

NARRATIVE:

Boundary Consultants was retained by Shayne Harris to survey the subject parcels, and define the boundaries of a portion of the adjoining parcel to be purchased by him for agricultural purposes. (Parcel "A", Lot 1 River Wood Bend Subdivision, Parcel "B" Agricultural Parcel to be purchased).

to purchase and adjust the parcel lines between his extant property, Lot 1, River Wood Bend Subdivision, to include the adjoining purchase parcel for taxing purposes.

This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by CE01D Model CONUS 12B @ elevation 4232.00 feet and rotated 00°24'14" from Geodetic North to match NAD 27 bearings. Basis of Bearing for this survey is North 00°18'53" East 2681.79 feet (measured) between the Weber County brass cap monuments monumentalizing the west line of the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Mr. Harris is purchasing a 7.46 acre portion of Parcel #15-024-0005 bounded on the north by the south line of an unrecorded easement for a Flood Control Channel. On the east by the center line of an extant ditch. On the south by the parcel's south boundary and by the proposed east right of way line of 5500 West Street, a 33.00 foot offset east from the Quarter Section line, on the west.

DESCRIPTIONS:

PARCEL "A":

All of Lot 1, River Wood Bend Subdivision. Entry #1697664, Book 51, Page 83 of the Weber County Records.

PARCEL "B":

A parcel of land lying and situate in the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising a 7.46 acre portion of that particular parcel of land known as Tax Parcel #15-024-0005, described in that certain Quit Claim Deed recorded as Entry 1826362, in Book 2208, at Page 1547 of the Weber County Records. Basis of Bearing for subject parcel being North 00°18'53" East 2681.79 feet (measured) between the Weber County Surveyor's brass cap monuments monumentalizing the west line of the Southeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 7, thence North 00°18'53" East 760.63 feet coincident with the west line of said Southeast Quarter Section; Thence South 89°44'34" East 33.00 feet to the southwest corner of Lot 1 River Wood Bend Subdivision and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence North 00°18'53" East 211.59 feet to the northwest corner of said Lot 1 and the TRUE POINT OF BEGINNING; Thence North 00°18'53" East 91.24 feet along the proposed 33.00 wide right of way line of 5500 West Street to the southwest corner of an unrecorded easement to Weber County for flood control purposes and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence the following three (3) courses coincident with the south line of said easement, 1) South 86°49'11" East 197.95 feet; 2) North 87°06'02" East 290.00 feet; 3) South 89°09'43" East 1026.51 feet to a point in an extant ditch and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence the following three (3) courses along the center line of said ditch, 1) South 07°06'25" West 368.05 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 2) South 09°04'22" West 59.06 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 3) South 14°14'14" West 42.49 feet to a point on the south boundary of said Parcel 15-024-0005 and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence WEST 454.74 feet coincident with said south boundary to a point on the east boundary of said River Wood Bend Subdivision; Thence the following three (3) courses coincident with the boundary of said subdivision, 1) North 00°09'25" East 159.58 feet to a number 5 rebar and red plastic cap stamped "CLS"; 2) North 00°08'55" West 211.17 feet; 3) North 89°11'22" West 994.13 feet to the point of beginning.

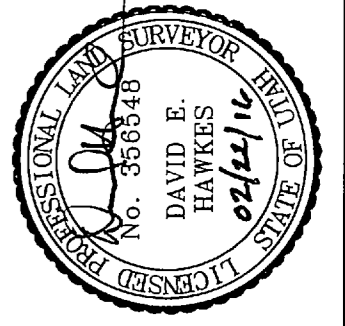
DESCRIPTION OF REMAINDER PARCEL #15-024-0005:

Part of the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning at a point North 00°18'53" East 972.54 feet from the southwest corner of the southeast quarter of Section 7; as per boundary line agreement; running thence South 89°11'12" East 1027.13 feet along said fence, thence South 00°08'55" East 211.17 feet; thence South 00°09'25" West 159.53 feet, more or less, thence EAST to the center of Weber River; thence northeasterly along river to a point NORTH 1199.5 feet and EAST from the southeast corner of the southeast quarter of said Section 7; thence WEST to the section line, thence SOUTH 226.96 feet, more or less, to the point of beginning.

