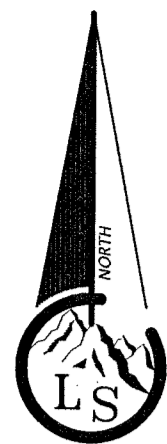


PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
ROY CITY, WEBER COUNTY, UTAH - Record of Survey Date: May 2017



Scale ~ 1" = xx'

Legend

- - - - - EXISTING FENCE
- — — — — EASEMENTS
- — — — — STREET CENTERLINE
- ◆ FND SECTION CORNER
- EXISTING FENCE POST
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK

NARRATIVE

The purpose of the survey is to prepare a boundary line agreement between the Petersen's and Draheim's. The line described in this survey has been occupied for many years, now the owners are desirous to clear the title to the encroachment by this agreement.

The basis of bearing is as noted in the descriptions and on this plot. Mr. Petersen walked the property with me and identified the locations of the points being agreed to. At the location shown I set a rebar and cap to identify the corner position of the retaining wall and measured that location. This rebar and a point at the northeast corner of the wall at the back of the public sidewalk were used to establish the first course of the line. The wall is made of a concrete foundation wall that is flush with the back of the sidewalk and runs to a point where it is about 14 inches above the ground surface where the rebar and cap were set. The remainder of the wall is constructed using a masonry type of block that are loosely stacked on top of one another.

The next point on the agreed line is only 0.75 feet southerly of the rebar and cap. This point is intended to be on the west edge of the retaining wall. There is a chain link fence line that is installed in the top center of the wall and a wood gate post that abuts the west edge of the wall.

The next course was identified to be the location of a fence line and concrete mow strip that no longer exists. The fence posts, round wood, were cut off at ground level and the concrete removed when I was on site. The edges of the grass where they were growing against the concrete were still intact. The owners are going to build a new fence in this leg in the same location as the previous fence. This new fence is intended to be the line of agreement.

At the end of the 3rd course is a vinyl fence running north and a wire fence running south. There is a railroad tie post for the wire fence and on the north of the railroad tie post and touching it is the vinyl post. The line is intended to run between these two posts to the west edge of the vinyl post. This is so that all of the vinyl fence is on the Petersen's property.

The 4th course is to be parallel to and on the west side of the existing vinyl fence but will of necessity extend to the south boundary of Lot 6, Mietus Farms Phase No.1 subdivision. The vinyl corner post is on the lot line.

The last course, while not technically necessary, is included to clarify that any property south of the south boundary of Lot 6 has no claim by the Petersen's. It should be noted, though probably not relevant to this agreement, that there is a gap in title which was identified by Mountain West Surveying in a 1990 record of survey filed as number 000411. I believe that this gap was identified prior to the Draheim's property being divided from what is now the Water Conservancy Dist property. The Draheim's deed begins at the southwest corner of Lot 6, Mietus Farms and the closing line lies to the south boundary of Lot 6, recorded Dec. 8, 1993.

A rebar and cap were shown to me near the southwest corner of Lot 6 but is apparently on the north line of Parcel One as identified on the Mountain West survey. I do not think it was set by Mountain West nor do I know the origin because there is not a record of survey on file with the county that would identify it.

The deed for the Draheim's property calls the right of way for 3100 West to be 33 feet wide, however, the Mietus Farms subdivision is only showing a 30 foot dedication so the east boundary of Draheim's and the east boundary of Lot 6 do not line up.

DESCRIPTIONS

EXHIBIT A (Petersen property 09-317-0006)
 A certain parcel of land as described by Warranty Deed recorded as Entry #1373746 Bk 1780 pg 484 recorded November 15, 1995, said parcel being described as follows:
 All of Lot 6, MIETUS FARMS PHASE NO. 1, Roy City, Weber County, Utah, according to the official plat thereof.

