

DATE: 09-26-17
 SCALE: 1"=60'
 PROJECT NUMBER: 1724001

RECORD OF SURVEY OF
 TAX PARCELS 19-024-0034, -0006
 PAPAGEORGE ESTATES, LLC
 LYING AND SITUATE IN THE SOUTHEAST OF SECTION 28,
 TOWNSHIP 7 NORTH, RANGE 2 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

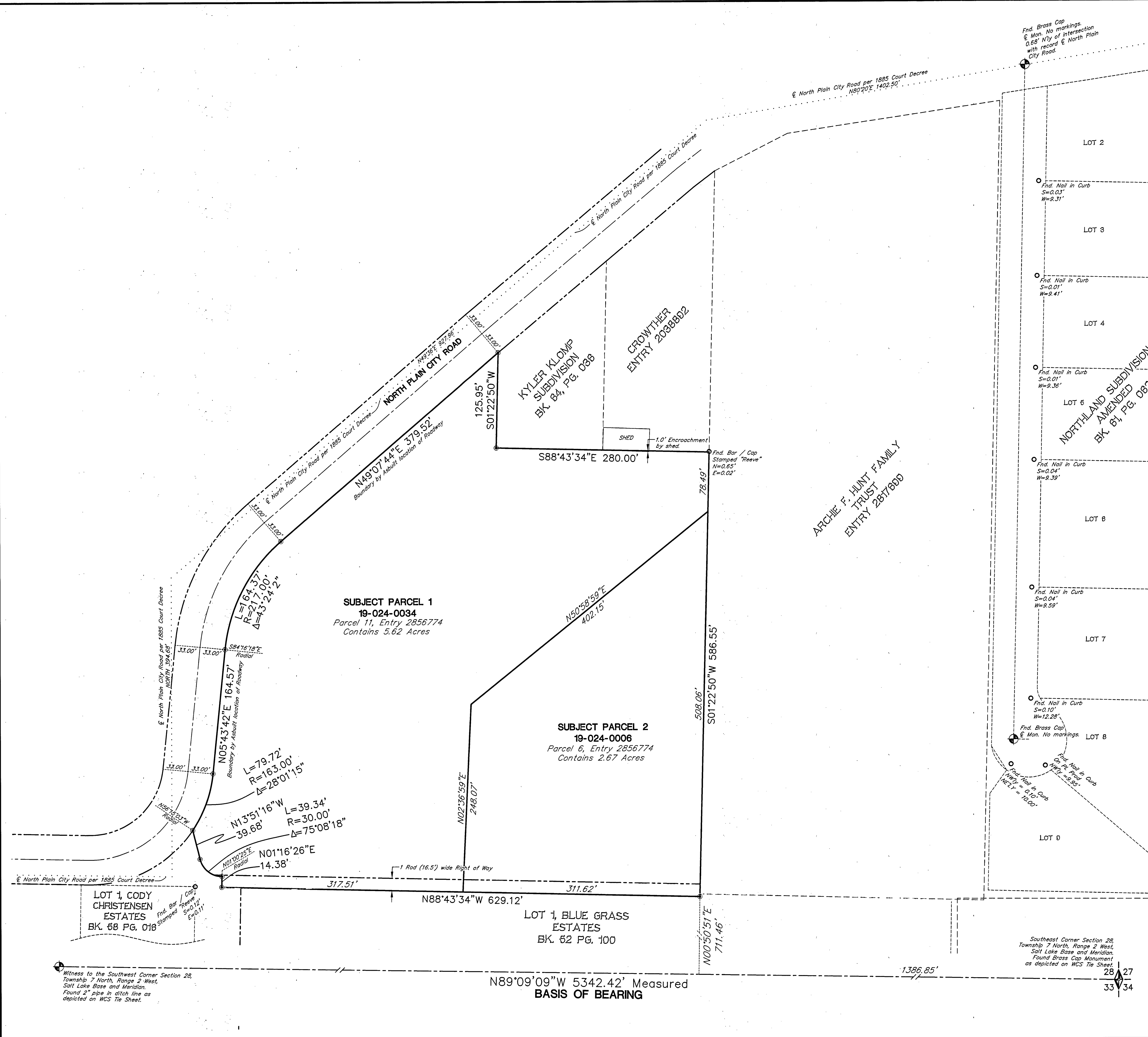
NARRATIVE:

