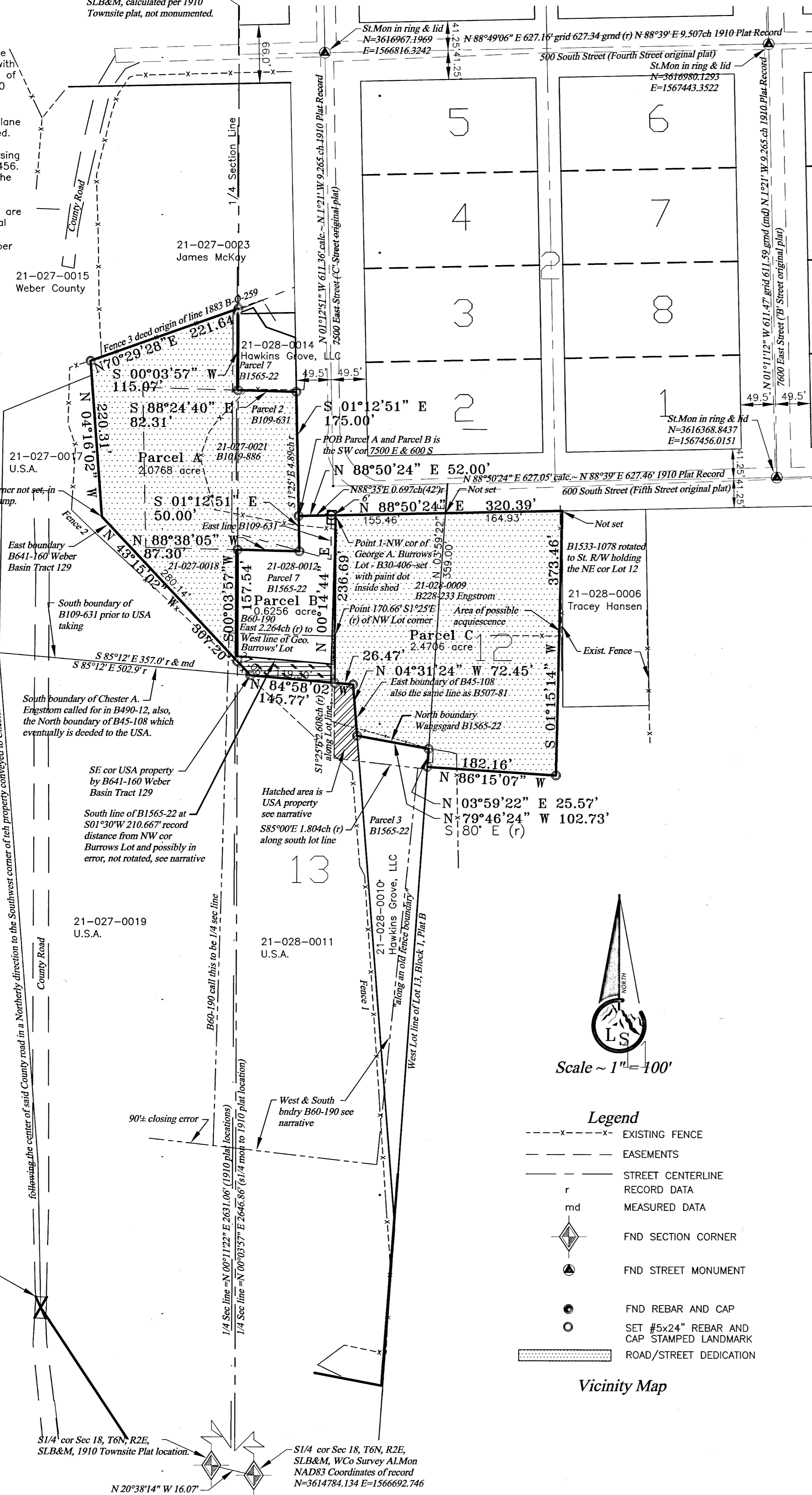


**PART OF THE S 1/2 OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
HUNTSVILLE TOWN, WEBER COUNTY, UTAH - Record of Survey Dates: 2016-2017**

BOUNDARY DESCRIPTION

- NOTES:
- GPS base location is on BOR 53-30 Bench Mark Weber County Monument Number 62218-4-5207, located in the top of a concrete wall that is flush with the ground near the Northwest corner of the intersection of 7100 East and 200 South. Lot = 41°15'38.46508"N Long = 111°46'37.25364"W
 - Coordinates shown are NAD83 State Plane Grid Coordinates unless otherwise noted.
 - Upper Valley Coordinate system is used for the monument set in the late 1800's and monumented by the Weber County Surveyor's Office.
 - The street position of the monuments are a result of the recovery of the original sandstone monuments set in the late 1800's and monumented by the Weber County Surveyor's Office.

