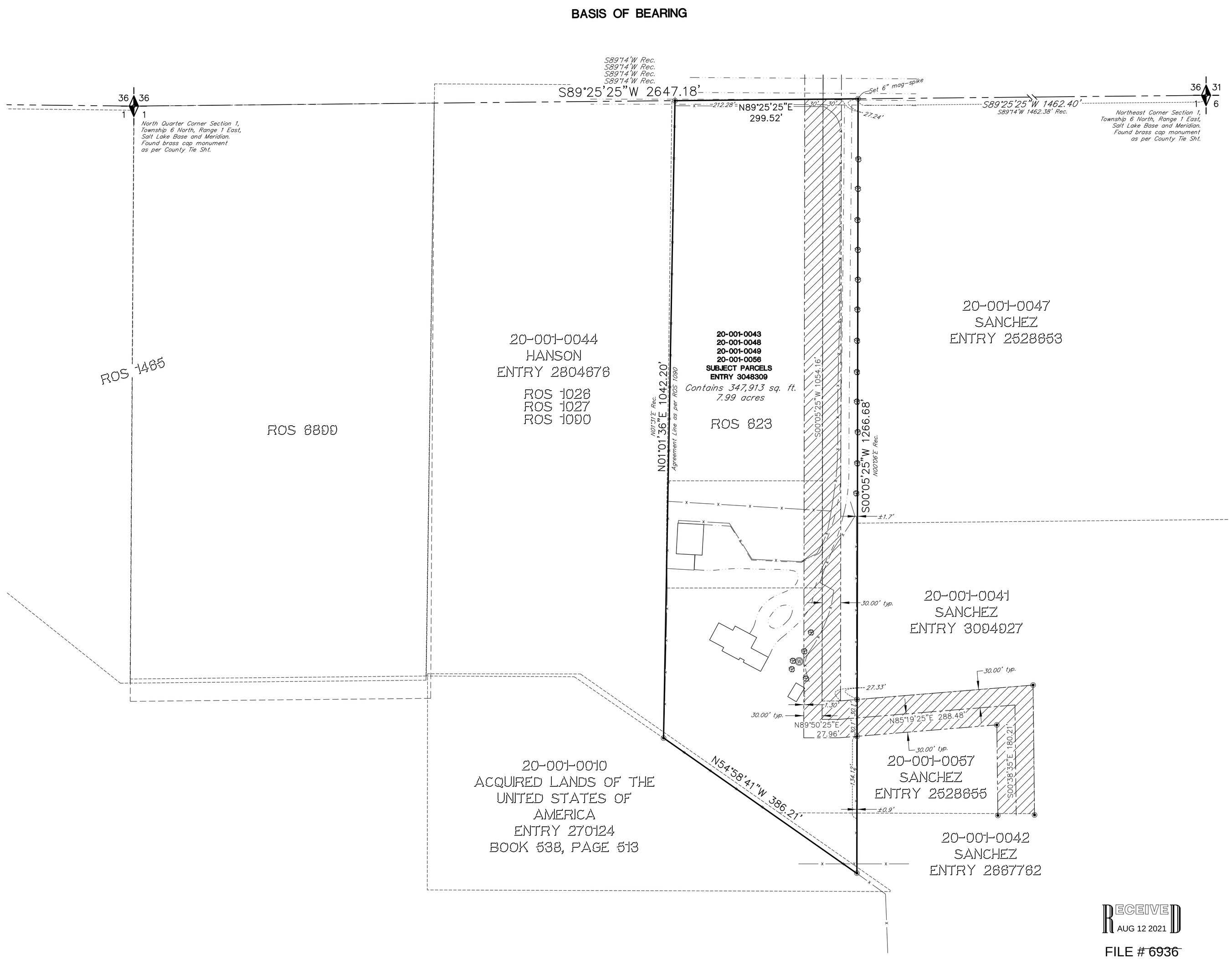

RECEIVED
AUG 12 2021
FILE #6936

NARRATIVE:

Boundary Consultants was retained by Mark Harris to survey the subject parcel, and locate the ingress–egress easement that encumbers the property..
This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4935.902 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS.
The subject parcels locations have been fixed relying upon Record of Surveys #1090 (Reeve & Associates) and #623 (Landmark). Survey #1090 fixes the west line of the subject parcel by agreement by and between Courtney Hanson and Phillip Scott, witnessed by John P. Reeve and Larry Buttars and memorialized on the face of said survey.
When deed lines are moved to match the agreement line depicted on said survey the deed area matches occupation lines.
Tax Parcel 20–001–0010 was acquired by the United States of America in 1957. The deed given at that time is tied to the Northeast Corner of Section 1 which by all indications was not in place at the time of transfer. The Bureau of Land Management performed a dependant retracement survey in 1976 where they set a witness corner to the missing Section Corner. There is an ancient fence line which delineates the ownership line between the subject parcel and the Governments holdings. It is our belief that the fence line was erected at or near the time of purchase by the Government and in fact is the true boundary line.

