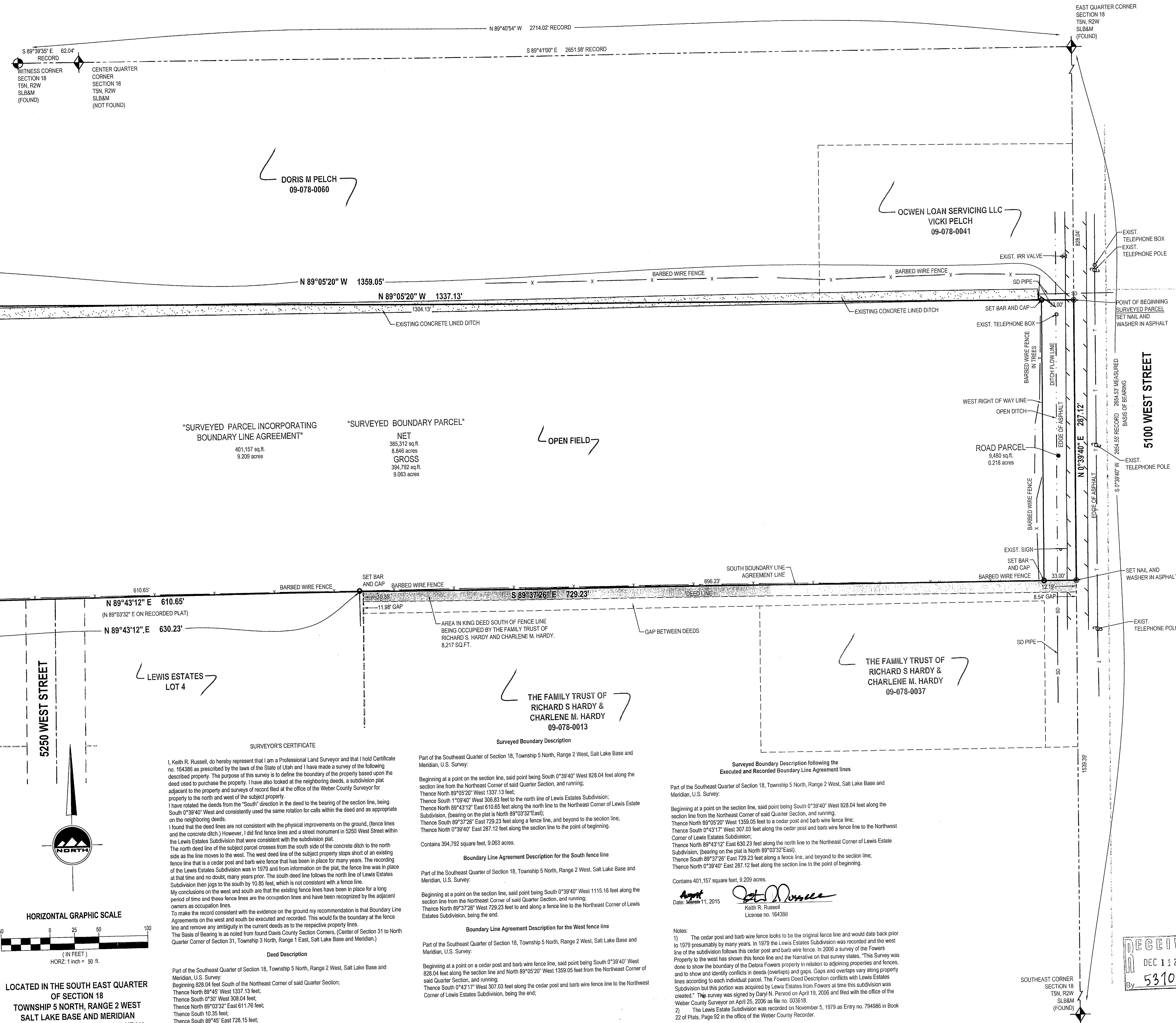


811
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CALL BLUESTAKES
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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



