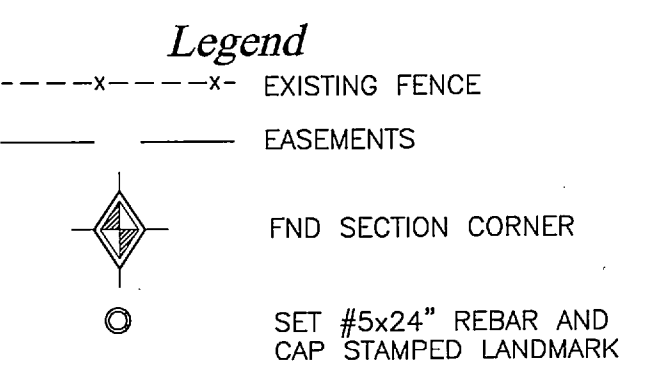
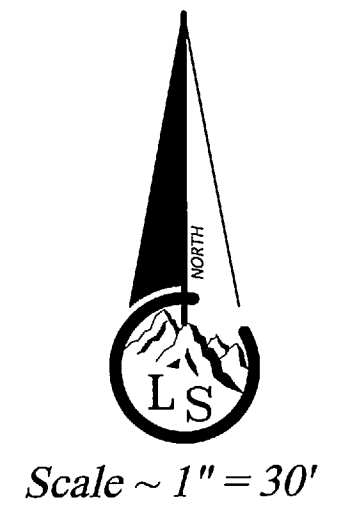


**PART OF THE SW 1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Record of Survey Date: Aug. 2015**

**BOUNDARY DESCRIPTIONS**

**NARRATIVE**

End W 1/4 cor Sec 27, T 6 N, R 2 W, SLB&M. Per W.Co. Survey records, NAD1927 coordinates of X=1845074.33 Y=326161.57, dated 1963 good condition.



