

200 SOUTH STREET

Fnd. Weber County Surveyor's
3" brass cap well monument.
Stamped 2001

S01°21'05"E 199.96'

Fnd. Weber County Surveyor's
3" brass cap well monument.
Stamped 2001

N88°39'E 9.501 chains (627.066') Rec.
N88°37'46"E 627.09'

Fnd. Weber County Surveyor's
3" brass cap well monument.
Stamped 2001

300 SOUTH STREET

LOT 5

LOT 6

LOT 4

LOT 7

LUDEAN ROBSON LIVING TRUST
ENTRY #2832348

LOT 3

LOT 8
SUBJECT PARCEL
Contains 0.77 acres
±33,701 sq. ft.

LOT 2

LANDRETH
ENTRY #2698332
LOT 1

400 SOUTH STREET

7500 EAST STREET

N01°21'15"W 628.54'
S01°21'E 9.522 chains (628.452') Rec.
BASIS OF BEARING

7600 WEST STREET

7700 WEST STREET

Nothing Fnd. or Set.
Location determined by
Bearing Bearing Intersect.

S88°38'39"W 627.12'
N88°39'E 9.501 chains (627.066') Rec.

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NARRATIVE:

Boundary Consultants was retained by Norma Klein to survey the subject parcel, and set the corners thereof.
This survey was carried out using a Trimble S6 Total Station and a Trimble 5800 GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4890.015 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS. Monumentation was found and measured as depicted hereon. Block 8 was then retraced using the "Official Map of Huntsville Townsite, Weber County, Utah", resurveyed 1889, approved and adopted by the Board of County Commissioners October 24, 1910.
An ancient fence line was found running along the north line of Lot 8, Block 8, Plat "A", Huntsville Survey which coincides with our retracement of said Block 8. An ancient fence line was found ±5 feet south of the retracement line of said Lot 8. We spoke with Ariana Landreth, owner of Lot 1, the adjoining parcel to the south, and asked her where the north property line of the lot was. She stated that she and her husband had purchased the lot 3 years ago and that they thought the ancient fence line that runs along the north side of the property was the boundary. That fence is ancient, in excess of 20 years old, and has been the occupation and use line of both parcels. As such and in harmony with the Utah State Supreme Courts decision in Q2, LLC v. Hughes, 368P .3d (2016), we have recognized and applied the Doctrine of Boundary by Acquiescence and held the fence as the true boundary of the subject parcel.

DESCRIPTIONS:

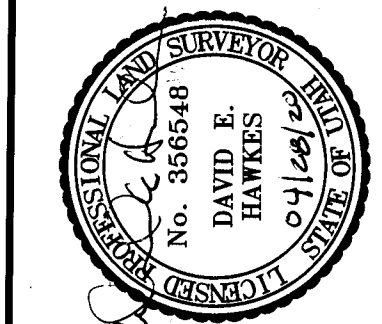
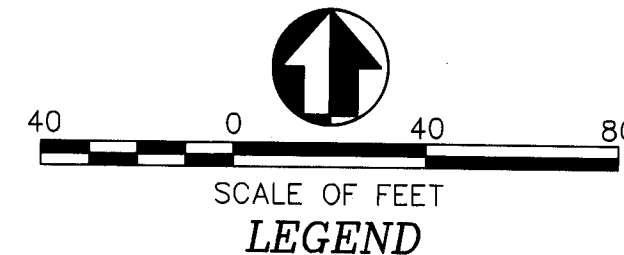
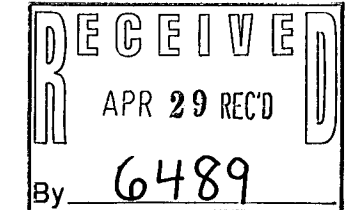
WARRANTY DEED: ENTRY #2796979:

ALL OF LOT 8, BLOCK 8, PLAT "A", HUNTSVILLE SURVEY, AS SHOWN ON THE RECORDED PLAT THEREOF.

AS-SURVEYED "ACQUIRED BOUNDARY":

A parcel of land lying and situate in the North Half of Section 18, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising all of Lot 8 and the acquired portion of Lot 1, lying north of an ancient fence line, of Block 8, Plat A, Huntsville Survey. Basis of Bearing for subject parcel being North 01°21'15" West 628.54 feet (meas.) coincident with the center line of said 7500 East Street.

Commencing at the 3" Weber County brass cap monument stamped "2001" at the intersection of 7500 East and 400 South Streets, thence North 01°21'15" West 49.50 feet coincident with said centerline; Thence South 88°38'45" West 49.50 feet to the Southeast Corner of said Block 8; Thence North 01°21'15" West 127.55 feet coincident with the east line of said Block 8 to the True Point of Beginning which is a number 5 rebar and plastic cap stamped "PLS 356548" set in an ancient fence line; Thence South 89°08'17" West 247.56 feet along said ancient fence and acquiescence line to a number 5 rebar and plastic cap stamped "PLS 356548"; Thence North 01°21'10" West 135.05 feet coincident with west line of said Lot 8 and the prolongation thereof to the northwest corner of said Lot 8 and a number 5 rebar and plastic cap stamped "PLS 356548"; Thence North 88°38'12" East 247.55 feet coincident with the north line of said Lot 8 to the northeast corner thereof and a number 5 rebar and plastic cap stamped "PLS 356548"; Thence South 01°21'15" East 137.22 feet coincident with the east line of said Block 8 to the point of beginning.



DATE: 07-07-17
SCALE: 1"=40'
PROJECT NUMBER: 1721001

RECORD OF SURVEY OF TAX PARCEL 24-011-0001
LOT 8, BLOCK 8, PLAT "A" HUNTSVILLE SURVEY
EDDY KLEIN FAMILY TRUST
LYING AND SITUATE IN THE NORTH HALF OF SECTION 18,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors

1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH

SHEET
1
OF
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