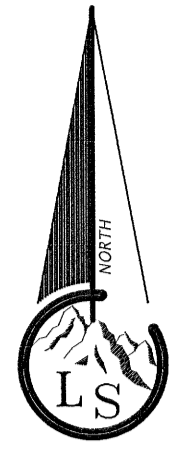


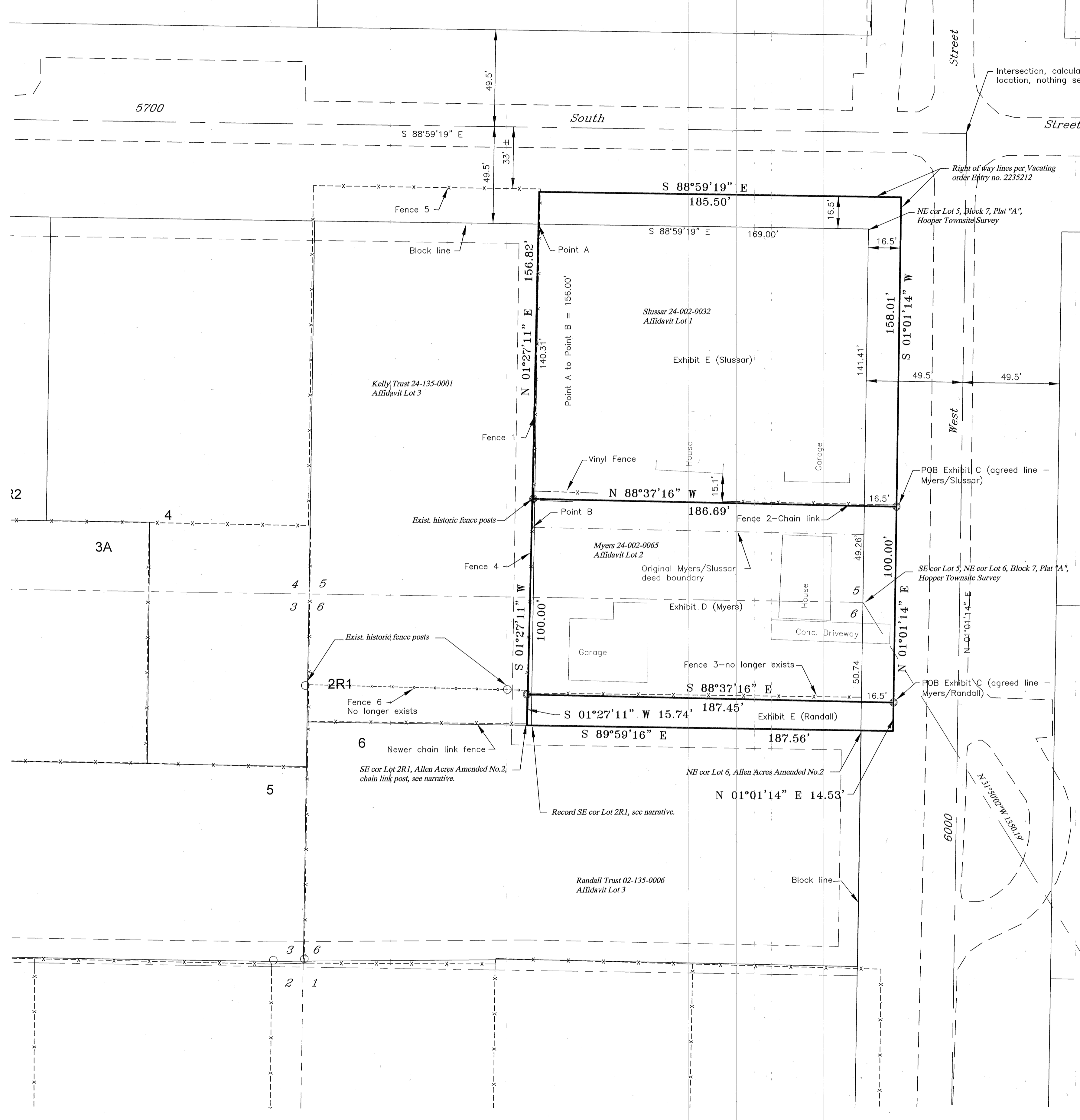
**PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN
HOOPER CITY, WEBER COUNTY, UTAH - Record of Survey**



Scale ~ 1" = 30'

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ▲ FND STREET MONUMENT
- SET #5x24" REBAR AND CAP STAMPED LANDMARK



NARRATIVE

The purpose of the survey is to provide documents and a survey for a Boundary Line Agreement between the Slussar's, Myers, and Randall trust. The lines being affected are the north and south boundary of the Myers property. The only corners set were those shown.

