

NARRATIVE:

Boundary Consultants was retained by HL Parker Farms, LLC to survey the subject parcel and split the parcel into 2 equal sized parcels for transfer as part of an inheritance agreement. The subdivision of the parcel is in conflict with current land use codes and will require going through an approval process before any development of the "new" parcels can be done.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4183.865 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the found monuments marking the south line of the Southwest Quarter of said Section 24.

All of the Quarter Corners of Section 19 are no longer in place and some of the witness corners are missing as well or have ties to the corners that don't match with other extrinsic evidence of the corner's true location.

The Point of Beginning of the Subject Parcel to the West Quarter Corner of said Section 19 does not match the recorded deed as shown in that certain special warranty deed filed at the Weber County Recorder's Office on 02 October 2008 as entry #2368263.

DESCRIPTION:

WARRANTY DEED; ENTRY #2348648:

Part of the West 1/2 of Section 19, Township 5 North, Range 2 West and part of the east 1/2 of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northwest corner of the Southwest quarter of said section 19, running thence NORTH 1 chain, Thence WEST 155.5 feet, Thence SOUTH 10 chains to the Weber County Line; Thence EAST along said County Line 1351.42 feet; Thence NORTH 10.02 chains, more or less, to a point 0.93 chains north of the north line of the Southwest quarter of said quarter section; Thence WEST 18.12 chains, more or less, to the place of beginning.

NEW PARCEL 1:

A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, comprising a 9.57 acre portion of the remaining 19.14 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2348648 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:

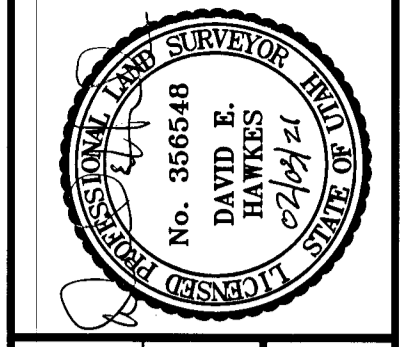
Beginning at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence North 89°47'49" East 997.31 feet to a point on the east boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2673527 and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the aforesaid parcel's boundary, 1) North 00°03'05" East 109.97 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 89°22'09" West 346.70 feet to a point on the east right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence North 00°12'11" East 226.79 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°46'27" East 127.99 feet to the point of beginning.

NEW PARCEL 2:

A parcel of land lying and situate in the West Half of Section 19, Township 5 North, Range 2 West and the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, comprising a 9.57 acre portion of the remaining 19.14 acres of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2348648 of the Weber County Records. Basis of Bearing for Subject Parcel being North 89°56'40" East 2495.39 feet measured between the South Quarter Corner of said Section 24 and the railroad spike set in 5900 West Street witnessing the Southwest Corner of said Section 19. Subject Parcel being more particularly described as follows:

Commencing at the 3" Weber County brass cap witness monument to the East Quarter Corner of said Section 24, thence South 89°40'57" East 1213.75 feet along an ancient fence line to a number five rebar and cap stamped "PLS 356548"; Thence South 00°09'46" East 337.89 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;

Thence South 00°09'49" East 317.19 feet along an ancient fence line to fence corner and a number five rebar and cap stamped "PLS 356548"; Thence South 89°58'03" West 1345.93 feet along an ancient fence line to a point on the east right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said right of way North 00°12'11" East 226.79 feet to the southwest corner of that particular parcel of land described in that certain Warranty Deed recorded as Entry 2673527 and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the boundary of the aforesaid parcel, 1) South 89°22'09" East 346.70 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°03'05" East 40.03 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°47'49" East 997.31 feet to the point of beginning.

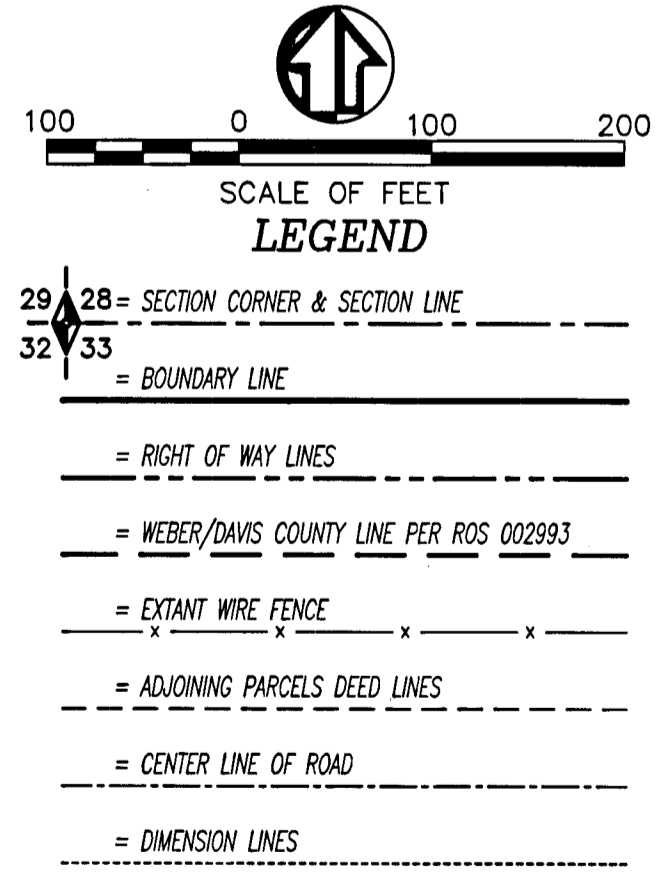


DATE: 01-28-21
SCALE: 1"=100'
PROJECT NUMBER: 1637002

RECORD OF SURVEY AND PARCEL SPLIT OF
WEBER COUNTY TAX PARCEL 09-081-0099
HL PARKER FARMS LTD
 LYING AND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 2 WEST, AND THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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

DESIGNED	MGD	DATE	01-28-21
DRAWN	MGD		
CHECKED	DEH		
SHEET	1		
OF	1		



RECEIVED
FEB 03 2021
BY: GTG