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31

North Quarter Corner Section 31,
Township 7 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap
Well Monument as per Tie Sht.

1160.78'
70.35 Rods (Deed)

750 WEST STREET
NORTH Deed
N00°30'12"E 2086.04' Meads.

N00°30'12"E 100.00'
SOUTH 100.00' Deed

1396 North

690.78'

31
31

Center Quarter Corner Section 31,
Township 7 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd. Weber County Brass Cap
Well Monument as per Tie Sht.

S89°29'48"E 759.00'
EAST 759' (Deed)

COPE
ENTRY #1507173

LILLY
ENTRY #8064657

WEST 400.00' Deed
S89°29'48"E 400.00'

SUBJECT PARCEL
ENTRY #2967237
Contains 0.92 acres
40,000 sq. ft.

NORTH 100.00' Deed
S00°30'12"W 100.00'
LILLY
ENTRY #8064657

SOUTH 470.00' (Deed)
S00°30'12"W 470.00'

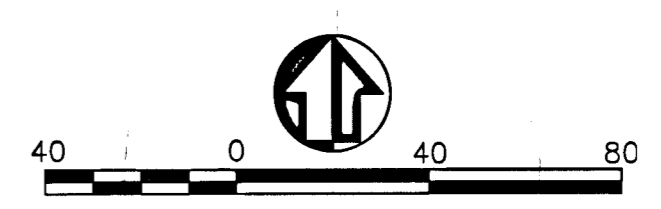
N89°29'48"W 400.00'
EAST 400.00' Deed

FLINN
ENTRY #1815050

N89°29'48"W 359.00'
WEST 359.00' (Deed)

BASIS OF BEARING

RECEIVED
NOV 02 2010
BY: C681



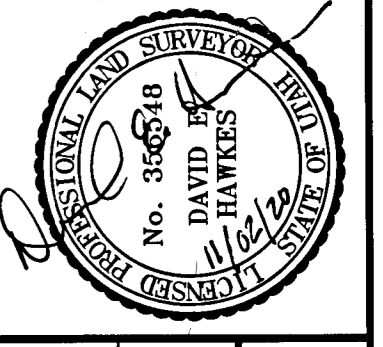
- LEGEND
- 29 28 = SECTION CORNER & SECTION LINE
 - 52 33 = BOUNDARY LINE
 - = RIGHT OF WAY LINES
 - = ADJOINING PARCEL LINES
 - = EDGE ASPHALT
 - = DIMENSION LINES

NARRATIVE:

Boundary Consultants was retained by Jeff Richardson to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4292.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 00°30'12" East 2086.04 feet coincident with the center quarter section line of Section 31, as depicted hereon. The subject parcel surrounded by ancient fence lines which on the north and east match deed lines. The fence on the south diverges from the property line as depicted hereon. In 2016 the Utah State Supreme Court ruled on a case Q-2 L.L.C. v Hughes (368 P. 3d 86 (2016)) where they ruled on the Legal Principle of Acquiescence. The court determined that if and when the following four conditions had been met then Title to Property Transfers and the underlying title becomes "Bare Title", 1) A physical demarcation on the ground, 2) By adjoining owners, 3) For a long period of time (20 years), 4) Line treated as a boundary. It is recommended that a competent Real-estate Attorney be consulted as the status of the area outside of the Title Lines.

DESCRIPTION:

WARRANTY DEED: ENTRY #2967237.
Part of the Northeast Quarter of Section 31, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey. Beginning at a point which is 70.35 rods NORTH and 759 feet EAST, 470 feet SOUTH and 359 feet WEST of the Southwest corner of said Quarter Section, and running thence NORTH 100 feet, thence WEST 400 feet, thence SOUTH 100 feet, thence EAST 400 feet to the place of beginning.



DATE PLOT DATE	11-02-20
SCALE	1"=20'
PROJECT NUMBER	2046001

**RECORD OF SURVEY OF
TAX PARCEL 17-063-0016
JEFF AND JOANNA RICHARDSON
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN**

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

DESIGNED	DEH
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1