This survey began to determine where the boundaries of the Myers deed are located with respect to the existing fences. It was found that the Myers and Slussar deed descriptions plotted their north and south boundaries about 15 feet south of the historic occupation which is labeled as "Fence 2-Chain link" and "Fence 3-no longer exists". In attempting to determine why the fences and the deed locations differed so much an inquiry was made respecting the existence of fences and who build them.

The Myers, Slussar, and Kelly Trust were all owned by the Allen Family. An Affidavit was obtained from JoLene Allen Park and Drue Allen Douglas which states the following:

"JoLene Allen Park and Drue Allen Douglas (hereafter "Affiliants"), after first being duly sworn, depose and say the following:

1. "That JoLene Allen Park was born on the 19th day of August, 1947; that Drue Allen Douglas was born on the 30th day of November, 1956.
2. "That they are sisters and both long-time residents of Hooper, Weber County, Utah.
3. "That they are both granddaughters of Fred R. Allen, Sr., (hereinafter referred to as "Grandfather") who in 1943 purchased land at the Northeast Corner of 5700 South 6000 West, Hooper, Weber County, Utah, which included the land that Wendy L. Myers now owns.
4. "That Grandfather was the owner of that land until his passing in 1971.
5. "That affiliants have lived in Hooper next to the property described above from their respective births until the present, with the exception of several years in between.
6. "That after Grandfather's passing, the property was divided among his three children. The lot with a home on it at this time, located at 6013 West 5700 South, currently owned by Roger and Patricia Slussar went to Grandfather's daughter, Virginia Allen Widdison hereinafter (designated as Lot 1 on the Plat Map attached to this affidavit).
7. "That the boundaries of Lot 1 were delineated by the road on the north and the east, and by a fence running along the west border of the property and a fence running along the south border of the property.
8. "That another parcel of land designated as Lot 2, on the plat map, located south of and adjacent to Lot 1, the address of which is 5739 South 6000 West, was inherited by Grandfather's son and Affiliants' uncle, Fred R. Allen, Jr. This lot, currently owned by Wendy Myers, has 100 feet of frontage along 6000 West with a depth of 169 feet, running from east to west.
9. "That Fred R. Allen, Jr. later deeded this property to his sister, Virginia Allen Widdison.
10. "That the remaining property of Grandfather was inherited by Affiliants' father, Joseph W. Allen, which property is located south and west of the other two lots, identified as Lot 3 on the plat map.
11. "That to the best of Affiliants' memory, the fences on the west and south sides of Lot 1 have both been in existence since Grandfather purchased the land in 1943, and continued to exist during the time Affiliants were growing up in Hooper. Those fence lines were used to determine the boundaries of the three properties inherited by each of Grandfather's children.
12. "That in 1977, Virginia Allen Widdison sold the property she owned at 5739 South 6000 West (Lot 2) to Wendy L. Myers. At that time, Affiliants' father, Joseph W. Allen, who owned the surrounding property (Lot 3) constructed a new fence along the western and southern boundaries of Lot 2 (Wendy L. Myers' property), which new fence lined up with the existing fences already in place. The old fence had become somewhat dilapidated, though there were still posts and other remnants clearly indicating the location of a fence line.
13. "That the new fence constructed by Affiliants' father separated the lot now owned by Wendy L. Myers from his land.
14. "That in 2001, the southern fence running along Lot 2 (Myers' property) was removed, but the corner post is still standing, identifying the former location of the fence and what Affiliants consider to be the property boundary line.
15. "That the Slussar property, Lot 1, has been sold four times since Virginia Allen Widdison inherited the property from Grandfather, and each time the fence lines surrounding Lot 1 have been recognized as the property boundaries.

