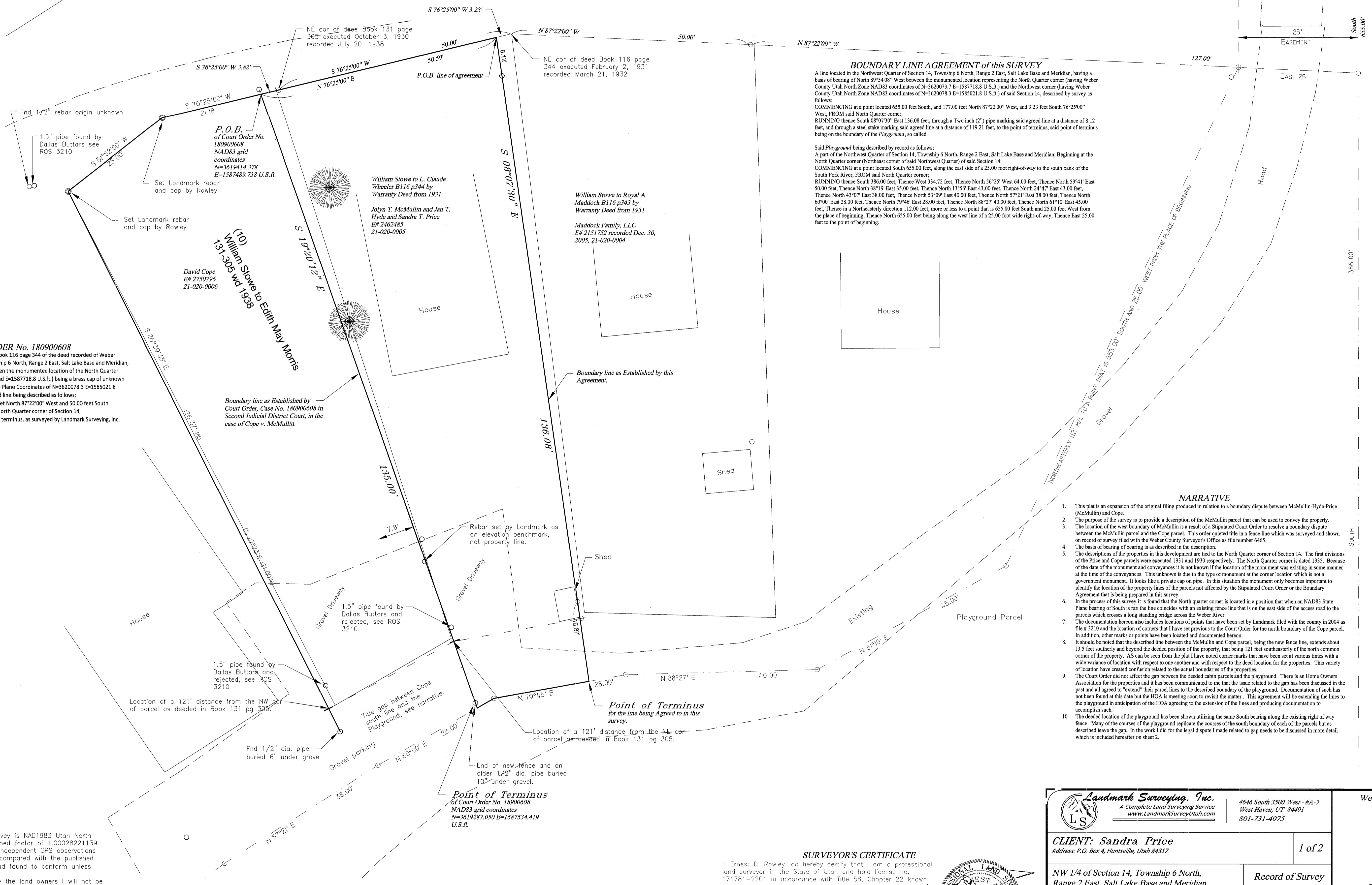
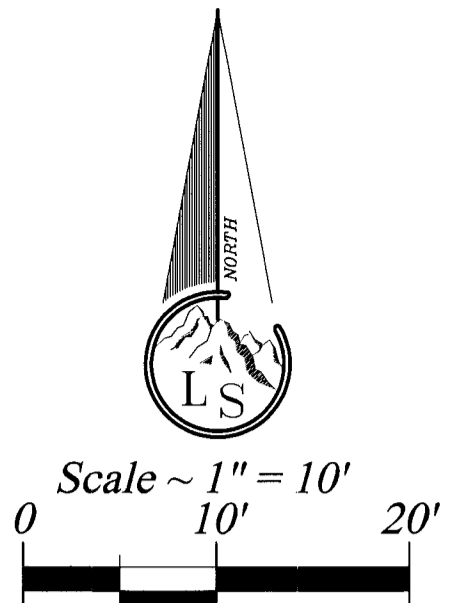