CI/4 cor Sec 18, T6N, R2E, SLB&M, calculated per 1910 Townsite plat, not monumented.



NARRATIVE

- The purpose of this survey is to identify the boundaries of parcels 2-8, 13, and 14. The basis of bearing for this survey is the County State Plane NAD1983 system which was derived by GPS observations on the Town street monuments as noted herein. Our GPS base was set up on a triangulation station "BOR 53-30" as noted.
- Numerous documents have been examined in the chain of title for the subject properties as well as for the adjoining properties. Only the documents that I believe to be key in establishing the boundaries of these properties will be discussed in more detail. A chronological chain of title for the properties in this area has been compiled and evaluated for the documents that created the boundaries of the parcels that are being identified in this work.
- The chain began in the late 1800's with deeds being issued periodically for specific parcels of land. The dates of the documents noted herein are the date of execution by the grantor unless noted otherwise. The reason for using the execution date is that many times in the older documents the transaction was made sometime prior to the document being recorded. This was common in the late 1800's early 1900's because of the distance it may have been to get to the Recorder's Office to file deed. Sometimes there were a group of documents that would be held until someone was traveling to town and then people would send documents with them to be recorded. This practice caused many documents to be "out of order" in the record.
- Because of this practice a strict observance of "Race to the Record" cannot be held. It should also be noted that Utah is not a strict Race to the Record state. Our Supreme Court has in many cases stated that Utah is a Race Notice state (see *Auld v. Holden*, 44 P.3d 781) and "...that recording a deed does not pass title." (see *Salt Lake County v. Metro West Realty, Inc.*, 2004 UT 23) that there are many circumstances that "first recorded" may not be "first in right".
- The Book and Page numbers of recorded documents will be listed as B1-5 which would represent Book 1 page 5.
- One of the first documents to be recorded that affects the parcels in question is George Burrows property B30-406 in 1897. This document has some issues in the identification of the point of beginning because utilizing the ties as noted from a position of the South Quarter of this Section 18, as it is identified on the 1910 Townsite Plat of Huntsville, would place much of the property in 600 South Street (on Fifth Street on the original plat).
- Another document which helped to resolve the north-south positioning of B30-406 to B60-190 which was issued as a patent from the Mayor of Huntsville for the Estate of Elizabeth Hawkins in 1909. This document contains 2 descriptions that have key bounds calls and both of which are eventually owned by the Engstroms.
- The first description states in part, "...to the West line of Street, thence South 1°25' E. 4.89 chs. along the West line of said Street to the South line of Street....". This location would be the intersection of the rights-of-way of 600 South and 7500 East. From that location it continues, "thence N 88°35' E. 0.657 chs. along the South line of Street to a point 6 ft. West from the N.W. corner of George A. Burrows' Lot....". From this we confirm that the NW cor of the Burrows' property (B30-406) is on the south right-of-way of 600 South and that it is located 52 feet east of the intersections of the south and west right-of-way line for 600 South and 7500 East streets.
- Note that the bearings used in the description are a 4 minute rotation from what is eventually placed on the 1910 Townsite Plat of Huntsville recorded Plat Book 5 page 77.
- The next description of B60-190 has bounds calls stating in part, "thence East 2.264 chs. to a point on the West line of Geo. A. Burrows' Lot, 170.66 ft. S. 1°25' E. from the N.W. corner thereof, thence S. 1°25' E. 2.608 chs. along the W. line of said Lot, thence South 85°00' E. 1.804 chs. along the South line of said Lot, thence S. 4°07' W. 8.517 chs. along the old fence boundary....". From a combination of both description the location of the Burrows' Lot, or at least the west and south boundary of such, are identified.
- When the two descriptions are plotted and rotated to match the Townsite plat it is found that the last call quoted above, "along old fence boundary", does not reach the east boundary of Lot 13 as the plat calls for. However, the lotting on the Huntsville Townsite plat outside of the regular blocks identified many of the existing fence lines then in use. This would be the case for the fence being described here as "old", however, the only remaining evidence of the fence or its location is on a map produced by the Bureau of Reclamation for the enlargement of Pineview (see document A, in list below), however, it is nearly impossible to determine with certainty where the fence was as shown on that map. The value is only that it did exist and has the possibility of identifying the west lot line of Lot 13.