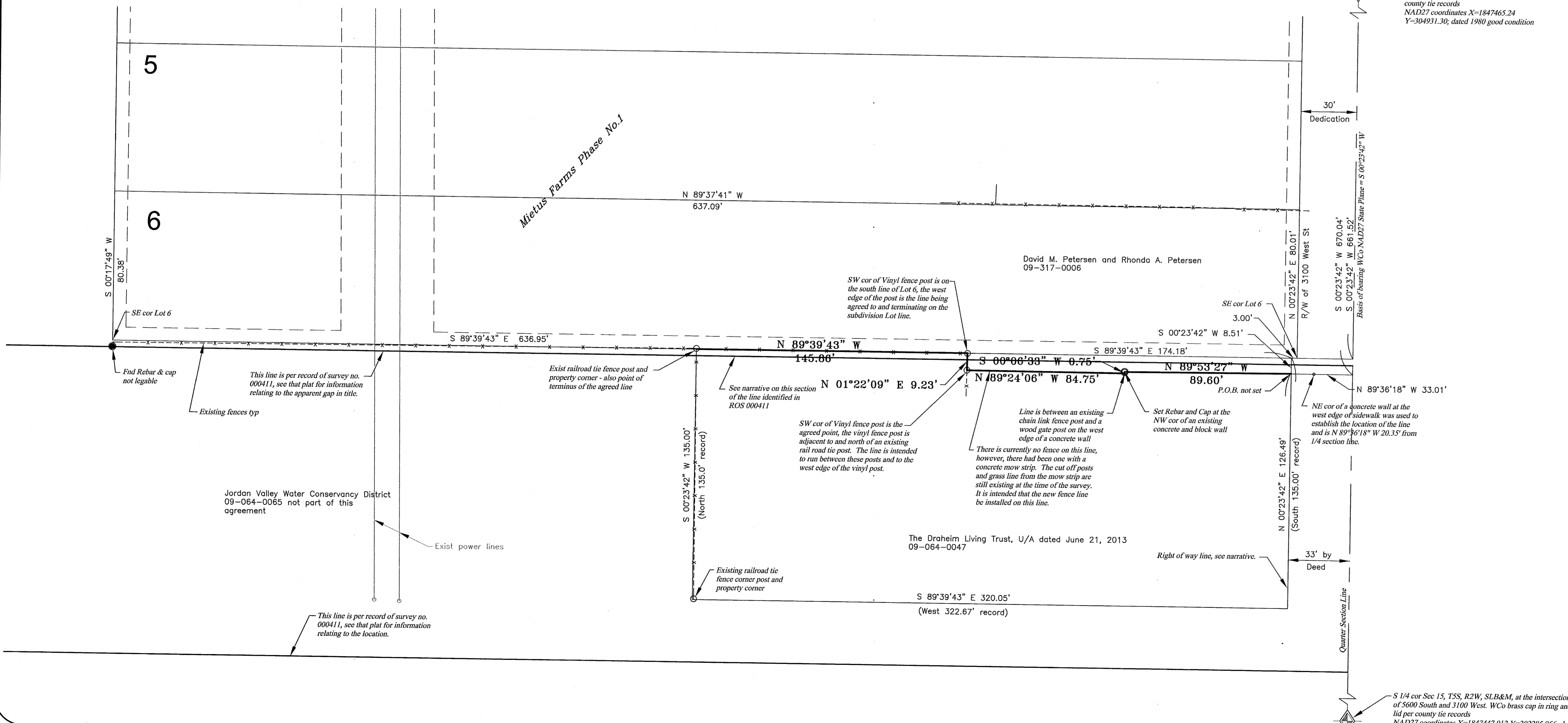
EXHIBIT B (Draheim property 09-064-0047)
 A certain parcel of land as described by Quit Claim Deed recorded as Entry #2643232 recorded June 28, 2013, said parcel being described as follows:
 Part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; beginning at a point on the West line of 3100 West Street at a point being 660 feet South along the Quarter Section line and 33 feet West from a Northeast corner of said Southwest Quarter Section; said point also being the Southeast corner of Lot 6, Mietus Farms Phase 1; running thence South along the West line of said 3100 West Street 135.0 feet; thence West 322.67 feet; thence North 135.0 feet to the South boundary of Mietus Farms Phase 1; thence South 89 degrees 39'43" East along said South boundary 322.67 feet to the point of beginning, and more commonly known as 5295 South 3100 West, Roy, UT.