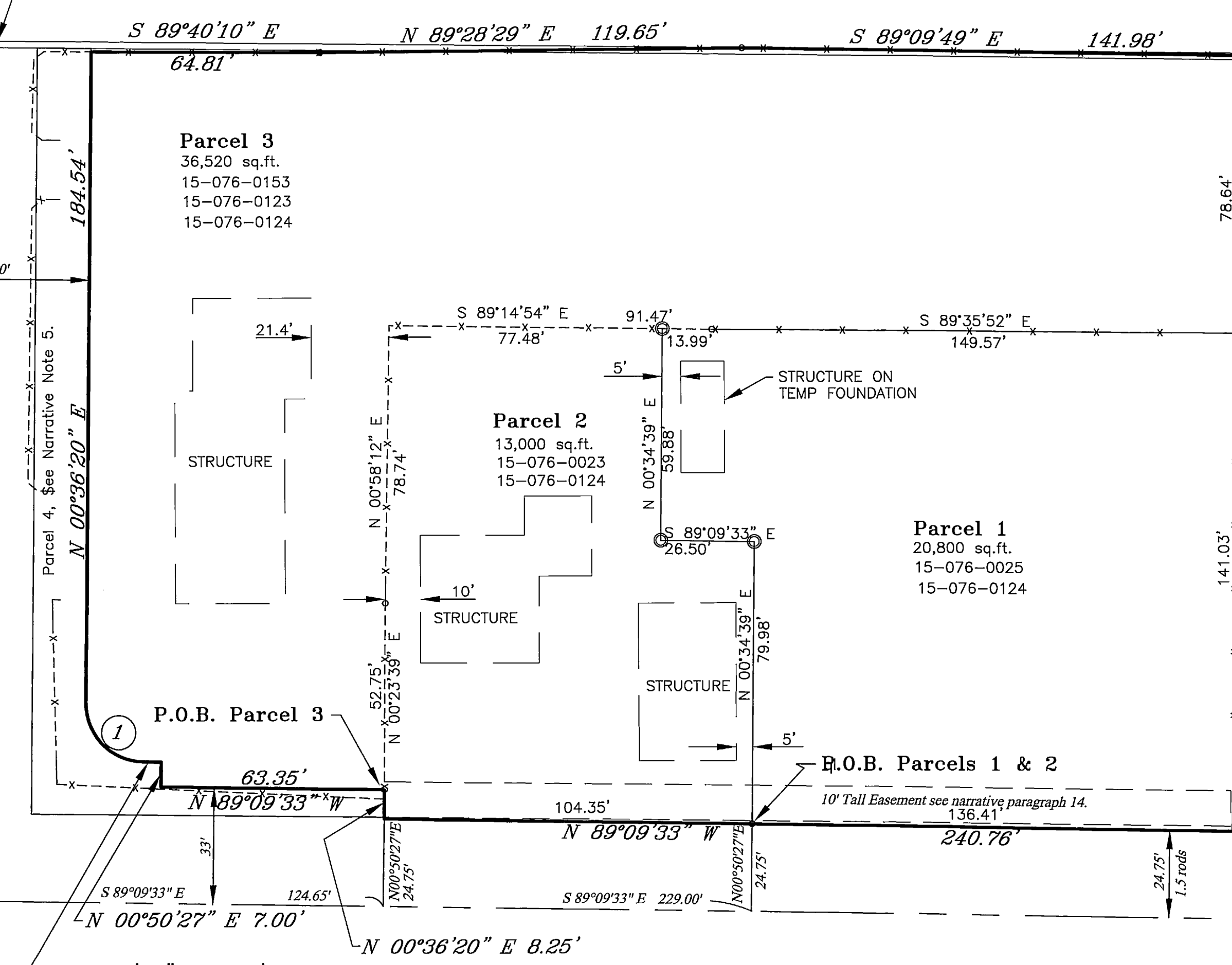
**PARCEL 1:**  
A parcel of land in the Southwest Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, having a bearing of North 00°36'20" East along section line between the monumented location of the Southwest Corner of said Section 27 (NAD1927 Weber County Surveyor State Plane Coordinates (W.Co.S.S.P.C.) of x=1845046.251 y=323504.555) and the West Quarter corner of said Section 27 (NAD1927 W.Co.S.S.P.C. of x=1845074.33 y=326161.57), said parcel being described more particularly as follows:  
BEGINNING at a point located 229.00 feet South 89°09'33" East and 24.75 feet North 00°50'27" East to the right of way line of 2550 South Street FROM said Southwest Corner of Section 27;  
RUNNING thence North 00°34'39" East 79.98 feet,  
Thence North 89°09'33" West 26.50 feet,  
Thence North 00°34'39" East 59.88 feet to an existing fence line,  
Thence South 89°14'54" East 13.99 feet along said existing fence line to a fence corner post,  
Thence South 89°35'52" East 149.57 feet along said existing fence line,  
Thence South 00°50'27" West 141.03 feet to said right of way line of 2550 South Street, approximately along a north-south fence line being the common property line between property described in a Warranty Deed recorded in book 568 page 56 on January 2, 1958 and property described in a Quit Claim Deed recorded in Book 1731 page 191 on September 16, 1994,  
Thence North 89°09'33" West 136.41 feet to the point of beginning.  
Containing 20,800 square feet, 0.4775 acres more or less.

**PARCEL 2:**  
A parcel of land in the Southwest Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, having a bearing of North 00°36'20" East along section line between the monumented location of the Southwest Corner of said Section 27 (NAD1927 Weber County Surveyor State Plane Coordinates (W.Co.S.S.P.C.) of x=1845046.251 y=323504.555) and the West Quarter corner of said Section 27 (NAD1927 W.Co.S.S.P.C. of x=1845074.33 y=326161.57), said parcel being described more particularly as follows:  
BEGINNING at a point located 229.00 feet South 89°09'33" East and 24.75 feet North 00°50'27" East to the right of way line of 2550 South Street FROM said Southwest Corner of Section 27;  
RUNNING thence North 89°09'33" West 104.35 feet along said right of way line, 2550 South Street as described in documents prepared by Weber County in connection with Project No. LG-3500 West Weber Extension for Parcel No. 3500:51:C,  
Thence North 00°23'39" East 52.75 feet along an existing fence line to a fence corner post,  
Thence North 00°58'12" East 78.74 feet along an existing fence line to a fence corner post,  
Thence South 89°14'54" East 77.48 feet along an existing fence line,  
Thence South 00°34'39" West 59.88 feet,  
Thence South 89°09'33" East 26.50 feet,  
Thence South 00°34'39" West 79.98 feet to the point of beginning.  
Containing 13,000 square feet, 0.2984 acres more or less.

