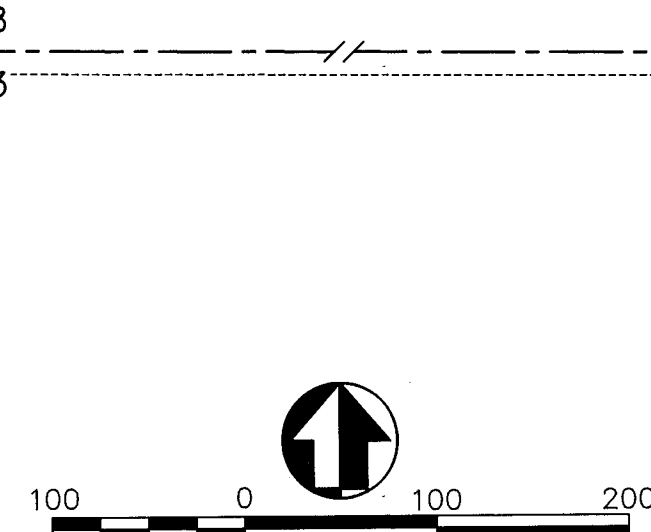
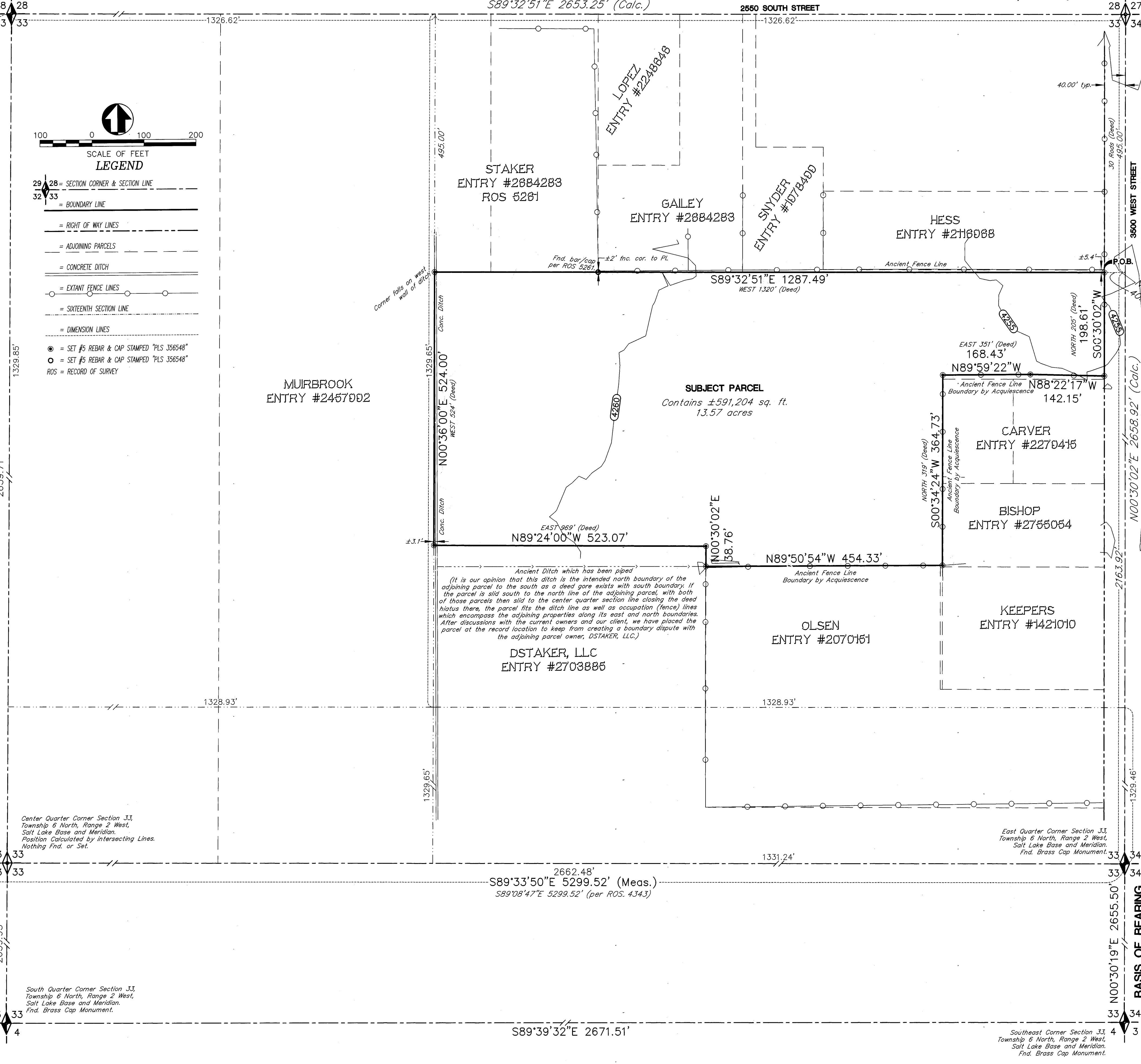