Less and excepting therefrom:

A parcel of land lying and situate in the Southeast Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising a 7.46 acre portion of that particular parcel of land known as Tax Parcel #15-024-0005, described in that certain Quit Claim Deed recorded as Entry 1826362, in Book 2208, at Page 1547 of the Weber County Records. Basis of Bearing for subject parcel being North 00°18'53" East 2681.79 feet (measured) between the Weber County Surveyor's brass cap monuments monumentalizing the west line of the Southeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 7, thence North 00°18'53" East 760.63 feet coincident with the west line of said Southeast Quarter Section; Thence South 89°44'34" East 33.00 feet to the southwest corner of Lot 1 River Wood Bend Subdivision and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence North 00°18'53" East 211.59 feet to the northwest corner of said Lot 1 and the TRUE POINT OF BEGINNING; Thence North 00°18'53" East 91.24 feet along the proposed 33.00 wide right of way line of 5500 West Street to the southwest corner of an unrecorded easement to Weber County for flood control and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence the following three (3) courses coincident with the south line of said easement, 1) South 86°49'11" East 197.95 feet; 2) North 87°06'02" East 290.00 feet; 3) South 89°09'43" East 1026.51 feet to a point in an extant ditch and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence the following three courses along the center line of said ditch, 1) South 07°06'25" West 368.05 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 2) South 09°04'22" West 59.06 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 3) South 14°14'14" West 42.49 feet to a point on the south boundary of said Parcel 15-024-0005 and a number 5 rebar and yellow plastic cap stamped "PLS 356548"; Thence WEST 454.74 feet coincident with said south boundary to a point on the east boundary of said River Wood Bend Subdivision; Thence the following three (3) course coincident with the boundary of said subdivision, 1) North 00°09'25" East 159.58 feet to a number 5 rebar and red plastic cap stamped "CLS"; 2) North 00°08'55" East 211.17 feet; 3) North 89°11'22" West 994.13 feet to the point of beginning.

