

NARRATIVE:

Boundary Consultants was retained by Brad Olsen, Agent for the Owner to survey the subject parcel and monument the corners thereof. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4510.884 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. This survey is a retracement of a portion of the Walnut Hill Addition to Ogden, Utah, dated June 1890, recorded August 9, 1890 in Book 3 of Plats at Page 139 of the Weber County Records. Original monumentation of this plat is non-existent, section corners are no longer in place, monumentation along 2nd street is missing and the extant monuments in 4th Street differ from the plat in the north-south axis. As a result we have determined the location of the plat from extant street improvements and occupation lines. The back of curb was located on both sides of Pingree Avenue (Ashland Avenue per Plat) and Douglas Street (3rd Street per Plat). The centerlines of Pingree and Douglas were then determined by splitting the curb. The measured centerline of Pingree was then extended to 4th Street where it intersected the extant southerly Ogden City Well Monument exactly. (The northerly monument was 0.02' west of the measured line.) With the fact that the monuments on 4th Street were tied into so well, we are certain that we are on the original centerline of Pingree Avenue. Block B3 of said plat was then aligned to the measured centerline of Pingree Avenue and Douglas Street and compared to occupation lines. Extant fences were found to match plat lines and as such we have held the location of Block B3 using these methods. An abandoned ditch runs along the west line of said Block B3 and is shown on the county Tax Records as an area of Deed Hiatus. An ancient fence line runs along the west side of the ditch with the east side being open to the subject parcel. There is no evidence of a fence running along the east side of the ditch and inspection of some aerial photos dating back to 1990 do not show any. We have recognized and held the ancient fence as a "Boundary by Acquiescence" in harmony with Utah law and recent Utah Supreme court Cases. A portion of the parking area at the west end of the subject parcels driveway encroaches upon the neighbor to the south, as depicted hereon, and has not been in place long enough to meet the requirements for acquiescence. There may be other remedies as to the continued use and existence of that driveway and if it is a concern, a competent Real-estate Attorney should be consulted.

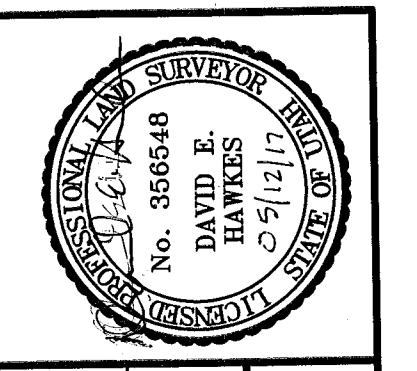
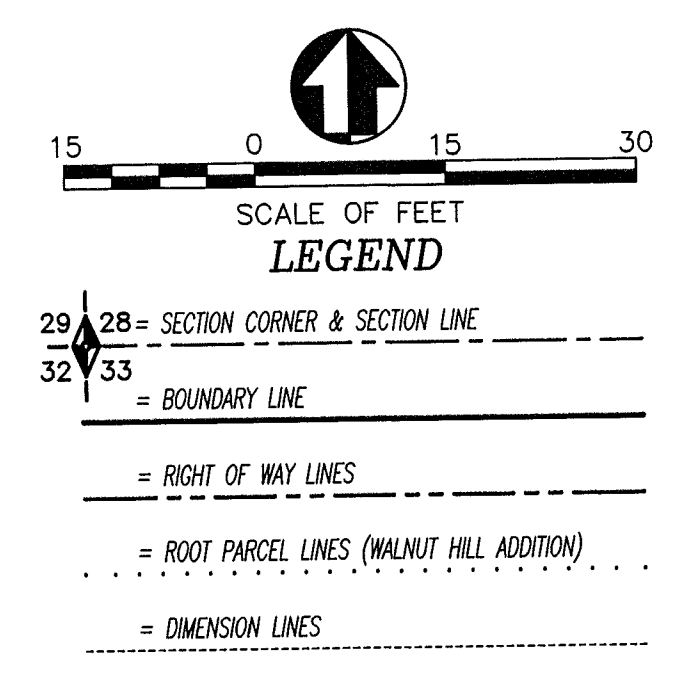
DESCRIPTION:

TRUSTEE'S DEED ENTRY #2836644:

Parts of Lots 1, 2, 3 and 8 of the Walnut Hill addition, Ogden City, Weber County, Utah, more particularly described as follows: Beginning at a point 15 feet SOUTH of the Northeast Corner of Lot 3 and running thence NORTH 29.32 feet to a point 10.68 feet SOUTH of the Northeast Corner of Lot 2; Thence WEST 84 feet; Thence NORTH 39 feet to a point 84 feet WEST of the Northeast Corner of Lot 1; Thence WEST 97.2 feet; Thence SOUTH 68.33 feet to a point 10 feet NORTH of the Southwest Corner of Lot 8; Thence EAST 181.2 feet to the point of beginning.

SURVEYED DESCRIPTION:

Parts of Lots 1, 2, 3 and 8 of the Walnut Hill addition, Ogden City, Weber County, Utah, more particularly described as follows: Beginning at a point 15 feet SOUTH [South 00°51'27" West 15.01 feet] of the Northeast Corner of Lot 3 [which is located North 00°51'27" East 624.10 feet coincident with the center line of Pingree Avenue from the northerly Ogden City brass cap well monument at the intersection 4th Street and said Pingree Avenue] and running thence NORTH 29.32 feet [North 00°51'27" East 29.33 feet] to a point 10.68 feet SOUTH [South 00°51'27" West] of the Northeast Corner of Lot 2; Thence WEST 84 feet [North 89°06'20" West 84.00 feet]; Thence NORTH 39 feet [North 00°51'27" East 39.00 feet] to a point 84 feet WEST [84.00 feet North 89°06'20" West] of the Northeast Corner of Lot 1; Thence WEST 97.2 feet [North 89°09'20" West 108.59 feet to an ancient fence and "Acquiescence" line]; Thence SOUTH 68.33 feet [South 02°27'36" West 68.36 feet along said fence line; Thence South 89°06'20" East 13.30 feet] to a point 10 feet NORTH [10.00 feet North 00°51'27" East] of the Southwest Corner of Lot 8; Thence EAST 181.2 feet [South 89°06'20" East feet] to the point of beginning.



DATE PLOTTED: 05-11-17
SCALE: 1"=15'
SHEET NUMBER: 1717001

RECORD OF SURVEY OF TAX PARCEL 12-071-0024 BRECKENRIDGE PROPERTY FUND 2016, LLC LYING AND SITUATE IN THE NORTH HALF OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
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801-792-1569 801-690-7158 FAX

DEH	DEH	DEH
DESIGNED	DRAWN	CHECKED
SHEET	1	
OF	1	