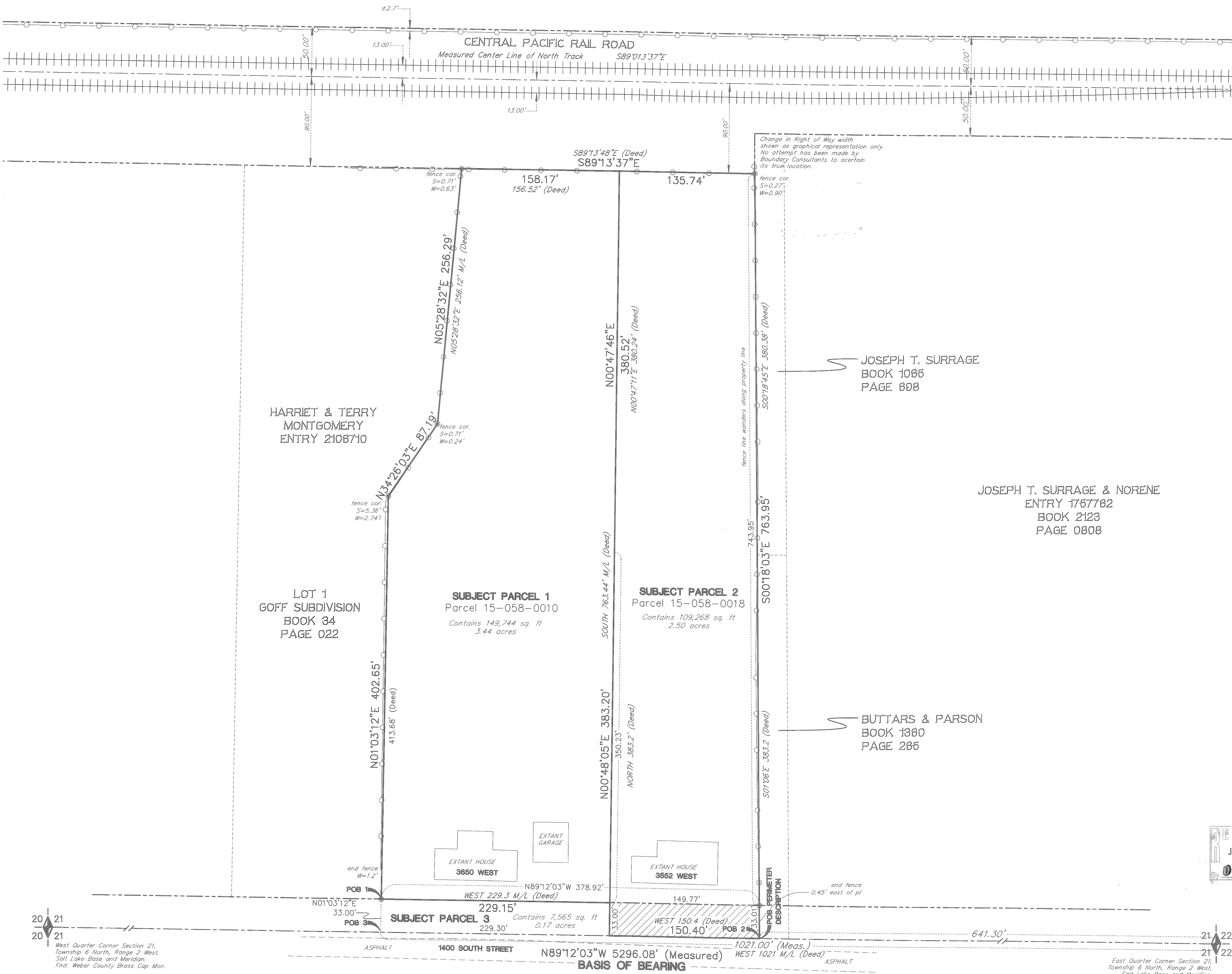
Commencing at the East Quarter Corner of said Section 21 thence North 89'12'03" West 641.30 feet coincident with the Center Quarter Section Line to the TRUE POINT OF BEGINNING;
Thence North 89'12'03" West 379.09 feet coincident with said Quarter Section Line to the southeast corner of the Goff Subdivision recorded in Book 34, at Page 022 of said County Records;
Thence the following three (3) courses coincident with the east boundary of said subdivision, 1) North 01'03'12" East 435.65 feet (413.68 deed); 2) North 34'26'03" East 87.19 feet;
3) North 05'28'32" East 256.29 (256.12 feet more or less deed) to the south line of the Central Pacific Rail Road Right of Way;
Thence South 89'13'37" East 293.91 feet coincident with said Right of Way to the west boundary of that particular parcel of land described in that certain Quit Claim Deed to Joseph Surrage recorded in Book 1065 at Page 698 of said County Records;
Thence South 00'18'03" East 763.95 feet coincident with said west boundary and the prolongation thereof to the point of beginning.

DATE: 06-18-13
SCALE: 1"=50'
PROJECT NUMBER: 1310001

RECORD OF SURVEY OF PARCELS 15-058-0010, -0018
3650 WEST, 3552 WEST, 1400 SOUTH, WEST WEBER,
WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1



Change in Right of Way width shown as graphical representation only. No attempt has been made by Boundary Consultants to ascertain its true location.

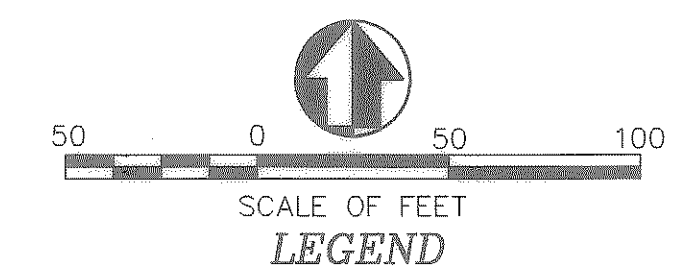
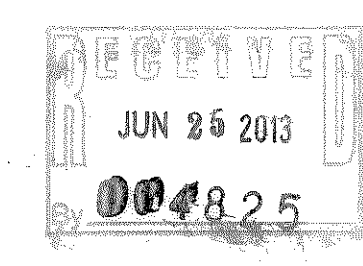
fence line wanders along property line

POB PERIMETER DESCRIPTION

JOSEPH T. SURRAGE
BOOK 1065
PAGE 608

JOSEPH T. SURRAGE & NORENE
ENTRY 1757762
BOOK 2123
PAGE 0808

BUTTARS & PARSON
BOOK 1380
PAGE 285



- 17= SECTION CORNER & SECTION LINE
- 18= SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
- = ROAD CENTER LINES
- = RIGHT OF WAY - BLOCK LINES
- = ADJOINING BOUNDARY LINES
- = DIMENSION LINES
- = EXTANT FENCE LINES
- ROOT PARCEL INFORMATION
(M) = MEASURED
(C) = CALCULATED
(R) = RECORD
- = EXCEPTED PARCEL

West Quarter Corner Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Mon.

East Quarter Corner Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Mon.