

SURVEYED PERIMETER DESCRIPTION:

A parcel of land lying and situate in the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Comprising the following five (5) parcels of land described as Parcels 2, 3, 8, 9 and 10 of that certain Warranty Deed recorded May, 11, 2017 as Entry #2856774 of the Weber County Records. Basis of bearing for subject parcel being Geodetic NORTH as determined by GPS or North 89°58'02" West 2650.58 feet, (measured), coincident with the south line of said Southeast Quarter Section. Subject parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 34, thence North 89°58'02" West 1804.06 feet coincident with the south line of said Quarter Section; Thence North 00°01'58" East 562.50 feet to a point on the north right of way line of 1975 North Street, a number five rebar and cap stamped "LS 356548" and the TRUE POINT OF BEGINNING; Thence North 89°03'30" West 60.74 feet coincident with said north right of way line to a number five rebar and cap stamped "LS 356548"; Thence North 00°55'19" East 530.05 feet along an ancient fence line and acquiesced boundary to a number five rebar and cap stamped "LS 356548"; Thence North 85°10'06" West 371.40 feet to a number five rebar and cap stamped "LS 356548"; Thence North 00°12'55" East 834.32 feet to a number five rebar and cap stamped "LS 356548"; Thence South 88°30'20" East 181.17 feet to the northeast corner of that particular parcel of land conveyed to Weber county by that certain Quit Claim Deed recorded August 17, 1993 as Entry 124209 in Book 1676 at Page 1301 of the Weber County Records; Thence the following three (3) courses coincident with the perimeter of said parcel 1) South 01°24'27" West 50.72 feet; 2) South 88°29'39" East 271.36 feet to a number five rebar and cap stamped "LS 356548"; 3) North 01°25'25" East 96.00 feet to the southeast corner of the Murphy Acres Subdivision; Thence North 01°25'25" East 256.31 feet coincident with the east boundary to the northeast corner thereof and a fence corner; Thence the following three (3) courses along said ancient fence and acquiesced boundary lines 1) North 00°52'24" East 437.82 feet to a fence corner and a number five rebar and cap stamped "LS 356548"; 2) South 88°37'56" East 181.17 feet to a number five rebar and cap stamped "LS 356548"; 3) South 88°40'30" East 251.90 feet to a point on the west boundary of S Curve Estates Subdivision Phase 1 and a number five rebar and cap stamped "LS 356548"; Thence the following two (2) courses coincident with said subdivision 1) South 04°40'03" East 13.75 feet to a number five rebar and cap stamped "LS 356548"; 2) South 89°09'22" East 108.35 feet to a number five rebar and cap stamped "Gardner"; Thence South 00°16'03" East 1026.66 feet along an agreement line described in that certain Boundary Line Agreement recorded June 28, 2012 as Entry 2583224 of said County Records to a number five rebar and cap stamped "Gardner"; Thence South 77°18'20" West 199.13 feet to a number five rebar and cap stamped "Gardner"; Thence South 00°44'23" West 160.57 feet to a number five rebar and cap stamped "Gardner"; Thence continuing South 00°44'23" West 365.54 feet along an acquiescence line to a recent chain link fence corner; Thence North 86°11'04" West 267.98 feet along an ancient fence and acquiescence line to a fence corner and a number five rebar and cap stamped "LS 356548"; Thence South 01°07'40" West 389.34 feet along an ancient fence and acquiescence line and the prolongation thereof to a number five rebar and cap stamped "LS 356548"; Thence North 88°52'23" West 100.00 feet to a number five rebar and cap stamped "LS 356548"; Thence South 01°09'52" West 133.04 feet to the point of beginning.

