

DATE: 10-31-2014  
 SCALE: 1"=40'  
 NUMBER: 1412001

**NARRATIVE:**

Boundary Consultants were retained by Don Evans to survey the subject parcel and monument the corners thereof. This survey was carried out using a Trimble 5800 GPS System and was completed on the ground October 31, 2014. The Basis of Bearing for this survey is Geodetic North as determined by GPS.

The north line of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian was found monumented as shown hereon and measured. The subdivision plat for the River Ranch Subdivision references a "BKM Survey" which was done by Great Basin Engineering in 1984, which was not filed with the County Surveyor. The aforementioned survey appears to have conflicting section corner locations compared to what is currently monumented. As a result we retraced a portion of the Huntsville District Survey, of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian as a part of this survey. The south line of Section 16 being the north line of Section 21. The East, West, North and South Quarter Corners to Section 16 being found and located as well as the Southwest and Southeast Corners of said Section. All of the noted corners were found as 4" Weber County brass cap monuments set between 1988 and 1992 with the exception of the East Quarter Corner which is a railroad spike in the center of 9500 East Street which was patched over with an asphalt patch. We see no appreciable discrepancies between the Huntsville District Survey, dated 1898, and the present location of the Section monuments along the north line of said Section 21.

The Subject Parcel is encompassed by fence lines of varying ages and origins. A wire fence that runs the length of the subject parcels north line meanders north of the boundary and section line between ±4 feet at the west end, and ±11 feet on the east end. We were not able to substantiate an age for that fence and in speaking with our client believe it to be a "Fence of Convenience" rather than a boundary fence. We have therefore held the section line to be the boundary. The deeded west boundary of the subject parcel falls ±8 feet east of a recent wire fence which is monumenting the east line of the River Ranch Subdivision. A 60d nail was found with a guard stake marked as a "point on the east line of Lot 3". With that evidence and a #5 rebar and cap stamped "Great Basin" found at the northeast corner of said River Ranch as well as east boundary of "Silver Summit Estates" adjoining the east boundary said River Ranch, we determined and held the east boundary of these subdivisions as an "Acquiesced Boundary" of the subject parcel.

A fence line runs along the length of the subject parcel's south boundary. Portions of that fence are very close to deed locations with the east end being ±7.3 feet north of the deed corner. Parcel evidence given by Don Evans puts that fence corner in its current location to keep it out of a ditch. Evidence on the ground substantiates that statement and the deed line has been held as the boundary. An encroachment has been created along that line by the Isaacson-Telford Acres Subdivision, platted by Reeve & Reeve, Inc. in 1995. The written description on the Plat appears to be an "as surveyed" description. When the original historic deed was abstracted and plotted the encroachment does not exist. Hence we have held the deeded boundary and shown the encroachment hereon.

The current deeded east boundary of the subject parcel in conflict with the Vesting Deeds boundary and the location of 9275 East Street. The vesting deed makes calls to a 75.00 foot radius cul-de-sac were as the current deed calls to a 50.00 foot cul-de-sac. Other than that difference the location of the east boundary is in harmony with the vesting deed and the adjoining's deeded boundary. A conflict exists in the surveyed location of the street and its deed location. A Record of Survey (#1281) was prepared by the Weber County Surveyor's Office which documents the discrepancy. A "Dedication Plat" was prepared and recorded by the County as "Dedication Plat for a portion of 9275 East Street & 1200 South Street" in Book 41, at Page 12 of the County Records. While this drawing is being called a "Dedication Plat" there is no place on the drawing with the proper Dedication Verbiage, signed by the affected parties. The County has signed the "Plat" with dedication verbiage but none of the adjoining parcel owners have. It is our belief that this "Plat" needs to be corrected and the encroachment on the subject parcel resolved correctly.

