



NARRATIVE:

Boundary Consultants was retained by HL Parker Farms, LLC to survey the subject parcels prior to subdividing it. This survey was carried out using a Trimble S6 Total Station and a Trimble R5S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4183.865 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the found monuments marking the south line of the Southwest Quarter of said Section 24.

The majority of the corners of Section 24 are no longer in place and some of the witness corners are missing as well or have ties to the corners that don't match with other extrinsic evidence of the corner's true location. The depicted Section has been determined from found monumentation, other records of survey, and subdivision plats. Tax Parcel 10-007-0003 is made up of Lots 8, 9, and 10 of Plat "B", Hooper City Survey and a strip of ground created by that certain Boundary Line Agreement between Rex Van Hogley and HL Parker Farms LTD, dated April 01, 2003 and recorded April 03, 2003 as Entry 1927107, in Book 2345 at Page 818 of the Weber County Records. The aforesaid Boundary Line Agreement was entered into after the dedication of the Foy Subdivision (1995) at the time of the development of the Mayfield Subdivision. The plat of the Mayfield Subdivision shows that the Northeast Corner of said Subdivision and the Northwest Corner of the Foy Subdivision are common corners when in fact they are not, with the Boundary Line Agreement creating the "HL Parker Farms" strip between the two. The Foy Subdivision was created by Construction & Land Surveyors, certified by Cynthia L. Robnett aka Cynthia Segraft in 1995. The subdivision was correctly placed, by deed, with the point of beginning being the Northwest Corner of Lot 8, Plat "B", Hooper City Survey as stated in the "Parker Farms" deed but not at the occupied and acquiesced line of the "Parker Farms" holdings. The remaining parcels have been fixed by occupation and either deeds or Court Actions. The west right of way line of 5900 West Street, (a State Road), was determined by the description contained in that certain "Record of the County Roads of Weber County..." dated March 03, 1885, provided by the Weber County Surveyor's Office.

A portion of the east right of way line of 6300 West has been fixed by Plat B, of the Hooper City Survey the remaining portion, south of the Randers Parker parcel, has been fixed by occupation.

DESCRIPTION:

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 58.68 acres of those eight (8) combined parcels of land described in the following Five (5) deeds recorded as the following Entry Numbers 1) #2239796, 2) #2368263, 3) #2700407, 4) #1158744, 5) #1927107 of the Weber County Records. Basis of Bearing for subject parcel being GEODETIC NORTH as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the Davis County Survey Monuments monumentalizing the south line of said Southwest Quarter of said Section 24. Subject parcel being more particularly described as follows:

Commencing at Weber County Survey Monument 95-6 in the center of the intersection of 5900 South and 5900 West Streets, thence North 89°53'29" West 33.00 feet between Weber County Monuments 95-6 and 95-5, coincident with the center line of said 5900 South Street; Thence South 00°12'11" West 33.00 feet to the True Point of Beginning; Thence South 00°12'11" West 1330.56 feet coincident with the West Right of Way Line of 5900 West Street to the Southeast Corner of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry 1158744, in Book 1612, at Page 1415 of the Weber County Records; Thence the following two (2) courses coincident with south line of said parcel and the prolongation thereof, 1) North 89°22'38" West 706.75 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 89°43'11" West 615.10 feet to a number five rebar and cap stamped "Land Mark"; Thence along an ancient fence line and Adjudicated Boundary Line, Entry #919221, Book 1398, Page 537 of the Davis County Records, North 89°51'20" West 1338.37 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°16'32" West 300.06 feet to the southwest corner of the Randers Parker Parcel, described in that certain Warranty Deed recorded as Entry 2173659 of the Weber County Records; Thence the following three (3) courses coincident with said Randers parcel, 1) North 89°55'05" East 193.64 feet; 2) North 00°04'55" West 207.00 feet; 3) South 89°55'05" West 187.17 feet to the easterly right of way line of 6300 West Street; Thence North 00°00'46" West 156.38 feet coincident with said right of way line to the southwest corner of the Mayfield Estates Phase 2 Subdivision and that certain Boundary Agreement recorded as Entry 1927107 of the Weber County Records; Thence the following two (2) courses coincident with said agreement line and along a chainlink fence line, 1) South 89°32'37" East 1332.28 feet; 2) North 00°09'32" West 666.17 feet to a point on the west right of way line of said 5900 South Street; Thence South 89°53'29" East 20.21 feet to the Northwest corner of the Foy Subdivision, Entry 2731771 of the Weber County Records; Thence the following three (3) courses coincident with the perimeter of said subdivision, 1) South 00°18'33" West 290.40 feet; 2) South 89°44'19" East 150.00 feet; 3) North 00°18'32" East 290.80 feet to said 5900 South Street right of way. Thence South 89°53'29" East 1159.59 feet coincident with said right of way line to the point of beginning.

RECORD OF SURVEY OF TAX PARCELS

TAX PARCELS 10-024-0010, 0016, 0017, & 007-0003

H.L. PARKER FARMS, LLC, & LUELLA J. PARKER TRUST

LYING AND SITUATE IN SECTION 24,
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 10-14-17
 SCALE: 1"=200'
 PLAT NUMBER: 1637002

Boundary Consultants
 Professional Land Surveyors
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