

NARRATIVE:
Boundary Consultants were retained by Pat Benstog to survey the subject parcel and monument the corners prior to subdividing the parcel. This survey was carried out using a Trimble 5800 GPS System and was completed on the ground June 16, 2016. The Basis of Bearing for this survey is Geodetic North as determined by GPS. A portion of the Huntsville District Survey was retraced as a part of this survey with the East, West, North and South Quarter Corners to Section 16 being found and located as well as the Southwest Corner of said Section. All of the noted corners were found as 4" Weber County brass cap monuments set in 1988.

The boundaries of the subject parcel, Lot 16 of Section 16, are monumented by ancient fence lines the perimeter of which closely resemble the record dimensions of Lot 16. We have done a diligent retracement of the 1899 survey of Section 16, which officially subdivides the section into lots. When comparing occupational lines to record bearings and distances we find that while the current section monumentation may not accurately reflect the historic location of those corners the ground encompassed by ancient fence lines closely approximates the acreages depicted on the original survey. We have held extant ancient fence lines as the original and true location of said Lot 16 and or as Boundary by Acquiescence, including the fence lines encompassing Tax Parcel 21-023-0004, currently titled to Norman D. Leyton and Carol L. Meek.

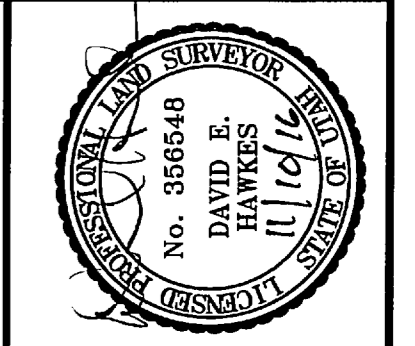
DESCRIPTIONS:

WARRANTY DEED: (ENTRY 2739340)
Part of Lot 16, Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Southwest Corner of said Lot 16, running thence NORTH 589.6 feet, Thence North 83°31' East 877.9 feet to the Northeast Corner of Lot 16, Thence SOUTH along the lot line 447.04 feet, Thence South 89°46' West 150 feet, Thence South 00°14' East 286.09 feet, Thence North 86°35' West 723.2 feet to the point of beginning.

"AS SURVEYED" (FUTURE SUBDIVISION) DESCRIPTION:
A parcel of land lying and situate in the Southeast Quarter of section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the remaining 12.24 acres of Lot 16 of said Section 16, a "School Section" subdivided by that certain survey certified by HJ Craven, November 30, 1899, approved by the Secretary State Board of Land Commissioners, November 8, 1899 and filed with the Weber County Recorder December 18, 1899. Portions of said survey being retraced by Boundary Consultants, Inc. in June of 2016 depicted on that certain record of survey certified by David E. Hawkes, P.L.S. and filed with the Weber County Surveyor. Basis of Bearing for subject parcel being North 89°26'11" West 5205.05 feet between the Weber County brass cap monuments monumentizing the north line of the south half of said Section 16. Subject parcel being more particularly described as follows:
Commencing at the East Quarter Corner of said Section 16, thence North 89°26'11" West 731.75 feet coincident with the north line of the Southeast Quarter of said Section 16 to the Northeast Corner of Lot 17, of said Section 16; Thence South 00°28'59" East 111.60 feet along an ancient fence line and coincident with the east line of said Lot 17 to a number 5 rebar and yellow cap stamped "PLS 356548" and the Northeast Corner of said Lot 16, the True Point of Beginning; Thence South 00°28'59" East 451.89 feet coincident with the east line of said Lot 16, along an ancient fence line to a number 5 rebar and yellow plastic cap stamped "PLS 356548" set in an ancient fence corner; Thence the following two (2) courses along an ancient fence line which is a "Boundary by Acquiescence", 1) North 84°43'49" West 148.88 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 2) South 00°46'15" West 290.53 feet through a number 5 rebar and yellow plastic cap stamped "PLS 356548" set at the intersection of the 33.00 foot right of way line of 500 South Street, to the center line of said 500 South Street; Thence North 86°49'00" West 720.05 feet to the southwest corner of said Lot 16; Thence North 00°22'49" West 584.76 feet through a number 5 rebar and yellow plastic cap stamped "PLS 356548" set at the intersection of the 33.00 foot right of way line of 500 South Street, and coincident with west line of said Lot 16 to a number 5 rebar and yellow plastic cap stamped "PLS 356548" set in an ancient fence corner monumentizing the northwest corner of said Lot 16; Thence North 83°11'40" East 877.35 feet coincident with the north line of said Lot 16 to the Point of beginning.

RECEIVED
BY: 5590

LEGEND
 18 17 = SECTION CORNER & SECTION LINE
 18 17 = 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
 --- = EDGE ASPHALT PAVEMENT
 --- = DIMENSION LINES
 --- = EXTANT ANCIENT WIRE FENCE
 --- = ROOT PARCEL LINES



DATE FOR DATE: 06-26-16
SCALE: 1"=60'
PROJECT NUMBER: 1617001

RECORD OF SURVEY OF TAX PARCEL 21-023-0005
A RETRACEMENT OF LOT 16, SECTION 16, T. 6 N., R. 2 E., LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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