EXHIBIT C (Agreed line description)
 A line of agreement in the Southwest Quarter of Section 15, Township 5 North, Range 2 West, Salt Lake Base and Meridian, as surveyed and described in a record of survey performed by Landmark Surveying, Inc. on May 31, 2017, said survey on file with the Weber County Surveyor, having a basis of bearing of South 00°23'42" West between the monumented location of the Center Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847465.24 Y=304931.30) and the South Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847447.012 Y=302285.956) of said Section 15, said line of agreement being more particularly described as follows:
 BEGINNING at a point on the west right of way line of 3100 West Street, said point being located 670.04 feet South 00°23'42" West and 33.01 feet North 89°36'18" West,
 FROM said Center Quarter corner of Section 15;
 RUNNING thence North 89°53'27" West 89.60 feet, along the north edge of an existing retaining wall to a rebar and cap set by Landmark Surveying, Inc. at the northwest corner of said retaining wall;
 Thence South 00°06'33" West 0.75 feet along the west edge of said retaining wall to a point between an existing chain link fence and a wood gate post (said chain link post is east of this point and said gate post is west of this point);
 Thence North 89°24'06" West 84.75 feet along a line marked by the cut off bases of an old fence line to be reconstructed in the same location in accordance with this agreement to a point at the southwest corner of an existing vinyl fence post (there is also an existing railroad tie post adjacent to and south of said vinyl fence post);
 Thence North 01°22'09" East 9.23 feet, along an existing vinyl fence line to the south boundary of Lot 6, Mietus Farms Phase No.1, Roy City, Weber County, Utah as recorded in Plat book 30 page 19 of the plat records of Weber County;
 Thence South 89°39'43" West 145.86 feet along said south boundary to an existing fence post, said point being the point of terminus.

EXHIBIT D (Petersen description by Metes and Bounds after agreement for taxing purposes only)
 A parcel of land as described by Warranty Deed recorded as Entry #1373746 Bk 1780 pg 484 recorded November 15, 1995, and a parcel being granted and conveyed as part of a boundary line agreement executed and recorded in the Weber County Recorder's Office, said parcel being described as follows:
 All of Lot 6, MIETUS FARMS PHASE NO. 1, Roy City, Weber County, Utah, according to the official plat thereof.
 ALSO, that certain property being described as follows:
 A parcel of land located in the Southwest Quarter of Section 15, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°23'42" West between the monumented location of the Center Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847465.24 Y=304931.30) and the South Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847447.012 Y=302285.956) of said Section 15, said line of agreement being more particularly described as follows:
 BEGINNING at a point on the west right of way line of 3100 West Street, said point being located 670.04 feet South 00°23'42" West and 33.01 feet North 89°36'18" West,
 FROM said Center Quarter corner of Section 15;
 RUNNING thence North 89°53'27" West 89.60 feet, along the north edge of an existing retaining wall to a rebar and cap set by Landmark Surveying, Inc. at the northwest corner of said retaining wall;
 Thence South 00°06'33" West 0.75 feet along the west edge of said retaining wall to a point between an existing chain link fence and a wood gate post (said chain link post is east of this point and said gate post is west of this point);
 Thence North 89°24'06" West 84.75 feet along a line marked by the cut off bases of an old fence line to be reconstructed in the same location in accordance with this agreement to a point at the southwest corner of an existing vinyl fence post (there is also an existing railroad tie post adjacent to and south of said vinyl fence post);
 Thence North 01°22'09" East 9.23 feet, along an existing vinyl fence line to the south boundary of Lot 6, Mietus Farms Phase No.1, Roy City, Weber County, Utah as recorded in Plat book 30 page 19 of the plat records of Weber County;
 Thence South 89°39'43" West 145.86 feet along said south boundary to an existing fence post, said corner post being the Northwest corner of property deed by Quit Claim Deed recorded as Entry #2643232 and recorded June 28, 2013;
 Thence South 00°23'42" West 135.00 feet (North 135.00 feet by record) along an existing fence line to a fence corner post;
 Thence South 89°39'43" East 320.05 feet (West 322.67 feet by record) along an existing fence line and fence line extended to said west right of way line of 3100 West Street being 33 feet west of the quarter section line;
 Thence North 00°23'42" East 126.49 feet along said west right of way line to the point of beginning.
 Containing 41,630 square feet, more or less.

