

Find. West Quarter Surveyor's Brass Cap Witness Mon.  
 51°15'06"E  
 61.06' Calc.  
 61.02' Rec.

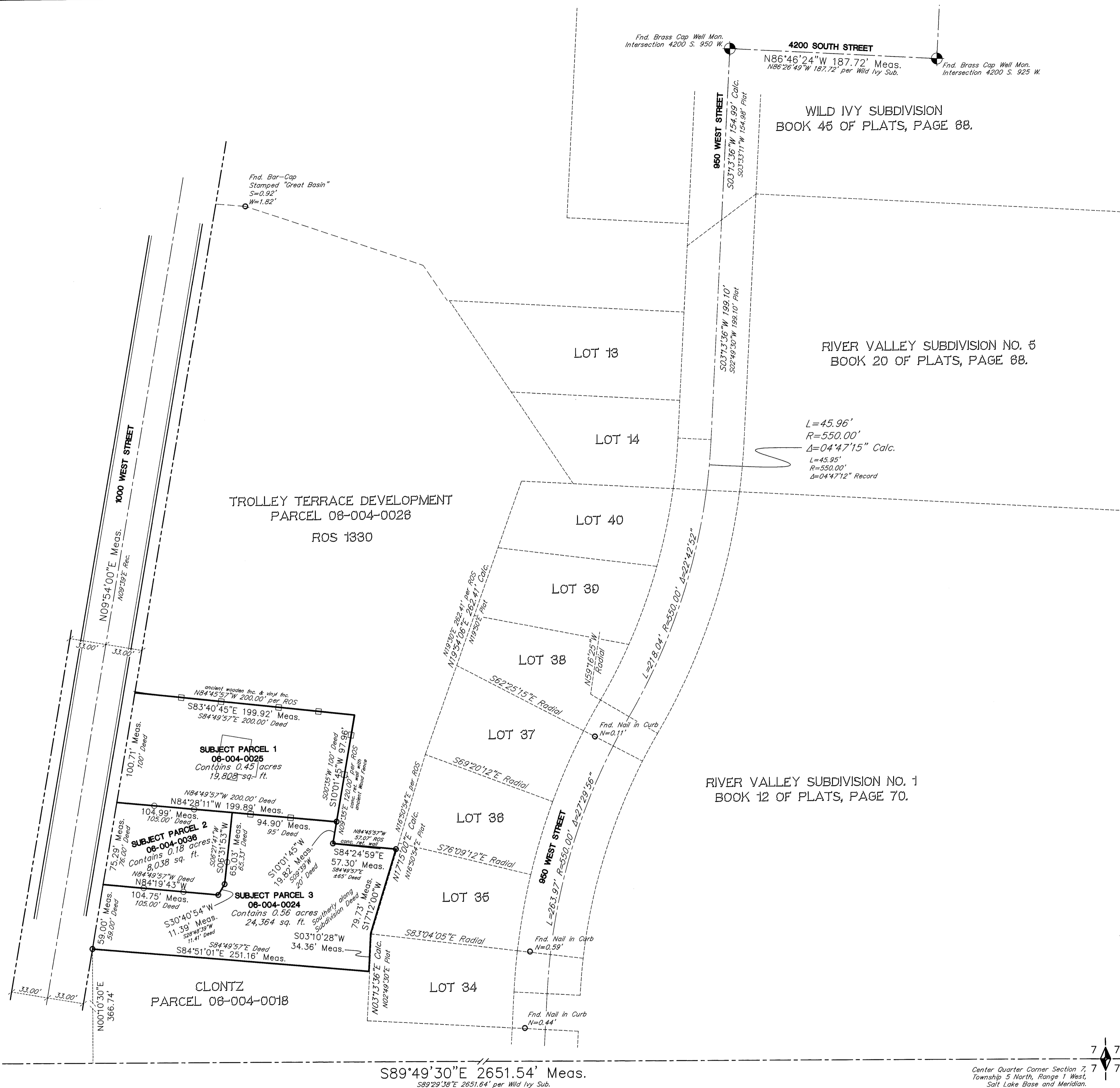
Northwest Corner Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Nothing Found.

N00°16'20"E 2711.48'  
 N00°34'50"E 2652.15' Calc.  
 N00°34'24"E 2652.15' per Wild Ivy Sub.

West Quarter Corner Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Find. Weber County Brass Cap Mon. as per County Surveyor's Tie Sheet. 784.43'

Southwest Corner Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Find. Weber County Brass Cap Mon. as per County Surveyor's Tie Sheet.