# Record of Survey for Boundary Line Agreement

PART OF THE NW 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH

N 1/4 cor Sec. 14, T 6 N, R 2 E, SLB&M,  
1935 Brass Cap of unknown origin, accepted  
by Weber County Surveyor as the corner.  
NAD83 State Plane Grid coordinates  
N=3620073.7 E=1587718.8 U.S.f.

NW cor Sec. 14, T 6 N, R 2 E, SLB&M, 1989  
WCoS Brass Cap, NAD83 State Plane Grid  
coordinates N=3620078.3 E=1585021.8 U.S.f.



**BOUNDARY LINE AGREEMENT of this SURVEY**  
A line located in the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, having a basis of bearing of North 89°54'08" West between the monumented location representing the Northwest corner (having Weber County Utah North Zone NAD83 coordinates of N=3620073.7 E=1587718.8 U.S.f.) and the North Quarter corner (having Weber County Utah North Zone NAD83 coordinates of N=3620078.3 E=1585021.8 U.S.f.) of said Section 14, described by survey as follows:  
COMMENCING at a point located 655.00 feet South, and 177.00 feet North 87°22'00" West, and 3.23 feet South 76°25'00" West, FROM said North Quarter corner;  
RUNNING thence South 08°49'30" East 136.08 feet, through a Two inch (2") pipe marking said agreed line at a distance of 8.12 feet, and through a steel stake marking said agreed line at a distance of 119.21 feet, to the point of terminus, said point of terminus being on the boundary of the Playground, so called.

Said Playground being described by record as follows:  
A part of the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, Beginning at the North Quarter corner (Northeast corner of said Northwest Quarter) of said Section 14;  
COMMENCING at a point located South 655.00 feet, along the east side of a 25.00 foot right-of-way to the south bank of the South Fork River, FROM said North Quarter corner;  
RUNNING thence South 386.00 feet, Thence West 334.72 feet, Thence North 56°25' West 64.00 feet, Thence North 59°41' East 50.00 feet, Thence North 38°19' East 35.00 feet, Thence North 13°56' East 43.00 feet, Thence North 24°47' East 43.00 feet, Thence North 43°07' East 38.00 feet, Thence North 53°09' East 40.00 feet, Thence North 57°21' East 38.00 feet, Thence North 60°00' East 28.00 feet, Thence North 79°46' East 28.00 feet, Thence North 88°27' 40.00 feet, Thence North 61°10' East 45.00 feet, Thence in a Northeasterly direction 112.00 feet, more or less to a point that is 655.00 feet South and 25.00 feet West from the place of beginning, Thence North 655.00 feet being along the west line of a 25.00 foot wide right-of-way, Thence East 25.00 feet to the point of beginning.

**DESCRIPTION of COURT ORDER No. 180900608**  
A line between two parcels recorded as Book 131 page 305 and Book 116 page 344 of the deed recorded of Weber County, Utah, within the Northwest Quarter of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian, said line having a basis of bearing of North 89°54'08" West between the monumented location of the North Quarter corner (having NAD83 State Plane Coordinates of N=3620073.7 and E=1587718.8 U.S.f.) being a brass cap of unknown origin dated 1935, and the Northwest corner (having NAD83 State Plane Coordinates of N=3620078.3 E=1585021.8 U.S.f.) being a Weber County Surveyor Brass Cap dated 1989, said line being described as follows:  
COMMENCING at a point located 655.00 feet South and 177.00 feet North 87°22'00" West and 50.00 feet South 76°25'00" West and 3.82 feet South 76°25'00" West, FROM said North Quarter corner of Section 14;  
RUNNING thence South 19°20'12" East 135.00 feet to the point of terminus, as surveyed by Landmark Surveying, Inc. said survey being incorporated herein by reference.