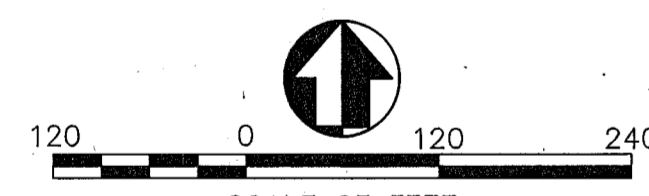
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34

North Quarter Corner Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Found Brass Cap Mon. as depicted on WCS Tie Sheet.

N00°15'22"E 5321.31' Measured

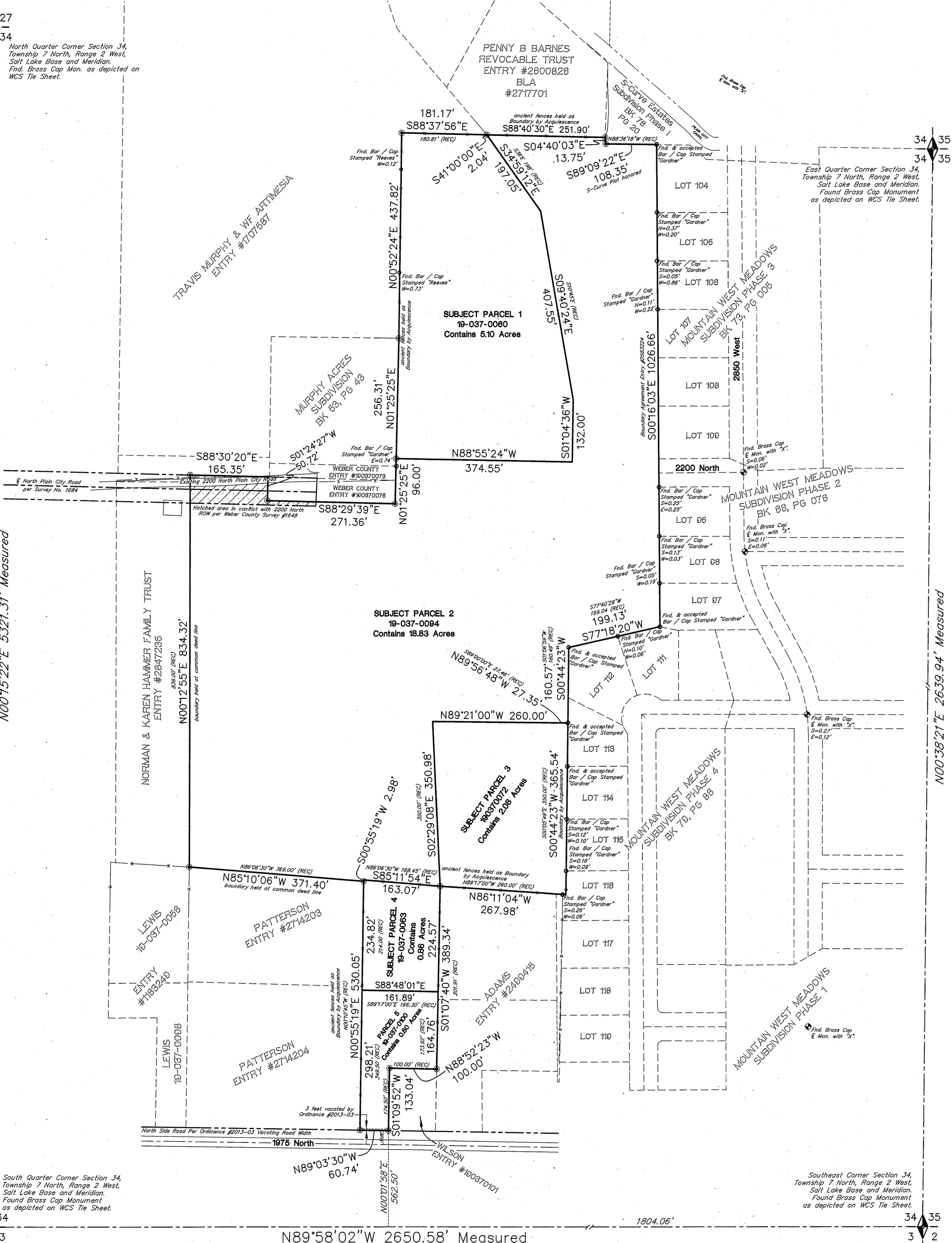
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South Quarter Corner Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian. Found Brass Cap Monument as depicted on WCS Tie Sheet.