S00°28'08"W 2661.23' Meas.



S89°49'30"E 2651.54' Meas.  
 S89°29'38"E 2651.64' per Wild Ivy Sub.

Center Quarter Corner Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Find. Weber County Brass Cap Mon. as per County Surveyor's Tie Sheet.

**NARRATIVE:**

Boundary Consultants was retained by Roy Purkiss to survey the subject parcels and prepare a Parcel Line Adjustment between subject parcel 1 and parcels 2 and 3.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEIOD Model CONUS 12B @ height 4387.566 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by the Utah VRS System.

The deed location of the subject properties and their current occupation lines do not match the found section monumentation as currently located and depicted hereon. A Record of Survey was performed by Great Basin Engineering, certified by Gary L. Newman, filed with the Weber County Surveyor's Office as Survey Number 1330, performed between August and September 1995 and filed on May 1, 1996. A Great Basin rebar and cap was found along the north line of said survey which matches occupation line but not the current location of the West Quarter Corner of Section 7 that has been referenced in deeds to the root parcels of both the Adjoining and Subject Parcels. Evidence was found of an unfiled survey apparently performed by Landmark Surveying of Subject Parcel 3. Evidence of that survey was found and located as depicted hereon. Ambiguities exist between the found survey corners, which closely match occupation, and the extant Section Monumentation and Deed location of the parcel. The deed for Parcel 3 has more or less calls to the west line of the River Valley Subdivision, No. 1. We have located said subdivision using centerline monumentation monumenting the location of the Wild Ivy Subdivision created January 1997 by Casey Associates and placed the River Valley No. 1 and 5 Subdivisions from those monuments with the presumption that the segments of 950 West Street associated with the three subdivisions align to and abut with one another. Based upon our placement of the aforesaid subdivisions to the found evidence depicted hereon a Core exists between the monumented location of Subject Parcel 3 and River Valley Subdivision No.1.

In concert with the Utah Supreme Court's ruling in Q-2 LLC v Hughes, 368 P.3d 86 (2016) the Adjusted Descriptions of the three Subject Parcels have been prepared holding long term occupation lines (ancient fences and retaining walls). We have also honored the found bar and cap from the aforesaid unfiled survey and tied the said monumentation and occupation lines to the Section Monumentation found, measured and depicted hereon.

**EXTANT DESCRIPTIONS:**

**SUBJECT PARCEL 1, (06-004-0025); WARRANTY DEED; ENTRY #1713848:**

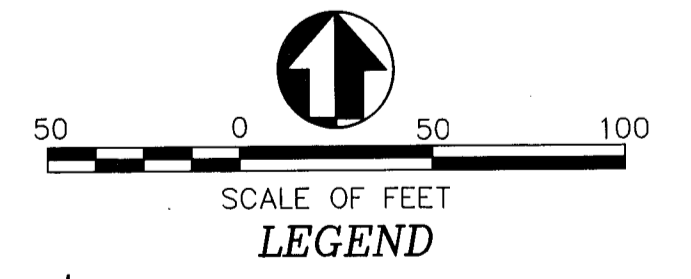
Part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, described as follows: Beginning 735 feet EAST and North 5'43" East 209.90 feet and North 12'13"19" East 58.53 feet and North 9'35"31" East 105.32 feet and North 86'50" West 10 feet, more or less, and North 9'39" East 135 feet more or less, from the West Quarter corner of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian; said point also being 503.33 feet NORTH and 798.49 feet EAST from said West Quarter corner; running thence North 9'35" East 100 feet; thence South 84'49'57" East 200 feet; thence South 0'35" West 100 feet; to the point of beginning.