**P.O.B. of Court Order No. 180900608**  
NAD83 grid coordinates  
N=3619414.378  
E=1587489.738 U.S.f.

William Stowe to L. Claude Wheeler B116 p344 by Warranty Deed from 1931.  
Jolyn T. McMullin and Jan T. Hyde and Sandra T. Price EH 2462483 21-020-0005

Maddock Family, LLC EH 2151752 recorded Dec. 30, 2005, 21-020-0004

David Cope EH 2750796 21-020-0006

**Boundary line as Established by Court Order, Case No. 180900608 in Second Judicial District Court, in the case of Cope v. McMullin.**

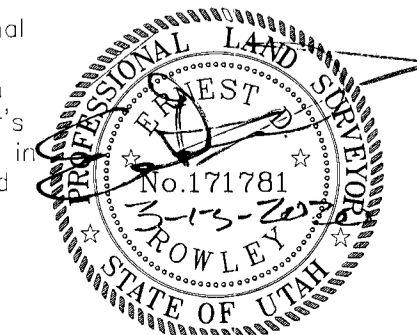
**Boundary line as Established by this Agreement.**

### NARRATIVE

- This plat is an expansion of the original filing produced in relation to a boundary dispute between McMullin-Hyde-Price (McMullin) and Cope.
- The purpose of the survey is to provide a description of the McMullin parcel that can be used to convey the property.
- The location of the west boundary of McMullin is a result of a Stipulated Court Order to resolve a boundary dispute between the McMullin parcel and the Cope parcel. This order quieted title in a fence line which was surveyed and shown on record of survey filed with the Weber County Surveyor's Office as file number 6465.
- The basis of bearing of bearing is as described in the description.
- The descriptions of the properties in this development are tied to the North Quarter corner of Section 14. The first divisions of the Price and Cope parcels were executed 1931 and 1930 respectively. The North Quarter corner is dated 1935. Because of the date of the monument and conveyances it is not known if the location of the monument was existing in some manner at the time of the conveyances. This unknown is due to the type of monument at the corner location which is not a government monument. It looks like a private cap on pipe. In this situation the monument only becomes important to identify the location of the property lines of the parcels not affected by the Stipulated Court Order or the Boundary Agreement that is being prepared in this survey.
- In the process of this survey it is found that the North Quarter corner is located in a position that when an NAD83 State Plane bearing of South is run the line coincides with an existing fence line that is on the east side of the access road to the parcels which crosses a long standing bridge across the Weber River.
- The documentation herein also includes locations of points that have been set by Landmark filed with the county in 2004 as file # 3210 and the location of corners that I have set previous to the Court Order for the north boundary of the Cope parcel. In addition, other marks or points have been located and documented hereon.
- It should be noted that the described line between the McMullin and Cope parcel, being the new fence line, extends about 13.5 feet southerly and beyond the deeded position of the property, that being 121 feet southeasterly of the north common corner of the property. AS can be seen from the plat I have noted corner marks that have been set at various times with a wide variance of location with respect to one another and with respect to the deed location for the properties. This variety of location have created confusion related to the actual boundaries of the properties.
- The Court Order did not affect the gap between the deeded cabin parcels and the playground. There is an Home Owners Association for the properties and it has been communicated to me that the issue related to the gap has been discussed in the past and all agreed to "extend" their parcel lines to the described boundary of the playground. Documentation of such has not been found at this date but the HOA meeting soon to revisit the matter. This agreement will be extending the lines to the playground in anticipation of the HOA agreeing to the extension of the lines and producing documentation to accomplish such.
- The deeded location of the playground has been shown utilizing the same South bearing along the existing right of way fence. Many of the corners of the playground replicate the courses of the south boundary of each of the parcels but as described leave the gap. In the work I did for the legal dispute I made related to gap needs to be discussed in more detail which is included hereafter on sheet 2.

- NOTE:
- Upper Valley Coordinate system used in this survey is NAD1983 Utah North Zone U.S.f. expanded to ground using a combined factor of 1.00028221139. The initial measured coordinates are based on independent GPS observations using Leica Network. The values observed were compared with the published values of the Weber County Surveyor's Office and found to conform unless otherwise noted.
  - Because the line has been marked previously by the land owners I will not be setting any new points for the agreed line.

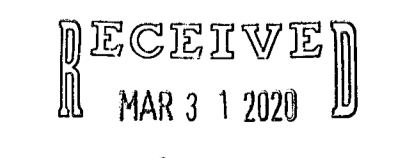
**SURVEYOR'S CERTIFICATE**  
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the line shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. 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

<b>CLIENT: Sandra Price</b> Address: P.O. Box 4, Huntsville, Utah 84317		1 of 2
<b>NW 1/4 of Section 14, Township 6 North, Range 2 East, Salt Lake Base and Meridian.</b>		<b>Record of Survey</b>
Revisions	DRAWN BY: EDR	
	CHECKED BY: ...	
	DATE: March 13, 2020	
	PROJ: 3992	

Weber County Surveyor



BY: G.L.L.

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.