**PARCEL 3:**  
A parcel of land in the Southwest Quarter of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah, having a bearing of North 00°36'20" East along section line between the monumented location of the Southwest Corner of said Section 27 (NAD1927 Weber County Surveyor State Plane Coordinates (W.Co.S.S.P.C.) of x=1845046.251 y=323504.555) and the West Quarter corner of said Section 27 (NAD1927 W.Co.S.S.P.C. of x=1845074.33 y=326161.57), said parcel being described more particularly as follows:  
BEGINNING at a point located 124.65 feet South 89°09'33" East and 24.75 feet North 00°50'27" East and 8.25 feet North 00°36'20" East FROM said Southwest Corner of Section 27;  
RUNNING thence the following five (5) courses along the proposed right of way line as identified in documents prepared by Weber County in connection with Project No. LG-3500 West Weber Extension for Parcel No. 3500:51:C,  
1. North 89°09'33" West (S.89°45'53"E.) 63.35 feet,  
2. North 89°09'33" West (S.89°45'53"E.) 5.00 feet,  
3. along the arc of a curve to the Right 25.86 feet having a radius of 16.50 feet and a chord bearing and distance of North 44°16'37" West (S.44°52'57"E.) 23.29 feet,  
4. North 00°36'20" East 184.54 feet to an existing fence line;  
Thence the following three (3) courses along said fence line:  
1. South 89°40'10" East 64.81 feet to a fence post,  
2. North 89°28'29" East 119.65 feet to a fence post,  
3. South 89°09'49" East 141.98 feet,  
Thence South 00°50'27" West 78.64 feet approximately along a north-south fence line being the common property line between property described in a Warranty Deed recorded in book 568 page 56 on January 2, 1958 and property described in a Quit Claim Deed recorded in Book 1731 page 191 on September 16, 1994,  
Thence North 89°35'52" West 149.57 feet along said existing fence to a fence corner post,  
Thence North 89°14'54" West 91.47 feet along said existing fence to a fence corner post,  
Thence South 00°58'12" West 78.74 feet along an existing fence to a fence corner post,  
Thence South 00°23'39" West 52.75 feet along said existing fence to the point of beginning.  
Containing 36,520 square feet, 0.8384 acres more or less.

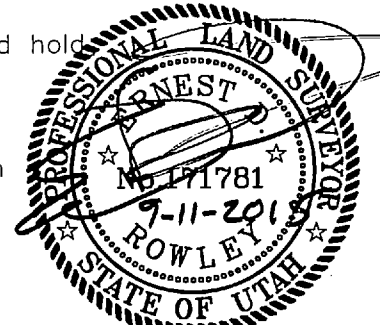
**PARCEL 4:**  
This description is duplicated as written in a Warranty Deed prepared by Weber County for Project No. LG-3500 West Weber Extension, Parcel No. 3500:51:C, which has not been recorded at the date of this survey.  
"A parcel of land in fee for the widening of existing Weber County 3500 West Street being a part of an entire tract situated in the SW 1/4 SW 1/4 of Section 27, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcels of land are described as follows:  
Beginning at the southwest corner of said entire tract, which point is 24.75 feet NORTH along the section line and 24.75 feet EAST from the southwest corner of said Section 27; and running thence NORTH 217.00 feet along said easterly boundary line to the northerly boundary line of said entire tract, thence EAST 15.25 feet along said northerly boundary line to a point 40.00 feet perpendicular to the right of way line of said 3500 West Street, perpendicular distant easterly from the right of way control of said 3500 West Street, opposite approximate Engineers Station 95+04.63; thence South 185.48 feet parallel with said right of way control line to the point of tangency of a curve to the left with a radius of 16.50 feet; thence southeasterly along the arc of said curve 25.86 feet, chord bears S.44°52'57"E. 23.29 feet; thence S.89°45'53"E. 5.00 feet; thence S.00°14'07"W. 7.00 feet to a point 33.00 feet perpendicular distant northerly from the existing centerline of 2550 South Street (also being the southerly section line of said Section 27); thence S.89°45'53"E. 63.35 feet parallel with said existing centerline to the easterly boundary line of said entire tract; thence South 7.74 feet along said easterly boundary line to the southerly boundary line of said entire tract, thence West 100.00 feet along said southerly boundary line to the point of beginning. The above described parcel of land contains 4,187 square feet in area or 0.096 acre, more or less, of which 2517 square feet, more or less, is now occupied by 3500 West Street. Balance 1,670 square feet in area or 0.038 acre, more or less. (Note: Rotate above bearings 0°36'20" clockwise to equal Project bearings.)"

