

West Quarter Corner Section 16,
Township 6 North, Range 2 East,
Salt Lake Base and Meridian.
Fnd. 4" Weber County brass cap.
Stamped 1988, in fence line.

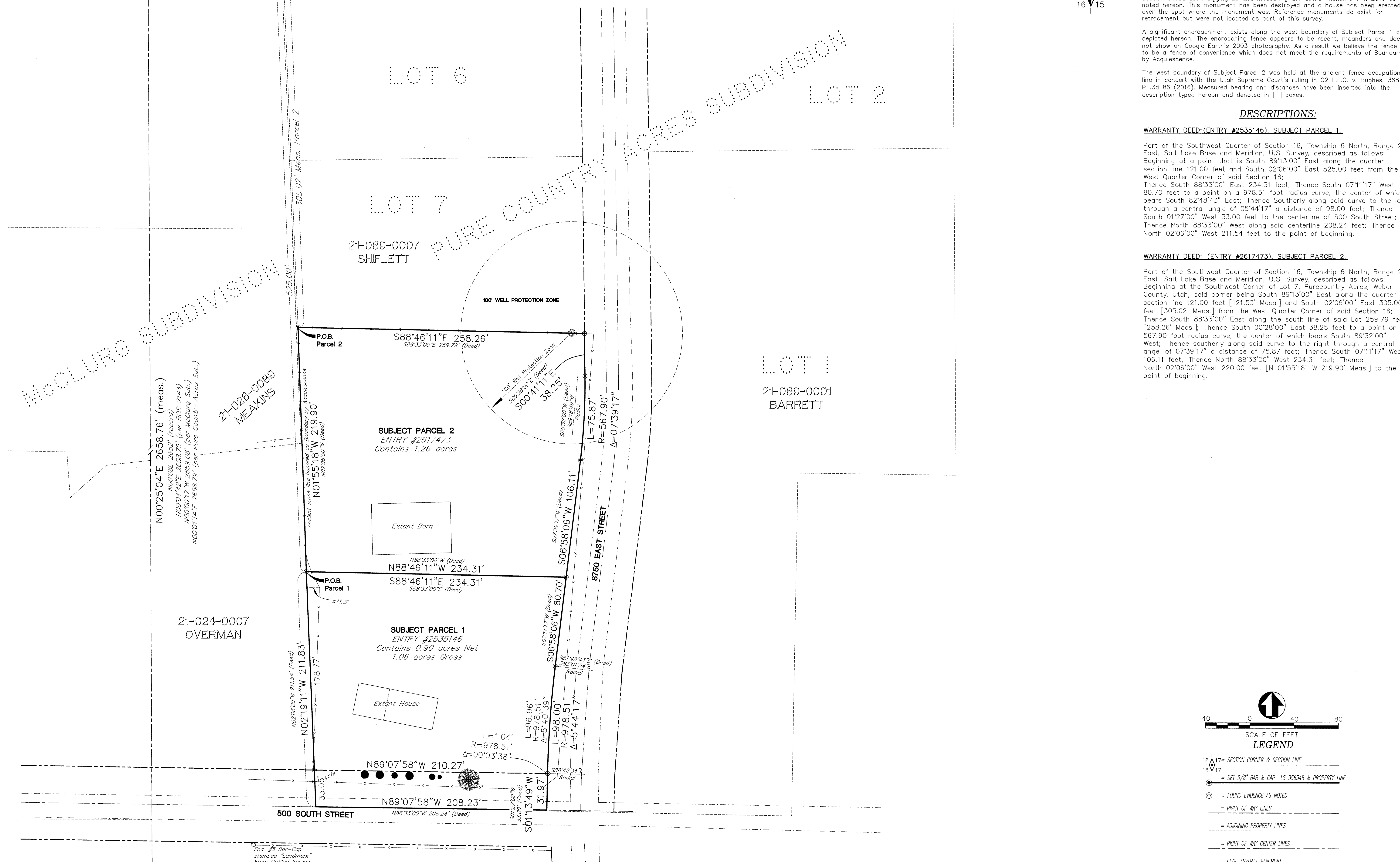
S89°13'00"E per Pure Country Acres Sub.

BASIS OF BEARING
S89°26'11"E 5204.74' Measured mon. to mon.

East Quarter Corner Section 16,
Township 6 North, Range 2 East,
Salt Lake Base and Meridian.
Fnd. 2020 Weber County Brass Cap.