DESCRIPTIONS:

WARRANTY DEED: ENTRY #3048309:

PARCEL 1:
Part of the Northeast quarter of Section 1Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1519.97 feet South 89°14'00" West (WEST) along the south right of way line of 1900 North Street and South 00°06'00" East 800.0 feet from the Northeast corner of said Section 1, and running thence South 00°06'00" East 184.16 feet; thence North 89°39'00" East 27.96 feet; thence North 85°08'00" East 318.48 feet; thence South 00°50'00" East 210.21 feet; thence WEST 419.60 feet; thence North 55°10'00" West 227.61 feet; thence North 00°31'00" West 236.89 feet; thence EAST 255.57 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following described property:

Part of the Northeast quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point WEST (South 89°14'00" West) along the section line, being on the south right right of way line of 1900 North Street, 1462.42 feet and
South 00°06'00" East 982.24 feet from the Northeast corner of said Section 1, and running thence North 85°08'00" East 288.79 feet; thence
South 00°50'00" East 210.21 feet; thence WEST 290.48 feet; thence
North 00°06'00" West 185.69 feet to the point of beginning.

A non–exclusive right of way across a part of the Northeast Quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; said right of way being 30 feet on either side of and parallel too the following described center line: Beginning at a point on the center line of 1900 North Street, which is WEST 1519.97 feet and
North 00°06'00" West 40 feet along the section line from the Northeast corner of said Section 1, running thence South 00°06'00" East 1054.16 feet; thence North 89°39'00" East 27.96 feet; thence North 85°08'00" East 288.48 feet; thence South 00°50'00" East 180.21 feet. Being a right of way for ingress and egress and all utilities.

PARCEL 2:
Part of the Northeast quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1519.97 feet South 89°14'00" West (WEST) along the South right of way line of 1900 North Street and South))'06'00" East 625.0 feet from the Northeast corner of said Section 1, and running thence South 00°06'00" East 175.30 feet; thence WEST 255.57 feet; thence North 00°31'00" East 175.0 feet: thence WEST 255.57 feet; thence North 00°31'00" East 175.0 feet; thence EAST 253.68 feet too the point of beginning.

PARCEL 3:
Part of the Northeast quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning on the south right of way line of 1900 North Street 1519.97 feet South 89°14'00" West (WEST) from the Northeast corner of said Section 1, running thence South 00°06'00" East 625.0 feet; thence WEST 253.68 feet; thence North 00°31'00" East 621.72 feet to the south right of way line of 1900 North Street; thence North 89°14'00" East 247 feet along said right of way too the point of beginning.

PARCEL 4:
Part of the Northeast quarter of Section 1, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the south right of way line of 1900 North Street 1462.42 feet WEST (South 89°14'00" West) along the section line from the Northeast corner of said Section 1, and running thence South 00°06'00" East 982.24 feet; thence South 89°39'00" West 27.96 feet; thence North 00°06'00" West 984.16 feet to the South right of way line of 1900 North Street; thence North 89°14'00" East 57.55 feet to the point of beginning.

80 0 80 160
SCALE OF FEET

LEGEND

29 28 32 33 = SECTION CORNER & SECTION LINE
= BOUNDARY LINE
= RIGHT OF WAY LINES
= RECORDS OF SURVEY
= EDGE OF ASPHALT
= ADJOINING PARCELS DEED LINES
= DIMENSION LINES
(W) = EXTANT WELL
= 60' INGRESS–EGRESS & UTILITY EASEMENT
= PROBABLE AREA OF ACQUIESCENCE

DAVID E. HARRIS
No. 4848
STATE OF UTAH
LICENSED PROFESSIONAL LAND SURVEYOR

DATE: PLOT DATE:	07–06–21
SCALE	1"=80'
PROJECT NUMBER	2125001

RECORD OF SURVEY OF TAX PARCELS 20–01–0043, –0048, –0049, & –0056 MARK and LARISA HARRIS

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

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

DESIGNED	DEH
DRAFTED	DEH
CHECKED	DEH

SHEET 1 OF 1