A fence line runs along a portion of the common boundary between the Subject Parcel and the Greenwood Parcel. The Greenwood's have a chainlink fence that ties into a pole fence placed by Mr. Evans. The chainlink fence runs along the easterly bank of the South Fork of the South Fork of the Ogden River terminating in the pole fence constructed by Mr. Evans. Mr. Evans stated that he constructed the pole fence at the extension of the constructed center line of 9275 East Street, not knowing the exact location of his east boundary in that area. Because there has been no detrimental reliance on the fence as a boundary and the fact that the "Greenwood" chainlink fence is not on a boundary line we have held the deeded boundary as the true line.

**DESCRIPTIONS:**

**VESTING WARRANTY DEED: ENTRY #689008, BOOK 1163, PAGE 262:**  
 Part of the Northeast Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at point 1909.50 feet WEST from the Northeast Corner of said Northeast Quarter Section, and running thence EAST 495 feet; Thence SOUTH 155.69 feet to a point on a cul-de-sac on an arc distance of 210.50 feet, the long chord of which bears South 09°44'08" West 147.84 feet; Thence SOUTH 129.29 feet; Thence WEST 470 feet; Thence NORTH 430.69 feet to the point of beginning.

**CURRENT QUIT CLAIM DEED: ENTRY #2165612:**  
 Part of the Northeast Quarter of Section 21, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at point 1909.50 feet WEST from the Northeast Corner of said Northeast Quarter Section, and running thence EAST 495 feet; Thence SOUTH 180.69 feet to a point on a cul-de-sac; Thence Southwesterly along the arc of a 50 foot radius cul-de-sac on an arc distance of 130.90 feet, the long chord of which bears South 15°00' West 96.59 feet; Thence SOUTH 156.70 feet; Thence WEST 470 feet; Thence NORTH 430.69 feet to the point of beginning.