North Quarter Corner Section 33,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. Brass Cap Monument.

Northeast Corner Section 33,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Position Calculated from Record
of Survey 4343. Nothing Fnd. or Set.



- 29 28 = SECTION CORNER & SECTION LINE
- 32 33 = BOUNDARY LINE
- = RIGHT OF WAY LINES
- = ADJOINING PARCELS
- = CONCRETE DITCH
- = EXISTANT FENCE LINES
- = SIXTEENTH SECTION LINE
- = DIMENSION LINES
- = SET #5 REBAR & CAP STAMPED "PLS 356548"
- = SET #5 REBAR & CAP STAMPED "PLS 356548"
- ROS = RECORD OF SURVEY



(It is our opinion that this ditch is the intended north boundary of the adjoining parcel to the south as a deed gore exists with south boundary. If the parcel is slid south to the north line of the adjoining parcel, with both of those parcels then slid to the center quarter section line closing the deed hiatus there, the parcel fits the ditch line as well as occupation (fence) lines which encompass the adjoining properties along its east and north boundaries. After discussions with the current owners and our client, we have placed the parcel at the record location to keep from creating a boundary dispute with the adjoining parcel owner, DSTAKER, LLC.)

NARRATIVE:

Boundary Consultants was retained by Alpine Engineering to survey the subject parcel prior to it being subdivided. This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4182.363 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. Field work for this survey was completed on February 24, 2017. At the date of this survey the Northeast Corner of Section 33 was not in place due to the recent re-construction of 3500 West Street. We determined the location of that corner by retracing a Record of Survey performed by Great Basin Engineering, certified by Andy Hubbard, filed as Survey Number 4343 with the Weber County Surveyor, which located the corner when it was in place. DEEDS IN THIS QUARTER SECTION DO NOT MATCH OCCUPATION LINES. There is a substantial discrepancy between occupation and deed lines in north-south axis, with minor variations in the east-west axis. When deed lines are moved to match occupation lines, the area encompassed by deed and occupation very nearly match and also close a deed hiatus along the Center Quarter Section Line. It is our Professional Opinion that this problem was created by Scrivener's Errors in the creation of the deeds. Because of the age, the long term occupation of the fenced areas, and actions of the adjoining parties we have recognized the doctrine of Boundary by Acquiescence in keeping with the Utah Supreme Court ruling in Q-2 L.L.C. v. Hughes, 368 P.3d 86 (2016). The "DSTAKER, L.L.C." parcel (Entry 2703885) does not meet the requirements for Boundary by Acquiescence, although an ancient ditch separates it from the subject parcel. Ownership by current parties has not met the statutory requirement of 20 years and prior ownership was vested in a single party. As such deed lines have been held. The west line of the subject parcel is the East Sixteenth Section Line. The north line of the subject parcel abuts the deed lines of the adjoining parcels along that line. An ancient fence (portions of which have been replaced by newer fencing propogating the ancient line) separates the parcels. It is evident that the discrepancy between the extant fence and the deed line is caused by the deeds calling cardinal directions with right angles around the parcels when in fact those right angles do not exist as the section lines are not at right angle to each other. If the ancient fence is extended to the sixteenth section line it meets the northwest corner of the subject parcel. The deed for the "Snyder" parcel has a narrow strip which extends along south line of the "Hess" parcel to 3500 West Street. Although we have not researched the origin of this strip, it is evident that it was obtained in a Tax Sale by Weber County when a deed hiatus was discovered in the Counties Tax Plats. This is consistent with past actions of the Weber County Tax Assessor's Office. It is our Professional Opinion that the requirements for Boundary by Acquiescence have been met in the deed line. Because of the possible hostility of some of the adjoining parties and upon consulting with our client we have held to the deed lines.

