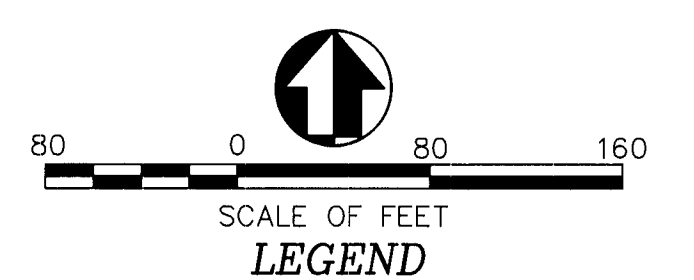


Northwest Corner Section 11,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Nothing Fnd. position re-established
from Witness Mon.

North Quarter Corner Section 11,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd 3" Weber County Brass Cap
mon stamped 1960 flush with ground.



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE
 - = RIGHT OF WAY LINES
 - = ADJOINING PARCELS DEED LINES
 - = PIONEER ROAD CENTER LINE
 - ⊕ = FOUND EVIDENCE AS NOTED
 - ⊙ = SET 5/8" REBAR WITH CAP STAMPED "PLS 356548"
 - ⊗ = MATURE TREE

BASIS OF BEARING
S00°10'28"E 5283.18' (Sec. Mon. to Sec. Mon.)

South Quarter Corner Section 11,
Township 6 North, Range 2 West,
Salt Lake Base and Meridian.
Fnd 3" Weber County Brass Cap
mon stamped 1960, 2" below surface.

NARRATIVE:

Boundary Consultants was retained by Ethan Brown to survey the subject parcel and set the corners thereof. This survey was carried out using a Trimble 5800 GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4392.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.

The deed for this parcel is tied to the Northwest Corner of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The Section Corner Monument for the Northwest Corner of said Section 11 is not currently in place and it's location has been determined from a Weber County Surveyor's Witness Monument as depicted hereon.

The Record deed for the subject parcel and the adjoining parcel to the west, Weber County Tax Parcel 15-030-0096 are poorly constructed and do not conform to the ancient, measured, occupation lines. The deed for Tax Parcel 15-030-0096 actually places the parcel over the subject parcel.

Ancient fence lines encompassing a portion of the west and all of the north and south boundaries of the subject parcel were located and found to conform to the intent of the record deed. In conformance to the principals of Boundary by Acquiescence and in concert with the Utah Supreme Court Case Q2 LLC v Hughes, (368P .3d 86 (2016), ancient fence lines have been held as the acquiesced and true boundaries of the Subject Parcel.

The adjoining parcel, Tax Parcel 15-030-0096 has Senior Rights to the Subject Parcel and as such has been given it's record dimension, less that portion lying in Pioneer Road.

The Centerline of Pioneer Road was re-established from the Weber County Brass Monument to the West and a Subdivision Centerline Monument set in the South Right of Way Line of said Pioneer Road in conformance with the Big "W" Subdivision. See Record of Survey 5701 as recorded with the Weber County Surveyor's Office on 20 March, 2017 and the record plat recorded in Book 59, at Page 35 of said County Records.

RECORD DESCRIPTION:

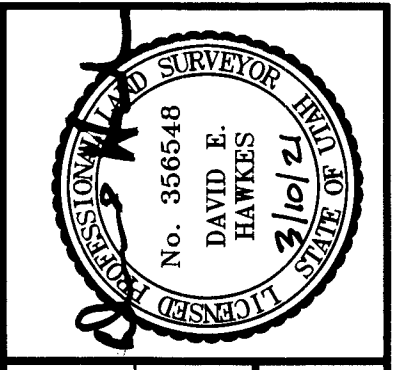
WARRANTY DEED: ENTRY #3103385:

Part of the Northwest Quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at a point North 89°41' East 2073.0 feet (North 89°33'33" East measured) along the section line and South 6°31' West 773.0 feet from the Northwest Corner of said Northwest Quarter (said point being in centerline of creek South 89°41' West 562.2 feet and South 06°31' West 773.0 from the Northeast Corner of said Northwest Quarter Section); Running thence South 07°18' West 1061.15 feet; Thence South 12°23' West 770 feet, more or less, to centerline of County Road; Thence North 74°30' West 150.0 feet along the centerline of County Road to the True Point of Beginning; Running thence South 74°30' East 150.0 feet along center line of County Road; Thence North 12°23' East 770 feet, more or less, to a point North 12°23' East 737.0 feet from the north line of County Road; Thence North 07°18' East 30.5 feet; Thence North 74°30' West 250 feet, more or less, to a point which bears North 13°52' East from a point North 74°30' West 150.0 feet from the True Point of Beginning; Thence South 13°52' West 349 feet, more or less, to a point North 13°52' East 726.0 feet from the center line of County Road; Thence South 74°30' East 150.0 feet; Thence South 13°52' West 726.0 feet to the True Point of Beginning.

SURVEYED DESCRIPTION:

A parcel of land lying and situate in the Northwest Quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the occupied area 4.26 acres, encompassed by ancient fence and occupation lines, of that particular parcel of land described in that certain Warranty Deed recorded November 20, 2020, as Entry 3103385 of the Weber County Records. Basis of Bearing for subject parcel being South 00°10'28" East 5283.18 feet, measured, between the 1960 Weber County brass cap monuments marking the East and West Quarter Corners of said Section 11. Subject Parcel being more particularly described as follows:

Commencing at the East Quarter of said Section 11, thence South 89°33'33" West 745.32 feet coincident with the calculated north line of said Quarter Section; Thence South 00°26'27" East 1513.29 feet to the point of intersection of two ancient fence lines, a number five rebar and plastic cap stamped "PLS 356548" and the True Point of Beginning. Thence the following three (3) courses coincident with an ancient fence line more or less described as 1) South 07°51'28" West 227.31 feet to an angle point in said fence line; 2) South 12°06'01" West 89.80 feet to a number five rebar and plastic cap stamped "PLS 356548"; 3) South 12°08'10" West 733.40 feet to a point on the north right of way line of Pioneer Road and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said right of way line North 73°55'27" West 150.00 feet to a number five rebar and plastic cap stamped "PLS 356548"; Thence the following two courses coincident with the easterly and northerly lines of that particular parcel of land described in that certain Warranty Deed recorded as Entry 1835519, in Book 2218 at Page 2231 of the Weber County Records, which contains a defect in the calls to it's point of beginning, 1) North 14°32'25" East 692.76 feet (South 13°52' West per said deed) to a number five rebar and cap stamped "PLS 356548"; 2) North 74°37'27" West (North 74°30' West per said deed) 150.00 feet to a point in an ancient fence line and a number five rebar and cap stamped "PLS 356548"; Thence coincident with said fence line North 14°23'05" East 355.97 feet to a number five rebar and cap stamped "PLS 356548"; Thence along an ancient fence line and the prolongation thereof South 73°51'48" East 239.95 feet to the point of beginning.



DATE: 03-10-21
SCALE: 1"=80'
PROJECT NUMBER: 2109001

RECORD OF SURVEY OF
TAX PARCEL 15-030-0098
ETHAN and KALLIE BROWN
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 2 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
DRAWN	MGD
CHECKED	DEH

RECORDED
MAR 10 2021
BY: 6816

SHEET	1
OF	1