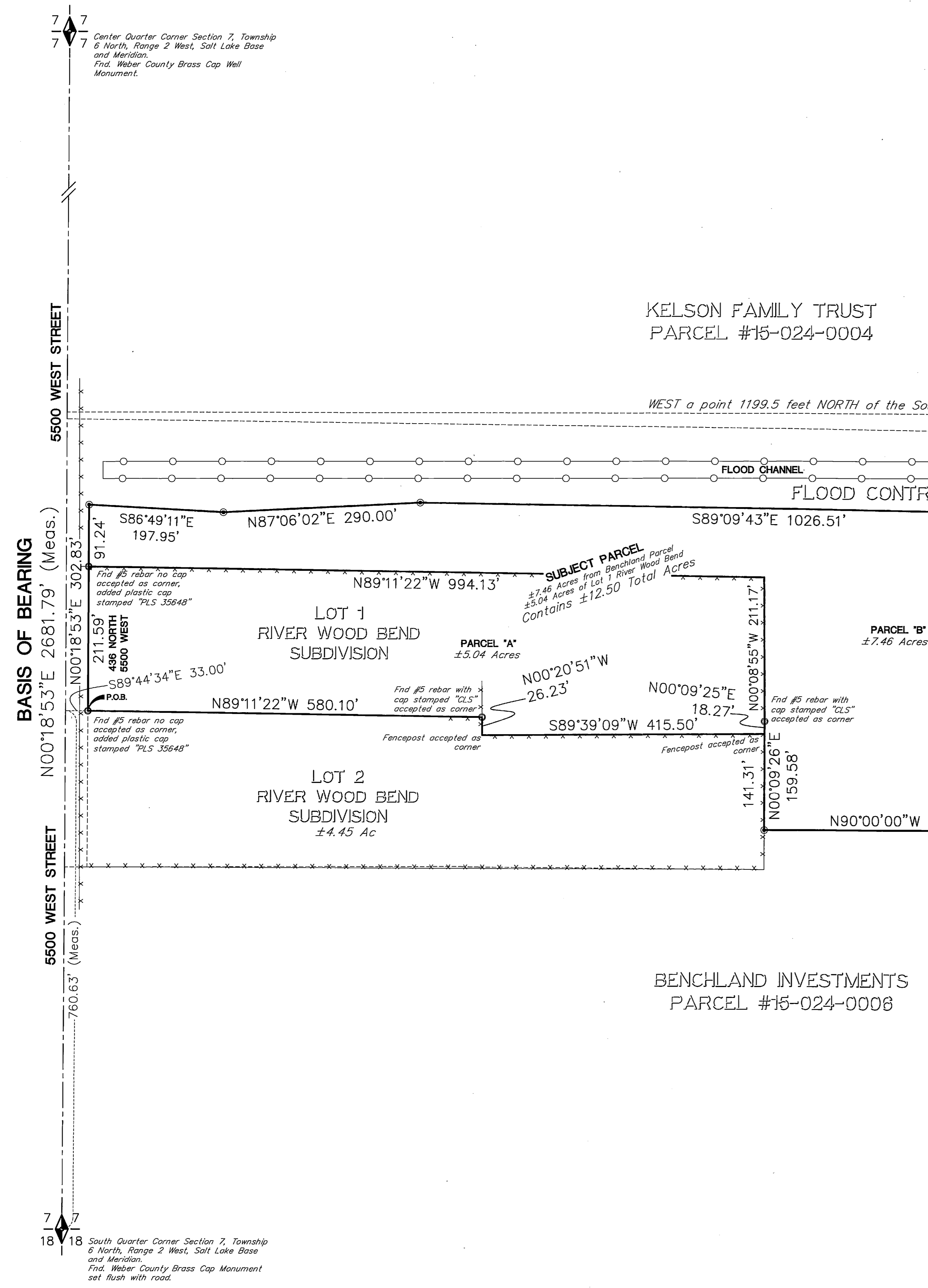


DATE: 02-22-16
SCALE: 1"=100'
SHEET NUMBER: 1604001

RECORD OF SURVEY & BOUNDARY LINE ADJUSTMENT
TAX PARCELS 15-269-0001 & 15-024-0005
LYING AND SITUATE IN THE SOUTHEAST OF SECTION 7,
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

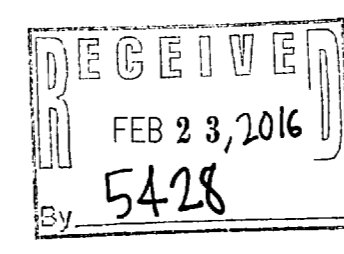
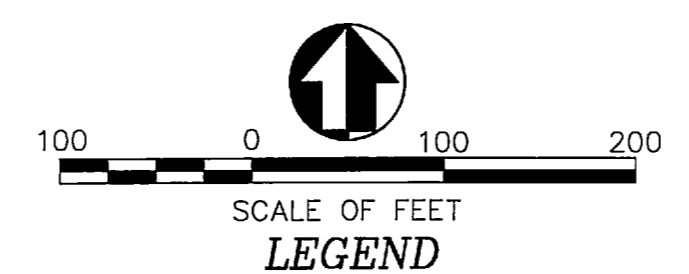
DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1



KELSON FAMILY TRUST
PARCEL #15-024-0004

BENCHLAND INVESTMENTS
PARCEL #15-024-0005

BENCHLAND INVESTMENTS
PARCEL #15-024-0006



Center Quarter Corner Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap Well Monument.

South Quarter Corner Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap Monument set flush with road.