DORIS M PELCH
09-078-0060

OCWEN LOAN SERVICING LLC
VICKI PELCH
09-078-0041

"SURVEYED PARCEL INCORPORATING
BOUNDARY LINE AGREEMENT"
401,157 sq. ft.
9.209 acres

"SURVEYED BOUNDARY PARCEL"
NET
385,312 sq. ft.
8.846 acres
GROSS
394,792 sq. ft.
9.063 acres

THE FAMILY TRUST OF
RICHARD S. HARDY &
CHARLENE M. HARDY
09-078-0037

LEWIS ESTATES
LOT 3

LEWIS ESTATES
LOT 4

LEWIS ESTATES
LOT 2

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the boundary of the property based upon the deed used to purchase the property. I have also looked at the neighboring deeds, a subdivision plat adjacent to the property and surveys of record filed at the office of the Weber County Surveyor for property to the north and west of the subject property.

I have related the deeds from the "South" direction in the deed to the bearing of the section line, being South 0°39'40" West and consistently used the same rotation for calls within the deed and as appropriate on the neighboring deeds.

I found that the deed lines are not consistent with the physical improvements on the ground, (fence lines and the concrete ditch.) However, I did find fence lines and a street monument in 5250 West Street within the Lewis Estates Subdivision that were consistent with the subdivision plat.

The north deed line of the subject parcel crosses from the south side of the concrete ditch to the north side as the line moves to the west. The west deed line of the subject property stops short of an existing fence line that is a cedar post and barb wire fence that has been in place for many years. The recording of that time and no doubt, many years prior. The south deed line follows the north line of Lewis Estates Subdivision then jogs to the south by 10.85 feet, which is not consistent with a fence line.

My conclusions on the west and south are that the existing fence lines have been in place for a long period of time and these fence lines are the occupation lines and have been recognized by the adjacent owners as occupation lines.

To make the record consistent with the evidence on the ground my recommendation is that Boundary Line Agreements on the west and south be executed and recorded. This would fix the boundary at the fence line and remove any ambiguity in the current deeds as to the respective property lines.

The Basis of Bearing is as noted from found Davis County Section Corners, (Center of Section 31 to North Quarter Corner of Section 31, Township 5 North, Range 1 East, Salt Lake Base and Meridian.)

Deed Description

Part of the Southeast Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning 828.04 feet South of the Northeast Corner of said Quarter Section;
Thence North 89°45' West 1337.13 feet;
Thence South 0°30' West 308.04 feet;
Thence North 89°03'32" East 611.76 feet;
Thence South 10.35 feet;
Thence South 89°45' East 728.15 feet;
Thence North 299.31 feet to beginning.

Parcel No. 09-078-0003

Surveyed Boundary Description

Part of the Southeast Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point on the section line, said point being South 0°39'40" West 828.04 feet along the section line from the Northeast Corner of said Quarter Section, and running;
Thence North 89°05'20" West 1337.13 feet;
Thence South 1°09'40" West 306.83 feet to the north line of Lewis Estates Subdivision;
Thence North 89°43'12" East 610.65 feet along the north line to the Northeast Corner of Lewis Estate Subdivision, (bearing on the plat is North 89°03'32" East);
Thence South 89°37'28" East 729.23 feet along a fence line, and beyond to the section line;
Thence North 0°39'40" East 287.12 feet along the section line to the point of beginning.

Contains 394,792 square feet, 9.063 acres.

Boundary Line Agreement Description for the South fence line

Part of the Southeast Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point on the section line, said point being South 0°39'40" West 1115.16 feet along the section line from the Northeast Corner of said Quarter Section, and running;
Thence North 89°37'28" East 729.23 feet to and along a fence line to the Northeast Corner of Lewis Estates Subdivision, being the end.