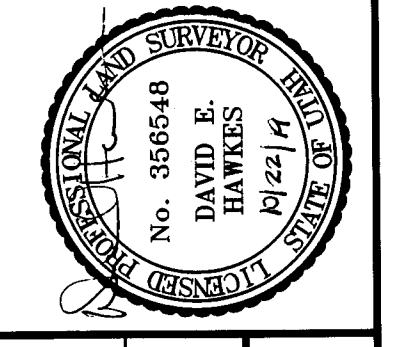
DESCRIPTIONS:

SPECIAL WARRANTY DEED, ENTRY #2089767; PARCEL 2:
Part of the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point 30 rods SOUTH of the Northeast Corner of said Quarter Section, and running thence WEST 1320 feet; Thence SOUTH 524 feet; Thence EAST 969 feet; Thence NORTH 319 feet; Thence EAST 351 feet; Thence NORTH 205 feet to the place of beginning.

"AS SURVEYED" DESCRIPTION:

A parcel of land lying and situate the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising 13.57 acres, described as Parcel 2 in that certain Special Warranty Deed recorded as Entry 2089767 of the Weber County Records. Basis of Bearing Geodetic North as determined by GPS or North 00°30'19" East coincident with the east line of the Southeast Quarter of said Section 33. Subject parcel being more particularly described as follows:

Commencing at the Southeast Corner of said Section 33, which is a Weber County Survey brass cap monument, thence North 00°30'19" East 2655.50 feet coincident with the east line of the Southeast Quarter of said Section 33 to the East Quarter Corner thereof, which is a Weber County Survey brass cap monument; Thence North 00°30'02" East 2163.92 feet coincident with the east line of the Northeast Quarter of said Section to a point 30 rods (495.00 feet) South 00°30'02" West of the Northeast Corner of said Section 33 as located on that certain Record of Survey performed by Boundary Consultants, Inc., certified by David E. Hawkes, P.L.S., titled "Record of Survey of Tax Parcel 15-088-0035 and filed in the Office of the Weber County Surveyor; Thence North 89°32'51" West 40.00 feet to the northwest corner of that particular parcel of land transferred to Weber County by that certain Warranty Deed recorded as Entry 2722848 of the Weber County Records a number 5 rebar and cap stamped "PLS 356548" and the True Point of Beginning. Thence South 00°30'02" West 198.61 feet coincident with the west right of way line of 3500 West Street to a number 5 rebar and cap stamped "PLS 356548"; Thence the following four (4) courses along ancient fence and acquiescence lines, 1) North 88°22'17" West 142.15 feet to a number 5 rebar and cap stamped "PLS 356548"; 2) North 89°59'22" West 168.43 feet to a fence corner; 3) South 00°34'24" West 364.73 feet to a fence corner; 4) North 89°50'54" West 454.33 feet to a fence corner; Thence North 00°30'02" East 38.76 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°24'00" West 523.07 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°36'00" East 524.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°32'51" East 1287.49 feet to the point of beginning.



DATE: 04-01-17
SCALE: 1"=100'
PROJECT NUMBER: 1708001

RECORD OF SURVEY OF TAX PARCEL 15-088-0035 VAL and LINDA STAKER LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-690-7158 FAX
801-792-1569

RECEIVED
OCT 22 2019
BY: G. S. C.

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1