1. The purpose of the survey is to consolidate several parcels into three parcels.  
2. The basis of bearing is as noted in the boundary descriptions.  
3. The parcels being consolidated are listed in the tax record as ID #s 15-076-0023, 15-076-0025, 15-076-0123, 15-076-0125, 15-076-0153. The parcels were exchanged in an attempt to conform to an existing fence line that separates the Vanisko parcel from the Ransom parcels. Weber County is requiring that the parcels be consolidated to be legal non-conforming parcels. The county ordinances allow these parcels to violate the zoning frontage and size requirements because they existed prior to zoning as three parcels. The county will allow the parcels to increase in size but not decrease.  
4. The documents that created the three parcels and the required areas are:  
4.1. Book 443 page 33 recorded April 29, 1954 which deeded a 90'x130' parcel (in about the same location as parcel 2 on this plot) needing 11,700 sq.ft.,  
4.2. Book 444 page 74 recorded May 12, 1954 which deeded a 90'x130' parcel (which is now part of Parcel 3 on this plot) needing 11,700 sq.ft., and  
4.3. Book 568 page 56 recorded January 2, 1958 which deeded a 160'x130' parcel (which is in the same location as parcel 1 on this plot) needing 20,800 sq.ft.  
5. Parcel 3 is larger because of the consolidation of property that was not originally in the 90'x130' deed and is being affected by a road widening project that is taking property off of the 3500 West street frontage. The document is not recorded at this time but describes the property as shown hereon and identified by "Parcel No. 3500:51:C, Project No. LG-3500 West Weber Extension, PIN No. 880004". It is shown hereon as Parcel 4.  
6. In working on the property lines there is a 1.85' wide parcel on the north of the Vanisko parcel 15-076-0153 that is in the name of Weber County listed as parcel 15-076-0049 which was taken in a tax sale in 1987. This strip actually encumbers property that Vanisko and his predecessor, and the Eddy's and their predecessor have occupied. This strip is a gap in the deed dimensions between the Vanisko and Eddy properties yet there has only been one fence line between these owners. The descriptions of the Vanisko and Eddy parcels are both tied to the Southwest corner of the section. The deeds conveying these parcels are identified in the record as 8998-855 and B1010-752 both of which came out of parcel deeded in B929-96 (the parent parcel).  
7. When Empey deeded the northerly and southerly parcels in separate transactions (B998-855 & B110-752) the descriptions left a 1.85 foot strip between the parcels.  
8. This strip probably should not have been added to the tax record.  
8.1. "...There is a presumption--rebuttable, of course--that a party granting land does not intend to retain a narrow strip between the land sold and his boundary line, in the absence of express provisions to that effect in the deed, especially where it would cut the grantee off from valuable privileges, and where the strip is so narrow as to be of no practical use to the grantor." 8 R.C.L., 1088." (See Coleman v. Gaskins et al. 165 S.C. 301, 163 S.E. 790).  
8.2. "...there is a sound public policy discouraging the separate ownership of narrow strips of ground. Abbott v. Pearson, 257 Ark. 694, 520 S.W.2d 204 (Ark. 1975), the "strip and gore" rule, and the companion rule of the probability of intention, have long been acknowledged by the courts of this state. The Snoddy case, supra, says: "The rule is of the utmost importance, and is necessary to prevent afterthought, stripes and litigation over detached strips and gores of land, generally of no value to anyone save the lot owner. In the vast majority of cases the rule works out the real intention of the parties at the date of the deed." 122 Mo. at 488-489, 25 S.W. at 937." In a later case our supreme court said: "...The evils resulting from the retention in remote dedications of the fee in gores and strips... have led courts to strained constructions to include the fee of such gores and strips in deeds of the abutting lots." Brown v. Wear, 348 Mo. 135, 152 S.W. 2d 648, 656, 136 A.L.R. 286 (1941), quoting Paine v. Consumers' Forwarding & storage co., 71 F. 626, 632 (6th Cir. 1895) (frequently-used quote from later Chief Justice Taft)." (See Crovans v. Jolly, 623 S.W.2d 569 (1981))  