"Dated this 22 day of August, 2017. Signed by JoLene Allen Park and Drue Allen Douglas. Notarized the 24th day of August, 2017. A signed copy of which is in the project file of Landmark Surveying for job 3782 Wendy Myers.

For clarification on the Map designations of Lots 1, 2 and 3, Lot 1 is parcel 24-002-0032 Slussar, Lot 2 is parcel 24-002-0065 Myers, and Lot 3 is shown to be all of Allen Acres Amd. No. 2 which is now the Randall trust.

This document gave much detail relating to the fence locations and that they have always been considered to be the property lines. Fence 2-Chain link is the south fence of Slussar's as stated in paragraph 7 which talks about the fences designated hereon as Fence 1 and Fence 2-Chain link. These fences were in place for decades and considered to be the boundary by the respective owners, who were family. And, according to paragraph 11, Fence 1 and Fence 2 had been in existence since 1943, nearly 75 years.

"Fence 3-no longer exists" is shown based on the notations on Allen Acres plat of the property. This plat shows the fence to be about 16 to 17 feet north of the line designated on the plat as Lot 1. This subdivision was done by Glenn Ravenberg and recorded Plat book 50 page 68 on Sept 24th 1999. In paragraph 12 Fence 3 and Fence 4 (on the south and west of Myers respectively) were constructed in 1977 when the owner sold the Myers property to Virginia Allen Widdison, making those fences nearly 41 years old.

In considering the boundaries and how they may have been placed so far north of where they were being described I have examined the location of Fence 5. It appears that Fence 5 is located on a line about 33 feet south of the center of 5700 South Street. Using this fence as the beginning point to measure out the record distances for the Slussar and Myers properties the fence lines are shown to be the property lines. The west boundary of both parcels is also the existing fence line and as evidenced in the affidavit, have been for decades.

I discussed these facts and circumstances with Wendy Myers and both the Slussar's indicating that there is strong evidence that the lines are boundaries of acquiescence and that based on the assumption that Fence 5 was in place and used as the beginning point for measuring out the parcels, would likely be the title line.

On the Allen Acres Plat Fence 3 is identified but no indication on ownership. The plat identified the north line of R's Lot 1 as being south of the existing fence (Fence 3). I believe that this started a perpetuation of errors related to ownership that was continued with Allen Acres Amended (Plat book 57 page 86, another Ravenberg survey) and continuing with Allen Acres Amended No. 2 (Plat book 79 page 57, a Reeve & Associates survey). Both Ravenberg surveys did not show Fence 6, however, the Reeve survey did and documented it to be in the location of the old posts that I have surveyed as "Exist. historic fence posts".

The land owners were able to come to an agreement to locate the south line of the Slussar property to be 15 feet south of the southeast corner of their home foundation. This point was surveyed and the line as established represents that agreement. This parameter was done to ensure that the house meets the rear yard setback requirement of Hooper City for the zone that these properties reside.

Documents with the descriptions as shown hereon have been prepared for their acknowledgement and recording.

BOUNDARY DESCRIPTION

EXHIBIT C (agreed line - Myers/Slussar)
A line as surveyed and monumented by Landmark Surveying, Inc., on June 19th, 2018, said line being located within Lot 5, Block 7, Plat "A", Hooper Township Survey as recorded Plat book 5 page 78 of the Weber County plat records, being part of the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah; said line having a basis of bearing of North 89°28'25" West between the monumented location of the intersection of 5900 South Street and 5900 West Street (said monument having NAD83 coordinates of record of N=3582227.48 E=1469270.97 U.S. ft) and the monumented location of the intersection of 5900 South Street and 6300 West Street (said monument having NAD83 coordinates of record of N=3582252.54 E=1466544.56 U.S. ft); said line being described as follows:
COMMENCING at a point located 49.26 feet North 01°01'14" East and 16.50 feet South 88°37'16" East to a Landmark Surveying rebar and cap, FROM the Southeast corner of said Lot 5 (said Southeast Lot corner being located 1350.19 feet North 31°50'02" West from said survey monument at the intersection of 5900 South and 5900 West Streets);
RUNNING thence North 88°37'16" West 186.69 feet to a Landmark Surveying rebar and cap being the point of terminus.

