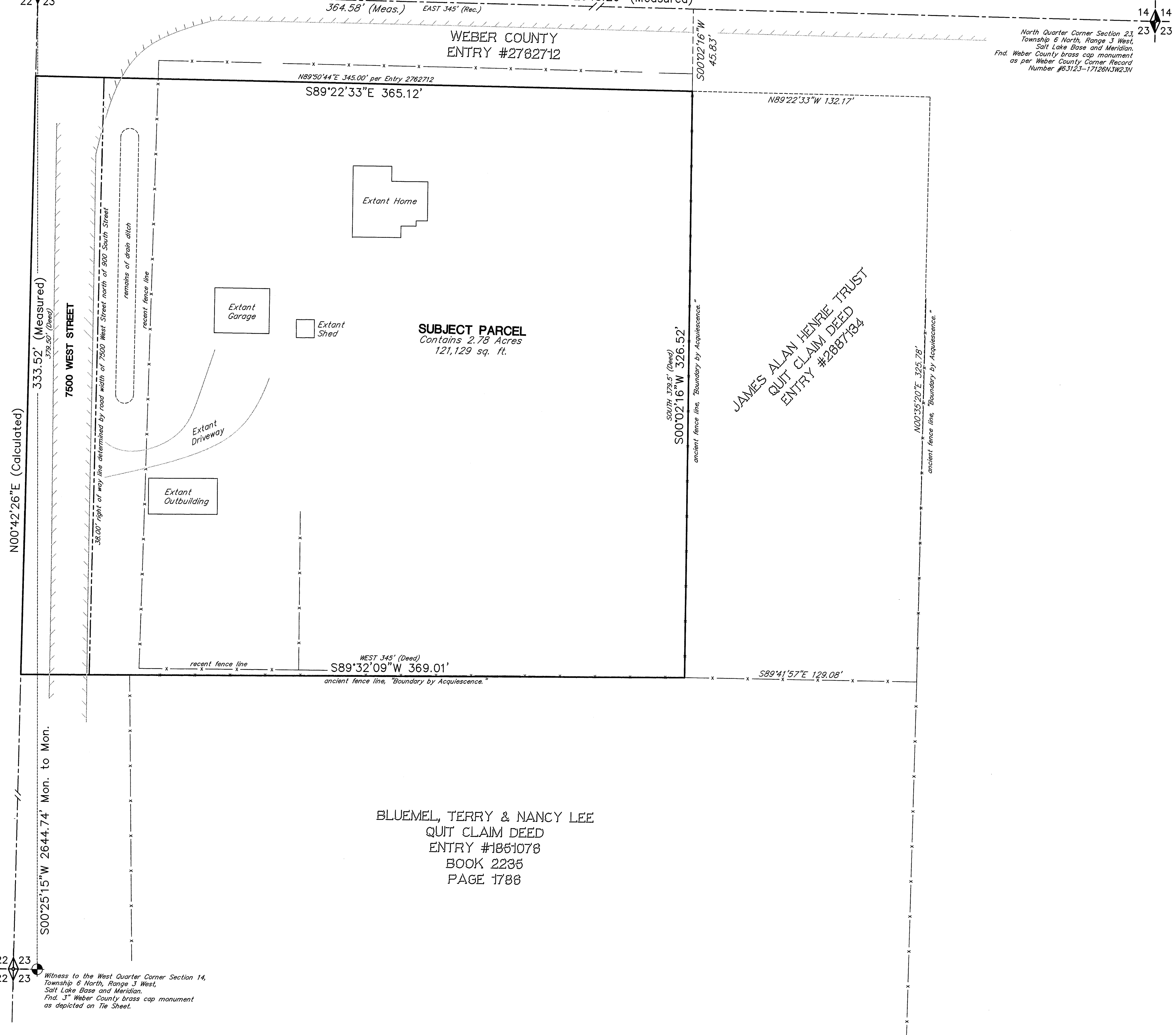


Northwest Corner Section 23,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap monument
as per Weber County Corner Record
Number #63122-17116N3W22NE

WEBER COUNTY
BK. 624, PG. 570
900 SOUTH STREET
BASIS OF BEARING
S89°13'17"E 2643.26' (Measured)

North Quarter Corner Section 23,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap monument
as per Weber County Corner Record
Number #63123-17126N3W23W



SUBJECT PARCEL
Contains 2.78 Acres
121,129 sq. ft.

JAMES ALAN HENRIE TRUST
QUIT CLAIM DEED
ENTRY #2887184

BLUEMEL, TERRY & NANCY LEE
QUIT CLAIM DEED
ENTRY #1851076
BOOK 2235
PAGE 1788

West Quarter Corner Section 14,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Nothing Fnd. position determined
from Witness Corner.

Witness to the West Quarter Corner Section 14,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County brass cap monument
as depicted on Tie Sheet.