8.3. These cases demonstrate that strips, such as the 1.85 foot tall piece in this situation, do not serve a public purpose and unless there was a specific reason for leaving it out of the conveyances stated expressly on the face of the deed (which I have not seen any such statement) the strip would be absorbed into the deeds of the adjoining parcels by the courts. In this circumstance the tax sale of the county is also evidence that Empey did not intend to retain the strip because he did not respond to the tax notices by making payment which would have prevented the tax sale.  
9. With these circumstances in mind it is recommended that the Weber County Commission be approached to issue a quit claim deed to Parcel 3 as described hereon. This will clear the title of the Vanisko's up to the existing fence line.  
10. It can be seen from this survey that the strip is not fully on one side or the other of the existing fence line that the fence is south of the strip on the west end and near the middle of the strip the fence is on the north line of the strip which continues to be the case to the east end of the fence and strip. The county doing so will still leave a portion of the 1.85' strip in the tax record on the west portion which at some time the Eddy's may want to petition the county to relinquish this part to them.  
11. These actions being anticipated I am preparing the description for Parcel 3 to hold the existing fence line between Vanisko and Eddy.  
12. The West boundary of Parcel 3 is determined by a deed which has been prepared for a road widening project on 3500 West Street which I obtained from the County Engineering Department. I am not including the road taking in the Parcel 3 description with the anticipation that the county will obtain title to the property either by voluntary conveyance of Vanisko or through eminent domain.  
13. The East boundary of Parcels 1 and 3 are being held to be the existing fence line which matches the deed location quite well.  
14. The County is also in the process of obtaining a perpetual easement 10 feet toll in the front of Parcels 1 & 2. The document was obtained from County Engineering and is identified as Parcel No. 3500:50:EC Paroject No. LG-3500 West Weber Extension PIN No. 880004 and is shown hereon.  
15. Documents used or reviewed in this survey are:  
16. Weber County Ownership Plot Book 15 Page 76-4, Ownership data and Abstract prints for parcels: 15-076-0023, 15-076-0025, 15-076-0049, 15-076-0055, 15-076-0123, 15-076-0141, 15-076-0153, 15-076-0169.  
17. Deeds of record by Book-Page: 444-74, 454-366, 488-37, 501-464, 529-53, 568-56, 589-301, 618-174, 718-104, 724-318, 726-286, 730-267, 737-14, 747-120, 749-452, 751-580, 767-596, 767-597, 774-120, 779-377, 781-157, 785-271, 793-278, 793-279, 793-280, 793-281, 794-517, 812-502, 812-503, 812-504, 812-505, 812-506, 865-48, 865-50, 872-654, 872-655, 872-656, 872-657, 891-41, 929-95, 929-96, 935-78, 935-79, 951-449, 951-450, 990-339, 990-340, 993-90, 998-855, 1010-752, 1011-106, 1011-107, 1011-108, 1028-13, 1033-882, 1043-704, 1046-93, 1049-213, 1058-854 and Entry #; 844114, 859392, 1013640, 1099245, 1099246, 1177203, 1312156, 1316201, 1406858, 1443409, 1478360, 1528585, 1640670, 1933664, 2305748, 2498434, 2498435, 2553703, 2553705, 2553706, 2662491, 2625245, 2669122, 2731640, 2731641.  
18. Record of survey plots file numbers: 416, 3803, 3918, 403, 4280.

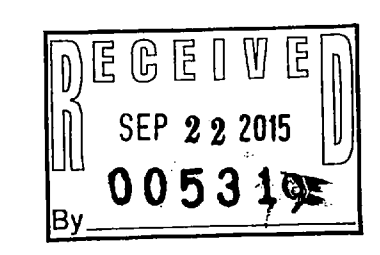


CURVE DATA						
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD DISTANCE
1	89°45'53"	16.50'	16.44'	25.86'	N 44°16'37" W	23.29'

**SURVEYOR'S CERTIFICATE**  
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



End S 1/4 cor Sec 27, T 6 N, R 2 W, SLB&M. Per W.Co. Survey records, NAD1927 coordinates of X=1847680.744 Y=323465.895, dated 2004 good condition.



SW cor Sec 27, T 6 N, R 2 W, SLB&M. Per W.Co. Survey records, NAD1927 coordinates of X=1845046.251 Y=323504.555

End E 1/4 cor Sec 33, T 6 N, R 2 W, SLB&M. Per W.Co. Survey records, NAD1927 coordinates of X=1845003.620 Y=320846.538, dated 1981 good condition.