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE, SET #5 REBAR & ORANGE CAP STAMPED "LS 356548"
 - = ROADWAY CENTER LINES
 - = RIGHT OF WAY LINES
 - = RECORD OF SURVEY (AS NOTED)
 - = ADJOINING PARCEL LINES
 - = DIMENSION LINES

- ROS # = RECORD OF SURVEY #FILE NUMBER
 BLA = BOUNDARY LINE AGREEMENT
 POB = POINT OF BEGINNING
 WCS = WEBER COUNTY SURVEYOR
 QCD = QUIT CLAIM DEED
 SWD = SPECIAL WARRANTY DEED
 CWD = CORRECTIVE WARRANTY DEED
 FMD = FOUND MONUMENT AS NOTED
 FPC = FOUND PROPERTY CORNER AS NOTED



N89°58'02"W 2650.58' Measured
 BASIS OF BEARING

N00°38'21"E 2639.94' Measured

NARRATIVE:

Boundary Consultants was retained by Alex Papageorge to survey the subject parcels, and monument the perimeter thereof.

The survey was carried out using a Trimble R6S GPS system, with ground distances being determined by GEOID Model CONUS 12B @ height 4251.13 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS or North 89°58'02" West 2650.58 feet, measured, between the Weber County Surveyor's Monuments marking the south line of the Southeast Quarter of Section 34, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

The described boundaries of the five (5) parcels do not match the occupation lines. Boundary determinations have been made as noted along the depicted lines of this survey. Some by Acquiescence, Agreement or along described lines.

To determine the historic and long term location of 1975 North Street, we measured the edges of the asphalt and split the distances between them to average out a center line location. The center line was then offset 30.00 feet northerly and southerly of that centerline which conforms to the referenced Ordinance Vacating a portion of said roadway.

The current occupation of 2200 North Street not fall within the Right of Way as depicted by Weber County Survey #1648. The area in conflict (hatched area on the survey) with the Weber County Survey shows an overlap spanning the entire 60.00 foot width. The 2 parcels (19-037-0073 and -0075) owned by Weber County do not fall within the fence-lines and current occupation. The parcels were aligned with current fence-lines and a found number 5 rebar and plastic cap stamped "Reeves".

The boundary along the eastern side of Parcel 2 was held as a "Best Fit" scenario based upon found original monumentation of the adjoining subdivisions and their respective plots. The found center line monuments along 2850 West Street were located and tied as "Observed control Points", (180 epoch observations) with the afore stated GPS system. The adjoining plots do not match extent monumentation very well nor do the record distances of the section lines match our measured distances. Found monumentation at the angle points of the common boundaries were held as controlling corners which provide the "Best Fit" of the plotted location and recent occupation lines. The noted distances of the found monumentation refers to the location of the bar and cap to it's record location and not the developed boundary line.

Weber County records show a land locked strip of ground between the east line of Subject Parcel 2 and the west line of Mountain West Meadows Phase 4 Subdivision. Title to that strip was taken by a Tax Deed from Weber County to M&S Holdings. That Tax Sale appears to be from the county identifying a dead gore between the adjoining ancient parcels and selling it for taxes as has been their practice in the past. When this type of tax sale has been challenged in the courts in the past, the tax sale has been negated as a result of past actions by the courts. Parcel Evidence obtained from Alex Papageorge and long term occupation and use, the west boundary of said Phase 4 was held as a Boundary by Acquiescence.