EXHIBIT E (Draheim description by Metes and Bounds after agreement for taxing purposes only)
 A parcel of land located in the Southwest Quarter of Section 15, Township 5 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of South 00°23'42" West between the monumented location of the Center Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847465.24 Y=304931.30) and the South Quarter corner (said corner having Weber County Surveyor NAD1927 State Plane Coordinates of X=1847447.012 Y=302285.956) of said Section 15, said line of agreement being more particularly described as follows:
 BEGINNING at a point on the west right of way line of 3100 West Street, said point being located 670.04 feet South 00°23'42" West and 33.01 feet North 89°36'18" West,
 FROM said Center Quarter corner of Section 15;
 RUNNING thence North 89°53'27" West 89.60 feet, along the north edge of an existing retaining wall to a rebar and cap set by Landmark Surveying, Inc. at the northwest corner of said retaining wall;
 Thence South 00°06'33" West 0.75 feet along the west edge of said retaining wall to a point between an existing chain link fence and a wood gate post (said chain link post is east of this point and said gate post is west of this point);
 Thence North 89°24'06" West 84.75 feet along a line marked by the cut off bases of an old fence line to be reconstructed in the same location in accordance with this agreement to a point at the southwest corner of an existing vinyl fence post (there is also an existing railroad tie post adjacent to and south of said vinyl fence post);
 Thence North 01°22'09" East 9.23 feet, along an existing vinyl fence line to the south boundary of Lot 6, Mietus Farms Phase No.1, Roy City, Weber County, Utah as recorded in Plat book 30 page 19 of the plat records of Weber County;
 Thence South 89°39'43" West 145.86 feet along said south boundary to an existing fence post, said corner post being the Northwest corner of property deed by Quit Claim Deed recorded as Entry #2643232 and recorded June 28, 2013;
 Thence South 00°23'42" West 135.00 feet (North 135.00 feet by record) along an existing fence line to a fence corner post;
 Thence South 89°39'43" East 320.05 feet (West 322.67 feet by record) along an existing fence line and fence line extended to said west right of way line of 3100 West Street being 33 feet west of the quarter section line;
 Thence North 00°23'42" East 126.49 feet along said west right of way line to the point of beginning.
 Containing 41,630 square feet, more or less.

Lower Valley Coordinate system is NAD1927 U.S. ft expanded to ground using a combined factor of 1.0002520877833. The initial coordinates are based on the published values of the Weber County Surveyor's Office.



C 1/4 cor Sec 15, T5S, R2W, SLB&M, at the Intersection of 5200 South and 3100 West. WCo brass cap set slightly below asphalt per county file records NAD27 coordinates X=1847465.24 Y=304931.30, dated 1980 good condition

RECEIVED
 JUL 25 2017
 BY: 5712

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with the field notes of this survey and from documents and records as noted hereon.

Landmark Surveying, Inc.
 A Complete Land Surveying Service
 www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3
 West Haven, UT 84401
 801-731-4075

CLIENT: David Petersen
 Address: 5257 South 3100 West, Roy, Utah 84067

BOUNDARY LINE AGREEMENT

SW 1/4 of Section 15,
 Township 5 North, Range 2 West, Salt Lake Base and Meridian.

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|-----------|--------------------|
| Revisions | DRAWN BY: EDR |
| | CHECKED BY: ... |
| | DATE: May 31, 2017 |
| | FILE: 3736 |