EXHIBIT C (agreed line - Myers/Randall)
A line as surveyed and monumented by Landmark Surveying, Inc., on June 19th, 2018, said line being located within Lot 5, Block 7, Plat "A", Hooper Township Survey as recorded Plat book 5 page 78 of the Weber County plat records, being part of the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah; said line having a basis of bearing of North 89°28'25" West between the monumented location of the intersection of 5900 South Street and 5900 West Street (said monument having NAD83 coordinates of record of N=3582227.48 E=1469270.97 U.S. ft) and the monumented location of the intersection of 5900 South Street and 6300 West Street (said monument having NAD83 coordinates of record of N=3582252.54 E=1466544.56 U.S. ft); said line being described as follows:
COMMENCING at a point located 49.26 feet North 01°01'14" East and 16.50 feet South 88°37'16" East to a Landmark Surveying rebar and cap, FROM the Northeast corner of said Lot 6 (said Northeast Lot corner being located 1350.19 feet North 31°50'02" West from said survey monument at the intersection of 5900 South and 5900 West Streets);
RUNNING thence North 88°37'16" West 187.45 feet to a Landmark Surveying rebar and cap being the point of terminus.

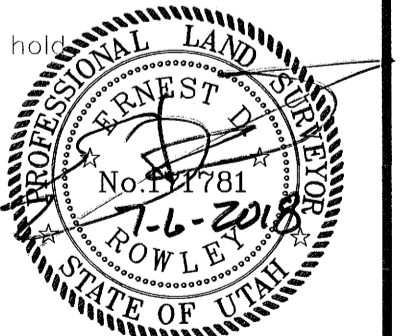
EXHIBIT D (Party of the First Part resultant parcel - MYERS)
A parcel of land being part of Lots 5 and 6, Block 7, Plat "A", Hooper Township Survey as recorded Plat book 5 page 78 of the Weber County plat records, being part of the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, as surveyed and monumented by Landmark Surveying, Inc., on June 19th, 2018, said parcel having a basis of bearing of North 89°28'25" West between the monumented location of the intersection of 5900 South Street and 5900 West Street (said monument having NAD83 coordinates of record of N=3582227.48 E=1469270.97 U.S. ft) and the monumented location of the intersection of 5900 South Street and 6300 West Street (said monument having NAD83 coordinates of record of N=3582252.54 E=1466544.56 U.S. ft); said line being described as follows:
COMMENCING at a point located 49.26 feet North 01°01'14" East and 16.50 feet South 88°37'16" East to a Landmark Surveying rebar and cap, FROM the Southeast corner of said Lot 5 (said Southeast Lot corner being located 1350.19 feet North 31°50'02" West from said survey monument at the intersection of 5900 South and 5900 West Streets);
RUNNING thence North 88°37'16" West 186.69 feet to a Landmark Surveying rebar and cap, said point being on the occupied common east boundary of Lot 2R1, Allen Acres Amended No. 2 recorded Entry No. 2804901 Plat book 79 page 57 on July 22, 2016;
Thence South 01°27'11" West (S 01°01'14" W by plat) 100.00 feet along said east boundary of Lot 2R1 being an existing fence line to a Landmark Surveying rebar and cap;
Thence South 88°37'16" East 187.45 feet to a Landmark Surveying rebar and cap which is also the west right of way line of 6000 West Street as vacated by document recorded as Entry no. 2235212 on January 12, 2007;
Thence North 01°01'14" East 100.00 feet along said right of way to the point of beginning.
Containing 18,710 square feet (0.429 acres more or less).