**SUBJECT PARCEL 2, (06-004-0036); WARRANTY DEED; ENTRY #2597556:**

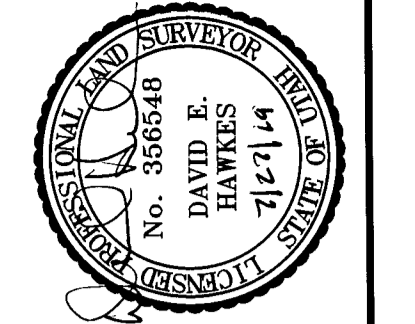
Part of the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the northwest corner of land conveyed to Gary W. Rasmussen and Anne Mae Rasmussen by deed recorded in Book 823, Page 120 of Records, said point being EAST 735 feet and North 5'43" East 209.9 feet to the Southwest Corner of land conveyed to Walter L. Palmer, Et Ux by Quit Claim recorded in Book 744, Page 448 of Records, and North 12'13'19" East 58.53 feet, and North 9'35'31" East 105.32 feet, and South 84'49'57" East 240 feet, more or less, to the westerly line of River Valley Subdivision No. 1 and Northerly 115 feet along said Westerly line, and North 84'49'57" West 265 feet, more or less, to the Easterly line of land conveyed to Riverdale City Corporation by quit Claim Deed recorded in Book 810, Page 201 of Records, from the Southwest corner of said Northwest Quarter of Section, running thence North 9'39" East 20.0 feet along the easterly line of 1000 West Street, thence South 84'49'57" East 105.0 feet; Thence South 6'21'46" West 65.33 feet; Thence South 28'48'38" West 11.41 feet; Thence North 84'49'57" West 105.0 feet to the easterly line of 1000 West Street; Thence North 9'39" East 56.0 feet along said easterly line to the point of beginning.

**SUBJECT PARCEL 3, (06-004-0024); WARRANTY DEED; ENTRY #935807:**

Part of the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point EAST 768.36 feet and NORTH 266.08 feet from the Southwest Corner of said Northwest Quarter; thence North 9'35'31" East 105.32 feet (WD 767-501) and North 84'56'43" West 10 feet, more or less, (WD 1616-954), to the Easterly line of 1000 West Street and the true point of beginning, running thence along said Easterly line North 09'35'31" East 59 feet, more or less, to the Southwest Corner of property deeded in Warranty Deed recorded in Book 1181 at Page 233; thence South 84'49'57" East 105.00 feet to the Southwest Corner of property deeded in Warranty Deed recorded in Book 1197 at Page 351; thence North 6'21'46" East 65.33 feet (NORTH); thence South 84'49'57" East 95 feet to the Northeast Corner of property deeded in Warranty Deed recorded in Book 916 at Page 121; thence South 9'39" West 20 feet; thence South 84'49'57" East 65 feet, more or less, to the West line of River Valley Subdivision No. 1; thence Southerly along said West line to a point South 84'54'57" East of the point of beginning; thence North 84'49'57" West to the point of beginning.



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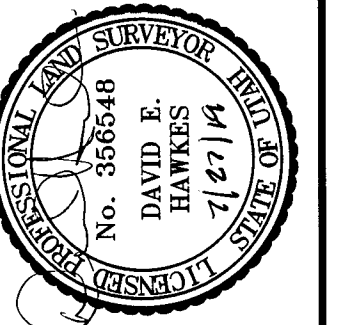


DATE: 07-27-19  
 SCALE: 1"=50'  
 SHEET NUMBER: 1920001

RECORD OF SURVEY AND PARCEL ADJUSTMENT  
 TAX PARCELS 06-004-0025, -0036, -0024  
 CURRENT CONFIGURATION  
 LYING AND SITUATE IN THE NORTHWEST QUARTER SECTION 7,  
 TOWNSHIP 5 NORTH, RANGE 1 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

DEH	DEH	DEH
DESIGNED	DRAWN	CHECKED
SHEET 1		
OF 2		



**NEW DESCRIPTIONS:**

**SUBJECT PARCEL 1 (06-004-0025):**

A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being South 89°49'30" East 2651.54 feet, measured, between the Weber County Surveyor's brass cap monuments monumentizing the south line of the Northwest Quarter of said Section 7. Subject Parcel being more particularly described as follows:

Commencing at the Weber County Brass Cap Monument monumentizing the West Quarter Corner of said Section 7, thence South 89°49'30" East 784.43 feet coincident with the center quarter section line of said Section 7; Thence North 00°10'30" East 366.74 feet to a point on the easterly right of way of 1000 West Street; Thence North 09°54'00" East 135.00 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence continuing coincident with said right of way North 09°54'00" East 100.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence departing said right of way South 83°40'45" East 199.92 feet along an ancient fence and acquiesced boundary line to a number five rebar and cap stamped "PLS 356548"; Thence South 10°10'45" West 100.97 feet along an ancient wall, fence line and acquiesced boundary line to a copper rivet; Thence the following two (2) courses coincident with an agreement line 1) North 84°28'11" West 78.61 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 79°44'03" West 36.34 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 83°59'24" West 84.78 feet along an ancient chain-link fence line to the point of beginning.