RECORD DESCRIPTIONS:

WARRANTY DEED ENTRY #2856774:

SUBJECT PARCEL 1. (DEED PARCEL 9):

Part of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 868.70 feet east of the Northwest Corner of said Quarter Section, Running thence East 180.81 feet; Thence South 41' East 2.04 feet; Thence South 36' East 1.98 feet; Thence South 10'45" East 407.55 feet; Thence South 132 feet; Thence West 374.55 feet; Thence North 694.13 feet to beginning. Contains 5.1 Acres

SUBJECT PARCEL 2. (DEED PARCEL 8):

Part of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 1947 feet North and 405.9 feet East of the Southwest Corner of said Quarter Section running thence South 839 feet to the North Line of Joseph R Patterson Property; Thence South 86°06'30" East 168.45 feet along said south bank to Taylor Property; Thence North to the Northwest Corner of said Taylor Property which is South 72.86 rods and West 105.76 rods from the Northeast Corner of said Quarter Section; Thence East 287.46 feet, Thence North 0°39'13" East 160.74 feet, Thence North 77°40'29" East 206.59 feet, Thence North 957.66 feet to the North line of said Quarter Section; Thence West 18.5 rods to the corner of property conveyed to Stander in Book 310, Page 20; Thence along property line South 36' East 12 rods to corner; Thence South 10°30' West 26 rods to a point East of beginning; Thence 49.5 rods West to beginning. Excepting part of the Southeast Quarter Corner Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point South 88°36'12" East along the Section Line (Basis of Bearing) 2799.09 feet, South 1°22'27" West 739.25 feet to the North Right of Way Line of 2200 North Street, and along said Right of Way South 88°29'39" East 271.40 feet, Thence South 1°22'27" West 50.25 feet, Thence North 88°29'39" West 271.40 feet, Thence North 1°22'27" East 40 feet to the point of beginning. Subject to Boundary Line Agreement #2583224. Contains 18.83 Acres.

SUBJECT PARCEL 3. (DEED PARCEL 2):

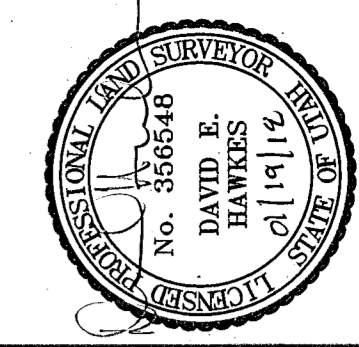
Part of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 90 rods North and 72.86 rods South from the Northeast Corner of said Quarter Section; Thence North 89° West 260 feet; Thence South 350 feet, Thence South 89°17' East 260 feet to a point South of beginning; Thence North 350 feet, more or less, to beginning. Contains 2.08 Acres

SUBJECT PARCEL 4. (DEED PARCEL 10):

Part of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point 861 feet North and 774.13 feet East of the Southwest corner of said Quarter Section, Running thence North 01°45' West 214.00 feet, Thence South 86°06'30" East 168.45 feet, more or less, Thence south 201.91 feet, Thence North 89°17' West 166.30 feet to place of beginning. Contains 0.84 Acres.

SUBJECT PARCEL 5. (DEED PARCEL 3):

Part of the Southeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 511.50 feet North and 774.13 feet East of the Southwest Corner of said Quarter Section; Thence North 349.50 feet; Thence South 89°17' East 166.30 feet, more or less, Thence South 173.90 feet; Thence West 100.00 feet; Thence South 174.50 feet to a point East of beginning; Thence West 66.29 Feet, more or less, to beginning. Except County Road. Together with that vacated portion of 1975 North Street abutting on the south #2617472. Contains 0.80 Acres.



DATE: 01-08-18
 SCALE: 1" = 100'
 PROJECT NUMBER: 17240002

RECORD OF SURVEY OF
 TAX PARCELS 17-037-0060, -0094, -0072, -0063, -0100
 PAPAGEORGE ESTATES, LLC
 LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34,
 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

RECEIVED
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