- The description of B60-190 has a numerical closing error of over 90' so there is expected to be some adjustments in the description.
- A 1903 document B45-108, which is the same parcel that the BOR eventually purchases with a slightly different description to enlarge Pineview in the 1950's, creates an overlap with B30-406 Burrows deed. This document will be discussed more later as a key to placing the boundary line of the USA property.
- B107-317 conveys in a single document 3 parcels that become Chester Engstrom's in 1928 by B109-631. This effectively consolidates these parcels by merger of the titles. The descriptions retain the calls to the Burrows' property as described in B60-190. The descriptions also require translation and rotation to match the bounds calls that call for the West and South right-of-way lines of 7500 East & 600 South streets. A previously stated, these calls are key in placing the Northwest corner of B30-406 but they are also key in identifying the rotation of B30-406 to be parallel to the rotated East line of B109-631.
- Fence 3, I believe to be the original boundary line created in 1883 in B Q-259. This fence also closely matches the deed calls which are tied to the Center 1/4 of the section. B470-216 calls for a fence line between the Christensen (now James McKay Property) and Engstrom properties. This is an alteration of the straight line that was originally conveyed to Engstrom, however, in a later document, B532-502 and B534-536, the title north of the fence is cleared to Christensen. Essentially a Boundary Line Agreement and fixing Fence 3 as the common property line.
- In B490-12 Engstrom sells to Michelson essentially all the property south of the line described in B109-631 and the south boundary of B109-631 is called for in the description in B490-12. It is this description that the USA eventually acquires for the lake enlargement by B490-14 and B507-81. So the question here is, Where precisely is the south boundary of B109-631?
- B109-631 is tied to the Center Quarter of the section and was placed as written from the location of the Center Quarter as evidenced by the 1910 Townsite plat of Huntsville the description identifies a south boundary position for this deed. Comparing this with the location of B507-81 after adjusting it to fit the center of the bridge on the Southfork of the Ogden River (River Bridge), rotating the east boundary to be parallel to a piece of fence that was surveyed in 2008 (Fence 1), the north boundary of B507-81 approximately matches the platted south boundary of B109-631. It is also interesting that Fence 3 also approximates the north boundary of this description.
- Placement of B490-12 is important in that it identifies the limits of the USA property. The rotated and adjusted position of the description to match the "river bridge" and Fence 1 does not coincide with Fence 1 nor Fence 2. Examining the BOR map (document A, below) it shows that it was intended to move the fence to the O.W. line, however, my experience regarding the USA fencing around the lake indicates that fences may not have been built on the property line. For the property as described to match these fences B490-12 would have to be shifted to the west almost 12 feet. Doing so would no longer match the bounds call of the bridge.
- So based on this information I am holding the described (B490-12) location of the property honoring the center of the existing bridge as called for monument on the bounds call and rotating the description to match the general bearing of Fence 1. This also places the north boundary of B490-12 close to the described location of B109-631 and the north boundary of B109-631 closely matches an ancient fence line (Fence 3).
- It should also be noted that the call along the county road does not match that road. I have descriptions of county roads from 1885 survey's done by Washington Jenkins, County Surveyor, which fits the current location of the physical road. This tells me that the descriptions that use the same bearings as B490-12 did not fit the existing road, however, the intent was to match that road as evidenced by the bounds calls. Because the property on both sides of this road were acquired by the USA there is no need to resolve this discrepancy.
- Weber Basin Water by B641-160 acquires Tract 129 which is eventually deeded to the USA in B657-304 and creates the west boundary of the Engstrom remainder. It is my opinion that the southwest corner of this parcel is intended to be the same as the Northwest corner of B490-12 which the USA received in B507-81. Making that placement and holding the distance along the north line of B507-81 of 357.0 feet establishes the Southeast corner of the USA property. Then the USA boundary line turns to the Northwest to continue around the property as shown. The lines have been rotated the same as B490-12.
- It can also be seen that the location of Fence 2 does not match the location of the description and is at a much different bearing. Which supports the premise that the existing fence is not on the described property line of the USA since there is no consistency in bearings of the fences 1 and 2.

