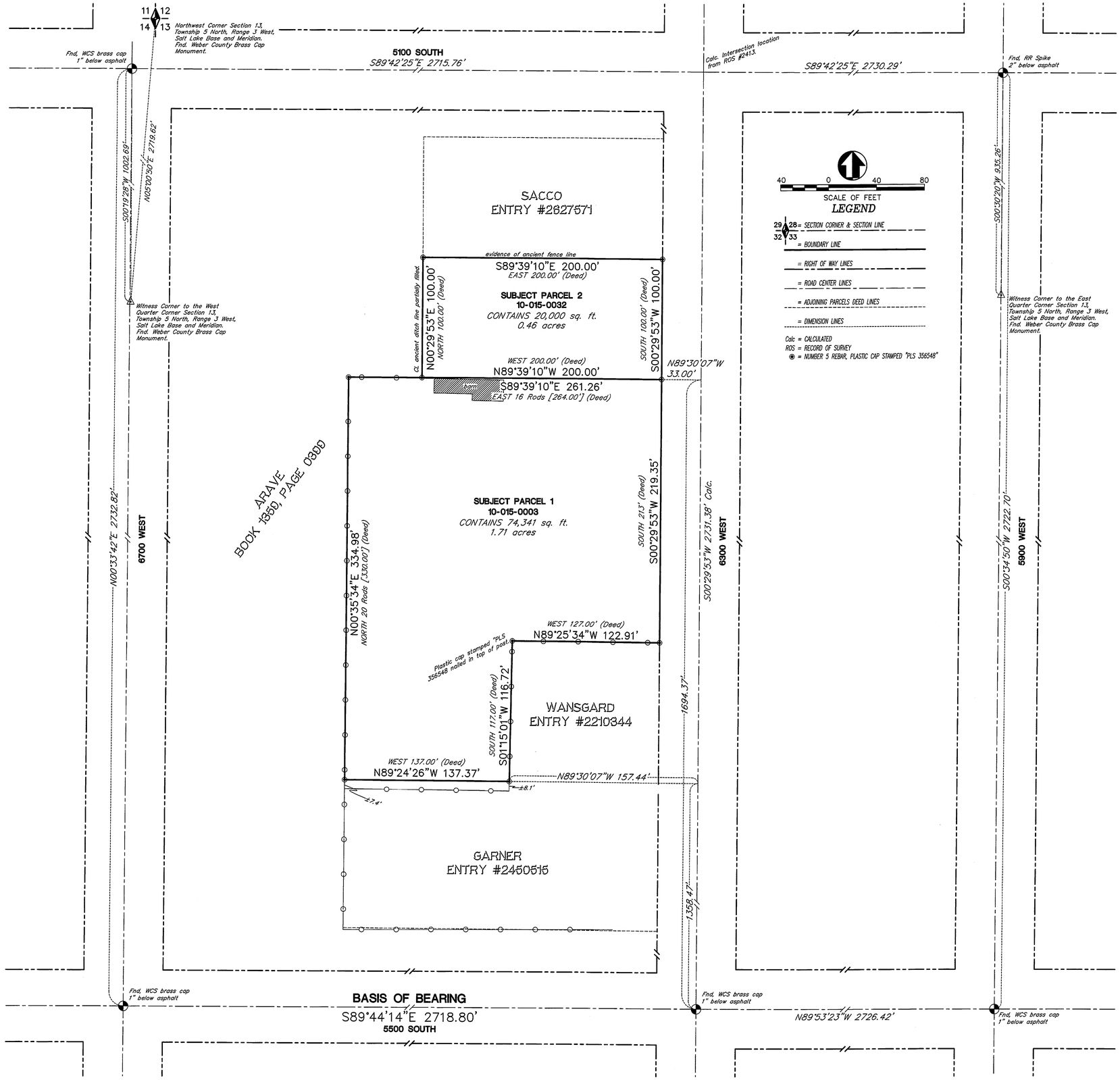

NARRATIVE:

Boundary Consultants was retained by Eric Charlton to survey the subject parcels, and monument the corners thereof.
This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4183.363 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.
Controlling Section monumentation is non-existant in this area with no reliable way of re-establishing the Section Corners in their true and original locations. As a result we have re-described the subject parcels using centerline monuments as the controlling monumentation.
The subject parcels occupation lines do not match deed lines. Most of the perimeter of subject parcel 1 is enclosed by an ancient fence that is in excess of twenty years old. We have recognized "Acquiescence" by adjoining landowners to these fences and as such have held them to be the true location of the boundary of Parcel 1. With the exception of the south fence line which was determined to be a fence of convenience from Parol Evidence given by the adjoining owners to the south.
Subject Parcel 2 had been surrounded by fence lines that have either been destroyed by wind damage, trees falling on them or other means and have been removed. In Parol evidence garnered from the owner of Lot 2, he stated that he drove "T" posts in where those fences were at the time of their demolition. We have honored those "T" posts as evidence of the true boundary along with the centerline of an old ditch that runs the length of the west boundary. Subject Parcel 2 has the total acreage claimed in its deed.