EXHIBIT E (Party of the Second Part parcel - Slussar)
A parcel of land being part of Lots 5 and 6, Block 7, Plat "A", Hooper Township Survey as recorded Plat book 5 page 78 of the Weber County plat records, being part of the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, as surveyed and monumented by Landmark Surveying, Inc., on June 19th, 2018, said parcel having a basis of bearing of North 89°28'25" West between the monumented location of the intersection of 5900 South Street and 5900 West Street (said monument having NAD83 coordinates of record of N=3582227.48 E=1469270.97 U.S. ft) and the monumented location of the intersection of 5900 South Street and 6300 West Street (said monument having NAD83 coordinates of record of N=3582252.54 E=1466544.56 U.S. ft); said line being described as follows:
COMMENCING at a point located 49.26 feet North 01°01'14" East and 16.50 feet South 88°37'16" East to a Landmark Surveying rebar and cap, FROM the Southeast corner of said Lot 5 (said Southeast Lot corner being located 1350.19 feet North 31°50'02" West from said survey monument at the intersection of 5900 South and 5900 West Streets);
RUNNING thence North 88°37'16" West 186.69 feet to a Landmark Surveying rebar and cap, said point being on the occupied common east boundary of Lot 2R1, Allen Acres Amended No. 2 recorded Entry No. 2804901 Plat book 79 page 57 on July 22, 2016;
Thence North 01°27'11" East (N 01°01'14" E by plat) 156.82 feet along said east boundary of Lot 2R1 to the south right of way line of 5700 South Street as vacated by document recorded as Entry No. 2235212 recorded January 12, 2007;
Thence North 88°59'19" East 185.50 feet along said south right of way;
Thence South 01°01'14" West 158.01 feet along the west right of way line of 6000 West Street as vacated by document recorded as Entry No. 2235212 recorded January 12, 2007, to the point of beginning.
Containing 29,594 square feet (0.672 acres more or less).

EXHIBIT E (Party of the Second Part parcel - Randall)
A parcel of land being part of Lots 5 and 6, Block 7, Plat "A", Hooper Township Survey as recorded Plat book 5 page 78 of the Weber County plat records, being part of the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, as surveyed and monumented by Landmark Surveying, Inc., on June 19th, 2018, said parcel having a basis of bearing of North 89°28'25" West between the monumented location of the intersection of 5900 South Street and 5900 West Street (said monument having NAD83 coordinates of record of N=3582227.48 E=1469270.97 U.S. ft) and the monumented location of the intersection of 5900 South Street and 6300 West Street (said monument having NAD83 coordinates of record of N=3582252.54 E=1466544.56 U.S. ft); said line being described as follows:
COMMENCING at a point located 49.26 feet North 01°01'14" East and 16.50 feet South 88°37'16" East to a Landmark Surveying rebar and cap, FROM the Northeast corner of said Lot 6 (said Northeast Lot corner being located 1350.19 feet North 31°50'02" West from said survey monument at the intersection of 5900 South and 5900 West Streets);
RUNNING thence North 88°37'16" West 187.45 feet to a Landmark Surveying rebar and cap, said point being on the occupied common east boundary of Lot 2R1, Allen Acres Amended No. 2 recorded Entry No. 2804901 Plat book 79 page 57 on July 22, 2016;
Thence South 01°27'11" West (S 01°01'14" W by plat) 15.74 feet along said east boundary of Lot 2R1 being an existing fence line, to the north boundary of Lot 6 said Allen Acres Amended No. 2;
Thence South 89°59'16" East (S 88°58'46" E by plat) 187.56 feet along said north boundary of Lot 6, to a Landmark Surveying rebar and cap which is also the west right of way line of 6000 West Street as vacated by document recorded as Entry no. 2235212 on January 12, 2007;
Thence North 01°01'14" East 14.53 feet along said right of way to the point of beginning.
Containing 2,838 square feet.

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 hereon in accordance with UCA 17-23-117. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



RECORD OF SURVEY

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyingUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Wendy Myers
Address: 5739 South 6000 West, Hooper, Utah 84315

A part of the NE 1/4 of Section 24,
Township 5 North, Range 3 West, Salt Lake Base and Meridian.

Revisions:	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: July 5, 2018
	FILE: 3782

RECEIVED
AUG 15 2018
BY: 6016

Basis of Bearing = N 89°28'25" W Weber County State Plane Grid

Intersection mon. 5900 South and 6300 West streets, WCo Brass Cap in conc. NAD83 Grid coordinates of record, N=3582252.54 E=1466544.56 U.S. ft.

Intersection mon. 5900 South and 5900 West streets, WCo Brass Cap in conc. NAD83 Grid coordinates of record, N=3582227.48 E=1469270.97 U.S. ft.