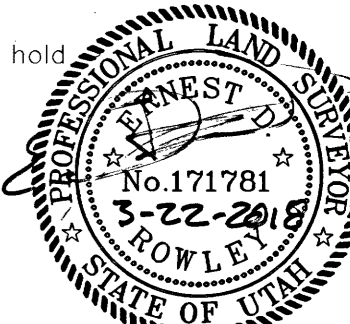
Parcel A:
Commencing at the intersection of the West and South right-of-way lines of 7500 East Street (formerly 'C' Street) and 600 South Street (formerly Fifth Street), respectively, of Huntsville Townsite Survey, Weber County, Utah, said point being located by survey the following three (3) courses;
1) 627.05 feet South 88°50'24" West along the centerline of 600 South Street,
2) 49.50 feet South 88°50'24" West to the west right-of-way line of said 7500 East Street,
3) 41.25 feet South 01°12'51" West (South 01°12'51" East as shown on Official map of Huntsville Townsite, Weber County, Utah, as copied from Original June, 1910, and recorded as Plat Book 5 page 77, hereinafter "1910 Huntsville Townsite Map"); from the monumented location of the intersection of 7600 East Street (formerly 'B' Street) and said 600 South Street, said point being the perpetuation of the 1910 Huntsville Townsite Map.
Basis of bearing for this survey is North 01°11'12" West between the monumented location of 7600 East Street at 600 South Street and 500 South Street, said line having a record bearing of North 01°12'1" West shown on the 1910 Huntsville Townsite Map.
RUNNING thence South 01°12'51" East 50.00 feet, along the described line of document recorded Book 1019 page 886 on March 27, 1973 (record bearing South 01°25' East);
Thence North 88°38'05" West 87.30 feet, along a portion of the south line of said Book 1019 page 886 (record bearing North 88°38' West), to the Quarter Section line as surveyed and documented in a Record of Survey map by Landmark Surveying, Inc. File number 3642 dated January 6, 2017;
Thence South 00°03'57" West 157.54 feet, along said Quarter Section line (record bearing North 00°08'27" West on the 1910 Huntsville Townsite Map) to the northerly boundary of the USA property as described in Book 641 page 160 recorded on March 18, 1960 and identified as Tract 129 therein;
Thence North 43°15'02" West 280.14 feet along said northeasterly boundary (record bearing South 43°29' East);
Thence North 04°16'02" West 220.31 feet along an easterly boundary of said Book 641 page 160 (record bearing South 4°30' East Two Hundred (200.0) feet) to an existing ancient fence line as described in Book 532 page 536 recorded December 10, 1956 and Book 534 page 536 recorded December 31, 1956;
Thence North 70°29'28" West 221.64 feet, along said existing ancient fence line (record bearing South 69°15' West), to said Quarter Section line;
Thence South 00°03'57" West 115.00 feet, along said Quarter Section line to the north boundary as described in said Book 1019 page 886;
Thence South 88°24'40" East 82.31 feet along said north boundary (record bearing South 88°38' East) to the west right-of-way line of 7500 East Street;
Thence South 01°12'51" East 175.00 feet along said west right-of-way line (record bearing South 01°21' East by the 1910 Huntsville Townsite Map) to the point of beginning.
Containing 2.0768 acres, more or less.