DESCRIPTIONS:

PARCEL 1: WARRANTY DEED, ENTRY 2685892:

Part of the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is NORTH 1368 feet along the centerline of 6300 West Street and WEST 297 feet from the intersection of 5500 South Street (given as 32.75 chains EAST and 6.03 chains SOUTH from the Northwest corner of said Section);
Running thence NORTH 20 rods (330 feet); Thence EAST 16 rods (264 feet); Thence SOUTH 213 feet along the west line of 6300 West Street; Thence WEST 127 feet; Thence SOUTH 117 feet; Thence WEST 137 feet to point of beginning.

PARCEL 2: SPECIAL WARRANTY DEED, ENTRY 2528915:

Part of the Northwest Quarter and part of the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the intersection of the west line of 6300 West Street with the north line of said Southwest Quarter, said point being 37 chains, more or less EAST of the Northwest corner of said Southwest Quarter, and running thence SOUTH 62 feet along the west line of said road; Thence WEST 200 feet; Thence NORTH 100 feet; Thence EAST 200 feet; Thence SOUTH 38 feet to the place of beginning.

PARCEL 1: SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Southwest Quarter of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the occupied and acquiesced 1.71 acre parcel of land enclosed by ancient fence lines, described in that certain Warranty Deed recorded as Entry 2685892 of the Weber County Records. Basis of Bearing for subject parcel being South 89°44'14" East 2718.80 feet coincident with the monumented centerline of 5500 South Street between the intersections with 6700 West and 6300 West Streets. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's monument monumentalizing the intersection of said 5500 South and 6300 West Streets, thence South 00°29'53" West 1358.47 feet coincident with the calculated centerline of 6300 West Street as depicted on that certain Record of Survey Certified by David E. Hawkes, P.L.S., titled Record of Survey of Tax Parcels 10-015-0003, -0032 filed with the Weber County Surveyor; Thence North 8930'07" West 157.44 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence the following three (3) courses along an ancient fence line and the prolongation thereof, 1) North 89°24'26" West 137.37 feet to a number 5 rebar and cap stamped "PLS 356548"; 2) North 00°35'34" East 334.98 feet to a number 5 rebar and cap stamped "PLS 356548"; 3) South 89°39'10" East 261.26 feet to a number 5 rebar and cap stamped "PLS 356548" on the west right of way line of said 6300 West Street; Thence South 00°29'53" West 219.35 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence the following two (2) courses along an ancient fence line, 1) North 89°25'34" West 122.91 feet to a fence post; 2) South 01°15'01" West 116.72 feet to the point of beginning.

PARCEL 2: SURVEYED DESCRIPTION:

A parcel of land lying and situate in the West Half of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the 0.46 acre parcel of land described in that certain Special Warranty Deed recorded as Entry 2528915 of the Weber County Records. Basis of Bearing for subject parcel being South 89°44'14" East 2718.80 feet coincident with the monumented centerline of 5500 South Street between the intersections with 6700 West and 6300 West Streets. Subject parcel being more particularly described as follows:

Commencing at the Weber County Surveyor's monument monumentalizing the intersection of said 5500 South and 6300 West Streets, thence South 00°29'53" West 1694.37 feet coincident with the calculated centerline of 6300 West Street as depicted on that certain Record of Survey Certified by David E. Hawkes, P.L.S., titled Record of Survey of Tax Parcels 10-015-0003, -0032 filed with the Weber County Surveyor; Thence North 8930'07" West 33.00 feet to the west right of way line of said Street, a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence North 89°39'10" West 200.00 feet (WEST 200.00 feet, deed) to a number five rebar and cap stamped "PLS 356548";
Thence North 00°29'53" East 100.00 feet (NORTH 100.00 feet, deed) to a number five rebar and cap stamped "PLS 356548";
Thence South 89°39'10" East 200.00 feet (EAST 200.00 feet, deed) to a number five rebar and cap stamped "PLS 356548" and a point on the west line of said right of way;
Thence South 00°29'53" West 100.00 feet to the point of beginning.

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MAR 11 2017
BY: 5685

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID E. HAWKES
No. 356548
STATE OF UTAH
3/10/17

DATE: PLOT DATE: 03-08-17
SCALE 1"=40'
PROJECT NUMBER 1702001

RECORD OF SURVEY OF TAX PARCELS 10-015-0003, -0032

ERIC & JULIANNE CHARLTON, and ALISON EVANS

LYING AND SITUATE IN THE WEST HALF OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 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