Boundary Consultants was retained by Alex Pagegeorge to survey the subject parcels, prior to doing a parcel adjustment and a one lot subdivision. This survey was carried out using a Trimble RBS GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4255.56 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS. The described boundary contained in the deed to Subject Parcel 1 does not match occupation lines. It falls short of both the Record Location of North Plain City Road and its physical measured location, which does not coincide with the Record Location as described in the "Record of the County Court of Weber County, Utah Territory" of the "Old Pioneer Roads", more particularly North Plain City Road described on page 375 of said record. To determine the historic and long term location of the road we have resorted to aerial imagery located on the Utah Department of Natural Resources, UGS Aerial Imagery Collection, photo names 10-AAJ_1-46 and 1-47, dated September 21, 1937, which show the roadway to conform to its current asbuilt location. We have held the parcels boundary to the 33.00 foot offset line easterly and southerly of the asbuilt location of the center extant asphalt of that road. Which gives the road its record 66.00 width and coincides with a borrow ditch and berm and occupation lines. This survey therefore depicts the "Acquired Boundary" of the Subject Parcel and does not encroach upon the occupied 66.00' Right of Way of said North Plain City Road. (See Q2 LLC v Hughes, 368 P.3d 86 (2016) for clarification of Boundary by Acquiescence). Number 5 rebar and plastic caps stamped "PLS 356548" have been set at the perimeter corners as depicted hereon. We have not re-described the subject parcels to match occupation as that will be done on subsequent work which will reconfigure the subject parcels.

DESCRIPTIONS:

WARRANTY DEED: PARCEL 6, ENTRY #2856774:
 A part of the Southeast Quarter of Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey Beginning at a point 43 rods NORTH and 81 rods EAST from the Southwest corner of said Quarter Section, and running thence WEST 311.60 feet to the corporate limits line of Plain City, Thence North 01'13" East along the Corporate Limits Line 248.07 feet, Thence North 49'35" East along said Corporate Limits Line 402.13 feet to a point NORTH of beginning, Thence SOUTH 503.68 feet to the point of beginning.

WARRANTY DEED: PARCEL 11, ENTRY #2856774:
 A part of the Southeast Quarter of Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 43 rods NORTH and 1024.90 feet EAST from the Southwest corner of said Quarter Section, said point also being the corporate Limits Line of Plain City, and running thence WEST 300 feet, to the east line of North Plain City Road, Thence North 01'13" East along said east line 390.21 feet, Thence North 49'35" East along southeasterly line of said road 323.1 feet, Thence South 01'45'30" West 125.95 feet, Thence South 88'20'54" East 280.00 feet, Thence North 01'45'30" East 370.96 feet to south line of road, Thence North 49'35" East 130.47 feet more or less, along said road to a point 311.60 feet EAST and NORTH from the point of beginning, Thence SOUTH 388.60 feet to said Corporate Limits Line of Plain City, Thence South 49'35" West 402.13 feet along said Corporate Limits Line, Thence South 01'13" West along said Corporate Limits Line 248.07 feet to the point of beginning.



- LEGEND**
- 29/32 = SECTION CORNER & SECTION LINE
 - = BOUNDARY LINE
 - - - = RIGHT OF WAY LINES
 - - - = ASBUILT ROADWAY CENTER LINE
 - - - = ADJOINING RECORD OF SURVEY LINES
 - - - = ADJOINING PARCELS DEED LINES
 - - - = MEASURED EDGE OF ASPHALT
 - - - = MEASURED EDGE OF GRAVEL
 - - - = CENTER LINE NORTH PLAIN CITY ROAD BY 1885 COURT DECREE
 - - - = DIMENSION LINES
 - = SET #5 REBAR AND CAP STAMPED "PLS 356548"
 - = FOUND EVIDENCE AS NOTED
 - ⊕ = FOUND MONUMENT AS NOTED

Witness to the Southwest Corner Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Found 2" pipe in ditch line as depicted on WCS Tie Sheet.

Southeast Corner Section 28, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Found Brass Cap Monument as depicted on WCS Tie Sheet.

N89°09'09"W 5342.42' Measured
BASIS OF BEARING