LOWE PROPERTIES, LC  
 QUIT CLAIM DEED  
 ENTRY #1535704  
 BOOK 1021, PAGE 0109

LOWE PROPERTIES, LC  
 QUIT CLAIM DEED  
 ENTRY #1535704  
 BOOK 1021, PAGE 0109

GREENWOOD  
 ENTRY #2081008

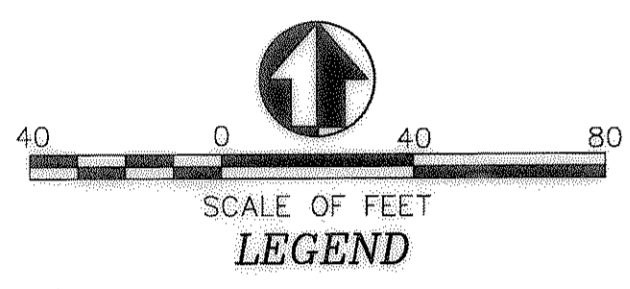
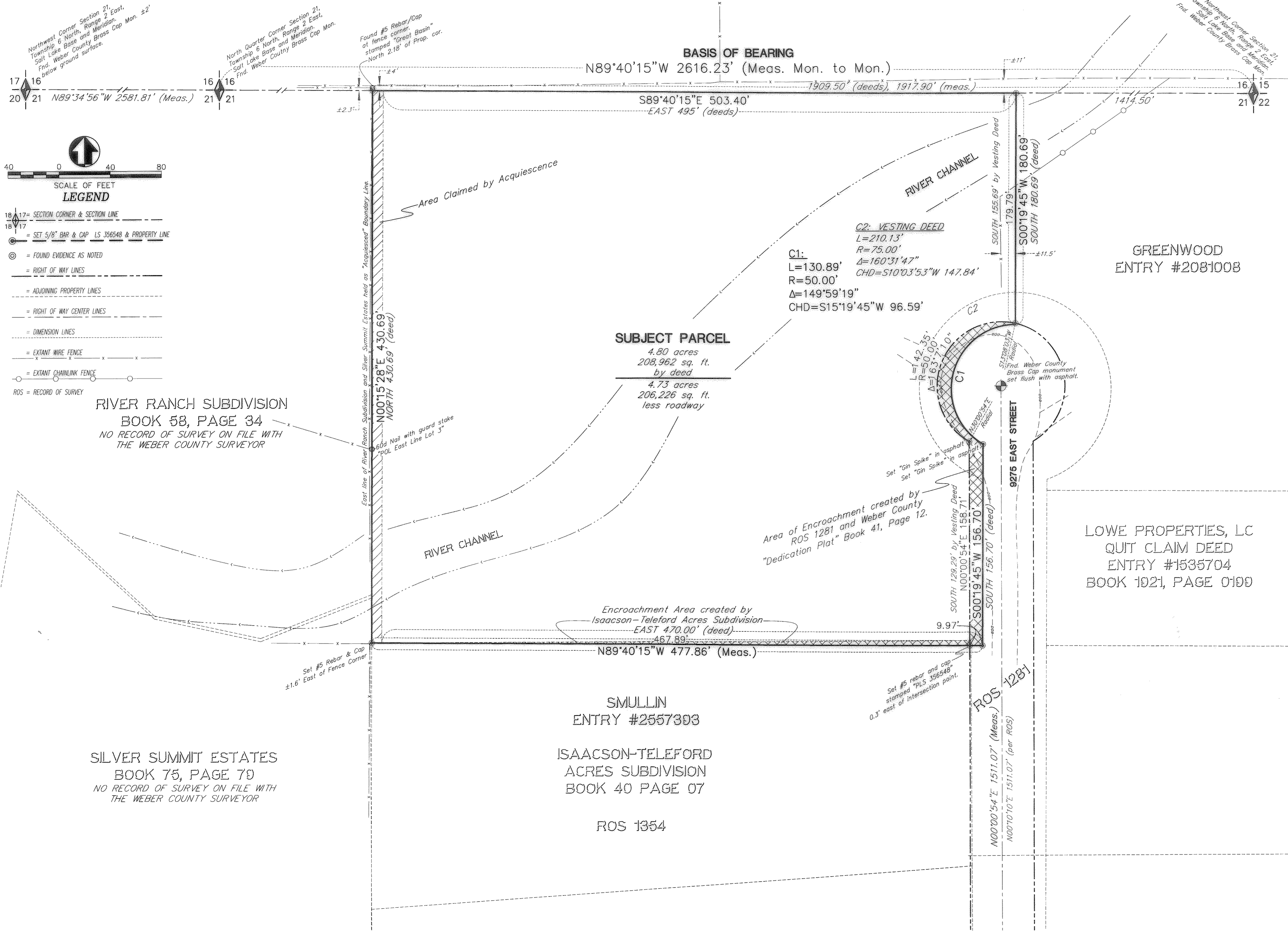
LOWE PROPERTIES, LC  
 QUIT CLAIM DEED  
 ENTRY #1535704  
 BOOK 1021, PAGE 0109

SMULLIN  
 ENTRY #2557393

ISAACSON-TELEFORD  
 ACRES SUBDIVISION  
 BOOK 40 PAGE 07

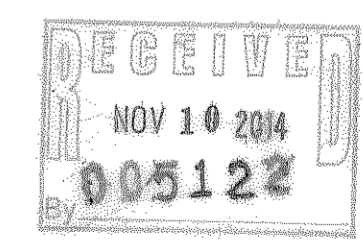
ROS 1354

SILVER SUMMIT ESTATES  
 BOOK 75, PAGE 70  
 NO RECORD OF SURVEY ON FILE WITH  
 THE WEBER COUNTY SURVEYOR



- 17- SECTION CORNER & SECTION LINE
- 18- SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
- = FOUND EVIDENCE AS NOTED
- = RIGHT OF WAY LINES
- - - = ADJOINING PROPERTY LINES
- - - = RIGHT OF WAY CENTER LINES
- - - = DIMENSION LINES
- x x x = EXISTANT WIRE FENCE
- o o o = EXISTANT CHAINLINK FENCE
- ROS = RECORD OF SURVEY

RIVER RANCH SUBDIVISION  
 BOOK 58, PAGE 34  
 NO RECORD OF SURVEY ON FILE WITH  
 THE WEBER COUNTY SURVEYOR



RECORD OF SURVEY OF TAX PARCEL  
 21-035-0029

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 21,  
 TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1