17 16 -121.53' Meas. Parcel 2
17 16 -121.00' Parcel 1

16 15
16 15



Southwest Corner Section 16,
Township 6 North, Range 2 East,
Salt Lake Base and Meridian.
Fnd. 4" Weber County brass cap.
Stamped 1988, 1' below surface.
(Located 11-25-2016)

17 16
20 21

NARRATIVE:

Boundary Consultants was retained by Ryan Watanabe to survey the subject parcel and monument the corners thereof. This survey was carried out using a Trimble R8S GPS System with ground distances being determined by the Utah TURN VRS System. Monuments were found and tied as depicted hereon. The East Quarter Corner of the section is a new (2020) Weber County brass cap set in the asphalt of 9500 East Street with no ring and lid. We have placed the Southwest Corner of the Section based upon digging up and measuring the actual monument in 2016 as noted hereon. This monument has been destroyed and a house has been erected over the spot where the monument was. Reference monuments do exist for retracement but were not located as part of this survey.

A significant encroachment exists along the west boundary of Subject Parcel 1 as depicted hereon. The encroaching fence appears to be recent, meanders and does not show on Google Earth's 2003 photography. As a result we believe the fence to be a fence of convenience which does not meet the requirements of Boundary by Acquiescence.

The west boundary of Subject Parcel 2 was held at the ancient fence occupation line in concert with the Utah Supreme Court's ruling in Q2 LLC v. Hughes, 368 P.3d 86 (2016). Measured bearing and distances have been inserted into the description typed hereon and denoted in [] boxes.

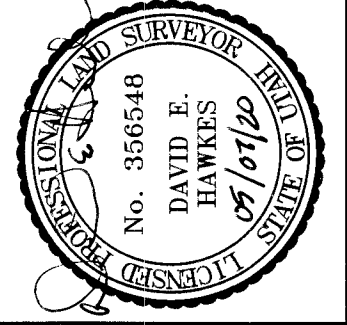
DESCRIPTIONS:

WARRANTY DEED: (ENTRY #2535146), SUBJECT PARCEL 1:

Part of the Southwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point that is South 89°13'00" East along the quarter section line 121.00 feet and South 02°06'00" East 525.00 feet from the West Quarter Corner of said Section 16; Thence South 88°33'00" East 234.31 feet; Thence South 07°11'17" West 80.70 feet to a point on a 978.51 foot radius curve, the center of which bears South 82°48'43" East; Thence Southerly along said curve to the left through a central angle of 05°44'17" a distance of 98.00 feet; Thence South 01°27'00" West 33.00 feet to the centerline of 500 South Street; Thence North 88°33'00" West along said centerline 208.24 feet; Thence North 02°06'00" West 211.54 feet to the point of beginning.

WARRANTY DEED: (ENTRY #2617473), SUBJECT PARCEL 2:

Part of the Southwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at the Southwest Corner of Lot 7, Purecountry Acres, Weber County, Utah, said corner being South 89°13'00" East along the quarter section line 121.00 feet [121.53' Meas.] and South 02°06'00" East 305.00 feet [305.02' Meas.] from the West Quarter Corner of said Section 16; Thence South 88°33'00" East along the south line of said Lot 259.79 feet [258.26' Meas.]; Thence South 00°28'00" East 38.25 feet to a point on a 567.90 foot radius curve, the center of which bears South 89°32'00" West; Thence southerly along said curve to the right through a central angle of 07°39'17" a distance of 75.87 feet; Thence South 07°11'17" West 106.11 feet; Thence North 88°33'00" West 234.31 feet; Thence North 02°06'00" West 220.00 feet [N 01°55'18" W 219.90' Meas.] to the point of beginning.



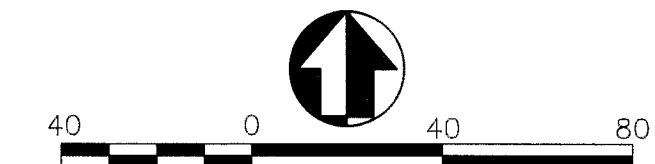
DATE: 05-07-20
SCALE: 1"=40'
SHEET NUMBER: 2010001

RECORD OF SURVEY OF WEBER COUNTY TAX PARCELS
12-024-0024, -0034
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DEH	DEH	DEH
DRAWN	CHECKED	DEH

SHEET 1 OF 1



- 17 17 = SECTION CORNER & SECTION LINE
- 18 17 = SET 5/8" BAR & CAP LS 356548 & PROPERTY LINE
- ⊙ = FOUND EVIDENCE AS NOTED
- - - = RIGHT OF WAY LINES
- - - = ADJOINING PROPERTY LINES
- - - = RIGHT OF WAY CENTER LINES
- - - = EDGE ASPHALT PAVEMENT
- - - = DIMENSION LINES
- - - = EXTANT WIRE FENCE LINES

RECEIVED
MAY 13 2020
BY: 6506