Parcel B:
Commencing at the intersection of the West and South right-of-way lines of 7500 East Street (formerly 'C' Street) and 600 South Street (formerly Fifth Street), respectively, of Huntsville Townsite Survey, Weber County, Utah, said point being located by survey the following three (3) courses;
1) 627.05 feet South 88°50'24" West along the centerline of 600 South Street,
2) 49.50 feet South 88°50'24" West to the west right-of-way line of said 7500 East Street,
3) 41.25 feet South 01°12'51" West (South 01°12'51" East as shown on Official map of Huntsville Townsite, Weber County, Utah, as copied from Original June, 1910, and recorded as Plat Book 5 page 77, hereinafter "1910 Huntsville Townsite Map"); from the monumented location of the intersection of 7600 East Street (formerly 'B' Street) and said 600 South Street, said point being the perpetuation of the 1910 Huntsville Townsite Map.
Basis of bearing for this survey is North 01°11'12" West between the monumented location of 7600 East Street at 600 South Street and 500 South Street, said line having a record bearing of North 01°12'1" West shown on the 1910 Huntsville Townsite Map.
RUNNING thence North 88°50'24" East 52.00 feet along the south right-of-way line of 600 South Street (record bearing North 88°39' East by the 1910 Huntsville Townsite Map), said point being the Northwest corner of George A. Burrows Lot as surveyed from Book 30 page 406 recorded January 10, 1898;
Thence South 00°14'44" East 236.69 feet, being the common line as said George A. Burrows Lot (record bearing North 1°15' East by Book 30 page 406), to the northerly boundary of the USA property as first described in Book 490 page 12 in a Quit Claim Deed between Chester A. Engstrom and Bertha B. Engstrom, Grantors, and Dean J. Michelson and Freda E. Michelson, Grantees recorded September 9, 1955;
Thence North 84°58'02" West 145.77 feet along said northerly boundary of the USA property (record bearing North 85°12' East);
Thence North 43°15'02" West 27.06 feet, along the northeasterly boundary of said USA property (record bearing North 43°29' East), to the Quarter Section line of the Quarter Section of said USA property;
Thence North 00°03'57" East 157.54 feet, along said Quarter Section line (bearing North 00°08'27" West by the 1910 Huntsville Townsite Map), to the south boundary as described in document recorded Book 1019 page 886 on March 27, 1973;
Thence South 88°38'05" East 87.30 feet, along said south boundary (record bearing North 88°38' West);
Thence North 01°12'51" West 50.00 feet, along the east boundary of said Book 1019 page 886 (record bearing South 1°25' East) to the point of beginning.
Containing 27,251 square feet, more or less (0.6256 acre +/-).

Parcel C:
Beginning at a point located by survey the following four (4) courses;
1) 627.05 feet South 88°50'24" West along the centerline of 600 South Street,
2) 49.50 feet South 88°50'24" West to the west right-of-way line of said 7500 East Street,
3) 41.25 feet South 01°12'51" West (South 01°12'51" East as shown on Official map of Huntsville Townsite, Weber County, Utah, as copied from Original June, 1910, and recorded as Plat Book 5 page 77, hereinafter "1910 Huntsville Townsite Map");
4) North 88°50'24" East 52.00 feet along the south right-of-way line of 600 South Street (record bearing North 88°39' East by the 1910 Huntsville Townsite Map), said point being the Northwest corner of George A. Burrows Lot as surveyed from Book 30 page 406 recorded January 10, 1898;
FROM the monumented location of the intersection of 7600 East Street (formerly 'B' Street) and said 600 South Street, said point being the perpetuation of the 1910 Huntsville Townsite Map.
Basis of bearing for this survey is North 01°11'12" West between the monumented location of 7600 East Street at 600 South Street and 500 South Street, said line having a record bearing of North 01°12'1" West shown on the 1910 Huntsville Townsite Map.
RUNNING thence North 88°50'24" East 320.39 feet (passing the northeast corner of Lot 13, Block 1, Plat B, Huntsville Townsite Survey at a distance of 155.46 feet) along the south right-of-way line of 600 South Street as surveyed (record bearing North 88°39' East by the 1910 Huntsville Townsite Map) to the Northeast Corner of Lot 12 said Block 1;
Thence South 01°15'14" West 373.46 feet to the Southeast Corner of said Lot 12;
Thence North 86°15'07" West 182.16 feet to the Southwest Corner of said Lot 12, said point being on the west line of said Lot 13 as surveyed and being the east boundary of property as described in Book 1565 page 22 recorded July 28, 1989;
Thence North 03°59'22" East 25.57 feet along said east boundary (record bearing Southwesterly) to the Northeast corner of property as described in said Book 1565 page 22;
Thence North 79°46'24" West 102.73 feet to the Northwest corner of said property being the east boundary of USA property as first described in Book 490 page 12 in a Quit Claim Deed between Chester A. Engstrom and Bertha B. Engstrom, Grantors, and Dean J. Michelson and Freda E. Michelson, Grantees recorded September 9, 1955, to the Northeast corner thereof;
Thence North 84°58'02" West 26.47 feet along the north boundary of said USA property;
Thence North 00°14'44" East 236.69 feet said line being the surveyed location of the west boundary of said George A. Burrows Lot to the point of beginning.
Containing 2.4706 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown herein in accordance with UCA 17-23-17. That this plat was prepared from 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: Michael & Kathleen Engstrom
Address: 7520 E 600 S, Huntsville, UT 84317

S 1/2 of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian.		Record of Survey
Revisions	DRAWN BY: EDR	CHECKED BY: ...
	DATE:	FILE: 3642

RECEIVED
APR 03 2018
BY: 5963