**SUBJECT PARCEL 2 (06-004-0036):**

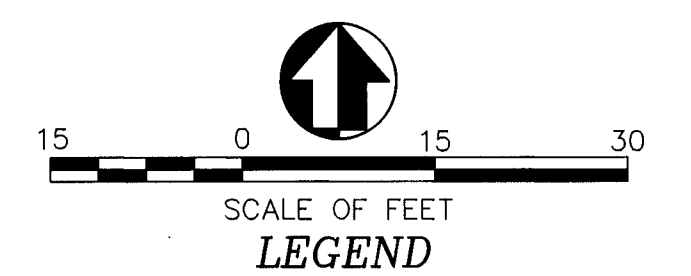
A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being South 89°49'30" East 2651.54 feet, measured, between the Weber County Surveyor's brass cap monuments monumentizing the south line of the Northwest Quarter of said Section 7. Subject Parcel being more particularly described as follows:

Commencing at the Weber County Brass Cap Monument monumentizing the West Quarter Corner of said Section 7, thence South 89°49'30" East 784.43 feet coincident with the center quarter section line of said Section 7; Thence North 00°10'30" East 366.74 feet to a point on the easterly right of way of 1000 West Street; Thence North 09°54'00" East 135.00 feet coincident with said right of way to a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 83°59'24" East 84.78 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence coincident with an agreement line South 79°44'03" East 20.20 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 06°31'53" West 63.36 feet along an ancient chain-link fence line to a number five rebar and cap stamped "Landmark"; Thence South 30°40'54" West 11.39 feet along an ancient chain-link fence line to a number five rebar and cap stamped "Landmark"; Thence North 84°19'43" West 104.75 feet along an ancient chain-link fence line and the prolongation thereof to a number 5 rebar and cap stamped "PLS 356548" and a point on the easterly right of way of 1000 West Street; Thence North 09°54'00" East 76.00 feet coincident with said right of way line to the point of beginning.

**SUBJECT PARCEL 3 (06-004-0024):**

A parcel of land lying and situate in the Northwest Quarter of Section 7, Township 5 North, Range 1 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being South 89°49'30" East 2651.54 feet, measured, between the Weber County Surveyor's brass cap monuments monumentizing the south line of the Northwest Quarter of said Section 7. Subject Parcel being more particularly described as follows:

Commencing at the Weber County Brass Cap Monument monumentizing the West Quarter Corner of said Section 7, thence South 89°49'30" East 784.43 feet coincident with the center quarter section line of said Section 7; Thence North 00°10'30" East 366.74 feet to a point on the easterly right of way of 1000 West Street a number five rebar and cap stamped "Landmark" and the True Point of Beginning; Thence North 09°54'00" East 59.00 feet coincident with said easterly right of way to a number 5 rebar and cap stamped "PLS 356548"; Thence South 84°19'43" East 104.75 feet along an ancient chain-link fence line and the prolongation thereof to a number 5 rebar and cap stamped "Landmark"; Thence North 30°40'54" East 11.39 feet along an ancient chain-link fence line to a number five rebar and cap stamped "Landmark"; Thence North 06°31'53" East 63.36 feet along an ancient chain-link fence line to a number 5 rebar and cap stamped "PLS 356548" and a point on an agreement line; Thence the following two (2) courses coincident with said agreement line 1) South 79°44'03" East 16.14 feet to a number 5 rebar and cap stamped "PLS 356548"; 2) South 84°28'11" East 78.61 feet to a copper rivet; Thence South 84°24'59" East 57.30 more or less (to, or through, a number five rebar and cap stamped "Landmark") to a point on the west boundary of River Valley Subdivision No. 1; Thence the following two (2) courses coincident with said west boundary 1) South 17°12'00" West 79.73 feet; 2) South 03°10'28" West 34.36 feet; Thence departing said west boundary North 84°51'01" West 251.16 feet more or less, to the point of beginning.



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West Quarter Corner Section 7,  
Township 5 North, Range 1 West,  
Salt Lake Base and Meridian.  
Fnd. Weber County Brass Cap Mon.  
as per County Surveyor's Tie Sheet.

Center Quarter Corner Section 7,  
Township 5 North, Range 1 West,  
Salt Lake Base and Meridian.  
Fnd. Weber County Brass Cap Mon.  
as per County Surveyor's Tie Sheet.

RECORD OF SURVEY AND PARCEL ADJUSTMENT  
TAX PARCELS 06-004-0025, -0036, -0024  
POST ADJUSTMENT CONFIGURATION  
LYING AND SITUATE IN THE NORTHWEST QUARTER SECTION 7,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

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