

This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4180.164 feet and no calibration. Basis of

Subdivision Lot 1 of 1, recorded November 26, 1986, as Entry 990383 in Book 28 at Page 75 of the Weber County records. Ambiguities were discovered in our retracement of the subdivision and have been noted. hereon with plat bearing and distance and measured bearing and distances

Number 19-038-0071 is Senior in Title to the subject parcel by virtue of being excepted out of that particular Quit Claim Deed recorded as Entry 915113 of the Weber County Records, which creates the root parcel to the Humphreys—Taylor Subdivision. The point of beginning for the Senior Parcel, the Subject Parcel and the Humphreys—Taylor Subdivision fall on a common line in an existing fence line, which appears to be ancient. The point of beginning is described from the Southwest Corner of Section 34, Township 7 North, Range 2 West, which does not exist. We calculated the location of that missing corner from record documentation and a found Witness Monument. This calculated location is consistent with the plat of said "Humphreys—Taylor Subdivision" and the adjoining parcels descriptions. The west boundary of the subject parcel which runs northerly from the point of beginning runs along an ancient fence which has been held as an acquiesced boundary line because of its age, long term occupation and the fact that it nearly matches the subdivisions location of that line. The north boundary falls 8.12 feet short of the record distance along the west boundary. The subdivision plat references the line terminating at the south Bearing-Distance call). The referenced ditch has subsequently been piped and falls within the bounds of the Country Road Estates Subdivision,

the best available evidence of the location of the south line of that ditch The north boundary is 0.85 feet short of the record distance and

terminates ± 4.4 feet easterly of a "recent" (less than 20 years old) extant fence line which does not meet the time requirements of 20 years

monumented. The 'north right of way line" of 1975 North was determined from found center line monuments and offsetting that line 40.00 feet as. depicted on the subdivision plat. An ambiguity exists in the location of the north right of way of 1975 North Street. UDOT maps (S-0562(2) Sht.5) are ambiguous in that they show a 40.00 foot right of way increasing to a 50.00 right of way through this area. Title to the roadway was abstracted and deeds were found from 1960-61 creating a 50.00 foot right of way. No deeds were found reducing the width back to 40.00 feet. Subdivision plats, (post 1960), through this area all show the right of way as a 40.00 foot half width, which is consistent with current occupation,

foot right of way line consistent with the subdivision plat, which places the southwest corner of the subject parcel 7.24 feet south of the southeast corner of the "Senior Parcel" (Tax Parcel #19-038-0071, the adjoiner to

Senior adjoining parcel and the extension thereof to match the aforesaid

Boundary Consultants blundered in our, premature, original setting of property corners for the subject parcel. When the original boundary analysis was made we held to the record plat reference of a 40.00 foot right of way of 1975 North Street as the controlling line for this retracement due to the non-existent Southwest Corner of said Section 34 and the lack of certainty in calculating its true original location. When we began drafting the record of survey we noted ambiguities between the measured and record distances of the east and west boundaries of the subject parcel. To try and resolve those ambiguities we abstracted title to the subject parcel and found that the subject parcel is in fact "Junior" in title to the adjoining Parcel 19-038-0071. When the adjoining parcel is placed in its deeded location from the calculated location of the Southwest Corner of said Section 34, its north line alians with an ancient chain link fence to the west and an extant ancient wire fence across the stated north line. This placement of the Senior Parcel also closely matches (±2.3' south of) the north 50 foot right of way line of said 1975 North Street, based upon current monumentation. The 40 and 50 foot right of way lines of 1975 North Street that have been mentioned in the course of this survey are derived from found center line monumentation set recently by other engineering firms in the course of development on the south side of 4700 South Street. These monuments may or may not be on the historic center line of 1975 North Street. We made a thorough search for Utah Department of Transportation right of way of monuments in the near vicinity of the subject parcel and were unsuccessful in finding any. We are suspect of the accuracy of the current monuments in relation to the roads historic location. This area of Weber County is replete with problems in the public land survey system. Sections corners may or may not be in their true and original locations with no pedigree of the extant monuments. Surveys have been performed, over time, that are lacking in

Boundary Consultants has fixed the location of the subject parcel based upon Junior-Senior Rights and occupation lines which we believe reflect

Lot 1, Humphreys—Taylor Estate Subdivision, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of

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