NARRATIVE:

Boundary Consultants was retained by Anthony Lyons to survey the subject parcel prior to it being subdivided. This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4222.874 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. The boundaries of the subject parcel were fixed by extant and ancient fence line which have been acquiesced to as the boundary for a long period of time. The deed for the subject parcel is deficient in its east-west axis and long in the north-south axis as shown hereon. In concert with the Utah Supreme Court's 2016 decision in Q-2 L.L.C. v. Hughes, (368 P.3d 86 (2016)), we have recognized acquiescence to and in the ancient fence lines which encompass the subject parcel as the true boundary of the subject parcel and re-described the parcel to match those boundary lines.

RECORD DESCRIPTION:

WARRANTY DEED: ENTRY #2736893:
Part of the Northwest Quarter of Section 23, Township 3 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the Northwest corner of said Quarter Section, and running thence EAST 345 feet; Thence SOUTH 379.5 feet; Thence WEST parallel to the north line of said Quarter Section, 345 feet to the west line of said Quarter Section; Thence NORTH along said Quarter Section line, 379.50 feet to the place of beginning.

WARRANTY DEED: ENTRY 2762712:
A parcel of land in fee, being part of an entire tract of land, situate in the NW Quarter of Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, incident to the construction of 1200 South Street, Weber County, Utah also known as Project No. LG_WC_1200 S. the boundaries of said parcel of land are described as follows:
Beginning at the NW corner of said Section 23; and running thence EAST 345.00 feet along the North line of said Section 23 to a point on the East line of grantor's property; thence SOUTH 45.88 feet along said East property line to a point on the proposed South right of way line for the 1200 South Street (900 South Street) road widening project (LG_WC_1200 S); thence South 89°50'44" West 345.00 feet along said proposed South right of way line of said 1200 South Street project to a point on the West line of grantor's property and the West line of said Section 23; thence NORTH 46.81 feet along said West property line and said West Section line to the Point of Beginning.

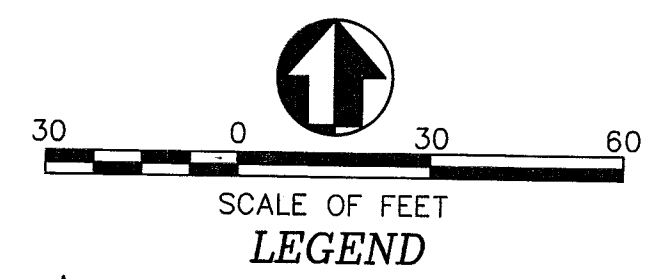
Less and excepting a parcel deeded to Weber County containing 880 square feet or 0.020 acres as recorded August 25, 1986 as entry number 979826, in book 1497, at page 1158 in the Weber County Recorder's Office.

The preceding description needs to be rotated 00°46'40" clockwise to match project alignment.

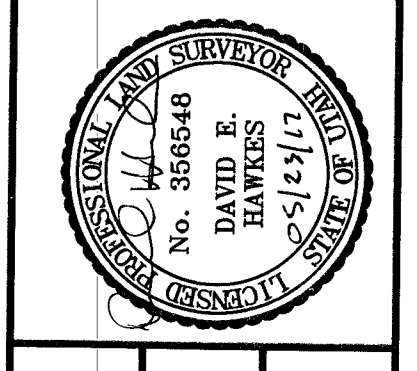
AS-SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Northwest Quarter of Section 23, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising the remaining 2.78 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2736893 of the Weber County Records and the adjoining area gained or lost through Acquiescence to ancient fence lines which encompass the parcel. Basis of Bearing for Subject Parcel being South 89°13'17" East 2643.26 feet measured coincident with the north line of said quarter Section. Subject Parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section thence South 89°13'17" East 364.58 feet coincident with said Quarter Section line; Thence South 00°02'16" West 45.83 feet along the prolongation of a fence and acquiescence line to the True Point of Beginning; Thence South 00°02'16" West 326.52 feet coincident with said fence and acquiescence line to a fence corner; Thence South 89°32'09" West 369.01 feet coincident with an ancient fence line and acquiescence line prolonged to the west line of said Quarter Section; Thence North 00°42'26" East 333.52 feet coincident with said Quarter Section line to the southwest corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2762712 of said County Records; Thence South 89°22'33" East 365.12 feet (North 89°50'44" East 345.00 feet per said warranty deed) coincident with said south line and the prolongation thereof to the point of beginning.



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE
 - = RIGHT OF WAY LINES
 - = ADJOINING PARCELS DEED LINES
 - = DIMENSION LINES
 - = FENCE LINES
 - = EDGE ASPHALT



DATE	05-24-17
SCALE	1"=30'
PROJECT NUMBER	1713001

RECORD OF SURVEY OF
TAX PARCEL 10-044-0062
ANTHONY J. and ELIZA J. LYONS
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-690-7158 FAX
801-792-1569

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1

RECEIVED
MAY 24 2017
BY: 5199