Boundary Line Agreement Description for the West fence line

Part of the Southeast Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point on a cedar post and barb wire fence line, said point being South 0°39'40" West 828.04 feet along the section line and North 89°05'20" West 1359.05 feet from the Northeast Corner of said Quarter Section, and running;
Thence South 0°43'17" West 307.03 feet along the cedar post and barb wire fence line to the Northwest Corner of Lewis Estates Subdivision, being the end;

Surveyed Boundary Description following the Executed and Recorded Boundary Line Agreement Lines

Part of the Southeast Quarter of Section 18, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point on the section line, said point being South 0°39'40" West 828.04 feet along the section line from the Northeast Corner of said Quarter Section, and running;
Thence North 89°05'20" West 1359.05 feet to a cedar post and barb wire fence line;
Thence South 0°43'17" West 307.03 feet along the cedar post and barb wire fence line to the Northeast Corner of Lewis Estates Subdivision;
Thence North 89°43'12" East 630.23 feet along the north line to the Northeast Corner of Lewis Estate Subdivision, (bearing on the plat is North 89°03'32" East);
Thence South 89°37'28" East 729.23 feet along a fence line, and beyond to the section line;
Thence North 0°39'40" East 287.12 feet along the section line to the point of beginning.

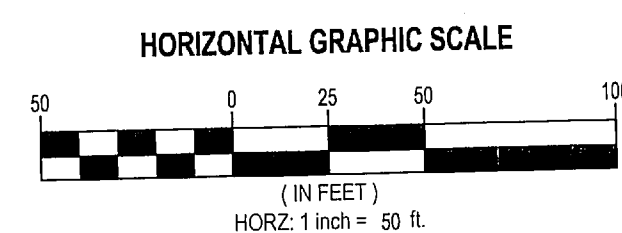
Contains 401,157 square feet, 9.209 acres.

Keith R. Russell
Date: March 11, 2015
License no. 164386

Notes:
1) The cedar post and barb wire fence looks to be the original fence line and would date back prior to 1979 presumably by many years. In 1979 the Lewis Estates Subdivision was recorded and the west line of the subdivision follows this cedar post and barb wire fence. In 2006 a survey of the Fowers Property to the west has shown this fence line and the Narrative on that survey states, "This Survey was done to show the boundary of the Delora Fowers property in relation to adjoining properties and fences, and to show and identify conflicts in deeds (overlaps) and gaps. Gaps and overlaps vary along property lines according to each individual parcel. The Fowers Deed Description conflicts with Lewis Estates Subdivision but this portion was acquired by Lewis Estates from Fowers at time this subdivision was created." This survey was signed by Daryl N. Penrod on April 19, 2006 and filed with the office of the Weber County Surveyor on April 25, 2006 as file no. 003618.
2) The Lewis Estate Subdivision was recorded on November 5, 1979 as Entry no. 794886 in Book 22 of Plats, Page 92 in the office of the Weber County Recorder.

LEGEND

	SECTION CORNER MONUMENT		CONCRETE
	EXIST REBAR AND CAP		ADJACENT RIGHT OF WAY
	SET ENSIGN REBAR AND CAP		RIGHT OF WAY
	IRRIGATION VALVE		CENTERLINE
	UTILITY MANHOLE		PROPERTY LINE
	UTILITY POLE		ADJACENT PROPERTY LINE
	TREE		EXIST DITCH FLOW LINE
	SHRUB		FENCE
			EDGE OF ASPHALT
			IRRIGATION LINE



LOCATED IN THE SOUTH EAST QUARTER
OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

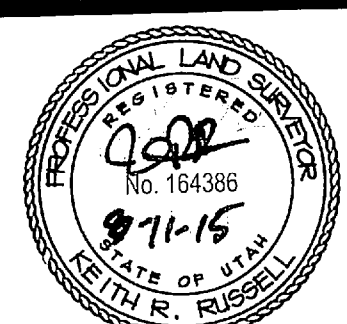
COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
BRIAN KING
997 NORTH 4500 WEST STREET
WEST POINT, UTAH 84015

CONTACT:
CLIENT CONTACT
PHONE: 801.390.8465

KING 9 ACRE PARCEL
5375 SOUTH 5100 WEST STREET
HOOPER, UTAH



BOUNDARY SURVEY

PROJECT NUMBER: L2253
DRAWN BY: A SHELBY
PROJECT MANAGER: K RUSSELL

PRINT DATE: 3/18/15
CHECKED BY: K RUSSELL

