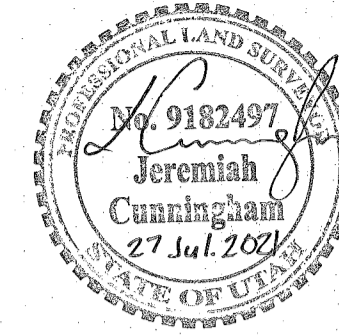


**CERTIFICATE**

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO MARK AND IDENTIFY THE CORNERS OF THE PROPERTY. THE BASIS OF BEARING WAS SET BETWEEN THE STREET MONUMENTS IN WASHINGTON BOULEVARD, AS SHOWN. RECORD BEARINGS WERE TAKEN FROM THE OGDEN CITY SURVEYORS' SURVEY BIBLE PLATS, #2605-C AND #2605-D (O.C.S.). OTHER RECORD DOCUMENTS ARE ROTATED TO THIS BASIS. AN ALTERNATE BEARING ALONG THE ROAD CENTER LINE APPEARS TO BE A STATE PLANE BEARING AS PER A 1993 SURVEY PERFORMED BY CONSTRUCTION AND LAND SURVEYORS ("CLS"; SURVEY #0820). WE LOCATED THE SOUTHEAST CORNER OF THE SECTION, TO WHICH MOST OF THE DEEDS IN THIS AREA ARE TIED, AND A MONUMENT NAIL WITH STRADDLES IN 1100 NORTH STREET, WHICH APPEARS TO HAVE BEEN REPLACED RECENTLY AFTER ROAD CONSTRUCTION.

THE EASTERLY LINE OF THE SURVEYED PARCEL IS BOUNDED BY WASHINGTON BLVD, WHICH IS A 66-FOOT HALF WIDTH FROM THE MONUMENTED CENTERLINE OF SAID STREET. THE LINES ALONG THE SOUTHEASTERN PORTION OF THE SURVEYED PROPERTY WERE DETERMINED BASED ON EXISTING IMPROVEMENTS AND OCCUPATION LINES. THE PARCELS TO THE SOUTHEAST HOUSE THE E.K. BAILEY CONSTRUCTION BUILDING AND A STAGING YARD ("BAILEY PROPERTY"). WHILE THERE IS NO MATHEMATICAL DEED CONFLICT BETWEEN THE SURVEYED PROPERTY AND THE BAILEY PROPERTY, WE DETERMINED THAT THE WESTERLY PORTION OF THE BAILEY PROPERTY YARD ENCLOSES UPON THE SURVEYED PROPERTY.

WE MEASURED FENCE LINES ON THE NORTH AND THE SOUTH OF THE BAILEY PROPERTY AND FENCING TO THE WEST OF BOTH PROPERTIES. THE DEED FOR THE BAILEY PROPERTY STATES THAT A PORTION OF THE PROPERTY IS BEING DESCRIBED WITHIN THE ROADWAY. WHEN 66.0 FEET ARE REMOVED FROM THE DEPTH OF THE BAILEY PROPERTY AND FROM THE SURVEYED PARCEL, CORRESPONDING TO THE ROAD HALF WIDTH, THE RESULTING LINE FALLS NEAR EXISTING NORTH-SOUTH FENCES. IT IS NOTABLE THAT HISTORIC AERIAL IMAGERY OF THE AREA FROM 2003 SHOWS A FENCE LINE RUNNING NEAR THIS CALCULATED REAR LINE BETWEEN THE REMAINING EXISTING FENCES AND THAT THE CURRENT ENCLOSED YARD AREA HAD NOT YET BEEN DEVELOPED.

WE SET THE WEST LINE OF THE BAILEY PROPERTY PARALLEL TO THE STREET AT THE RECORD DISTANCE (LESS THE ROAD HALF WIDTH), AND WE SET THE NORTH LINE OF THE BAILEY PROPERTY AT THE RECORD FRONTAGE FROM A FENCE LINE NEAR THE SOUTH PROPERTY LINE OF THE BAILEY PROPERTY. THIS SOLUTION PLACES THE NORTH LINE OF THE BAILEY PROPERTY NEAR THE NORTH FACE OF AN EXISTING CONCRETE WALL. THE REMAINING PORTION OF THE SOUTHERLY LINES WAS SET ALONG A LONG-STANDING WIRE FENCE LINE.

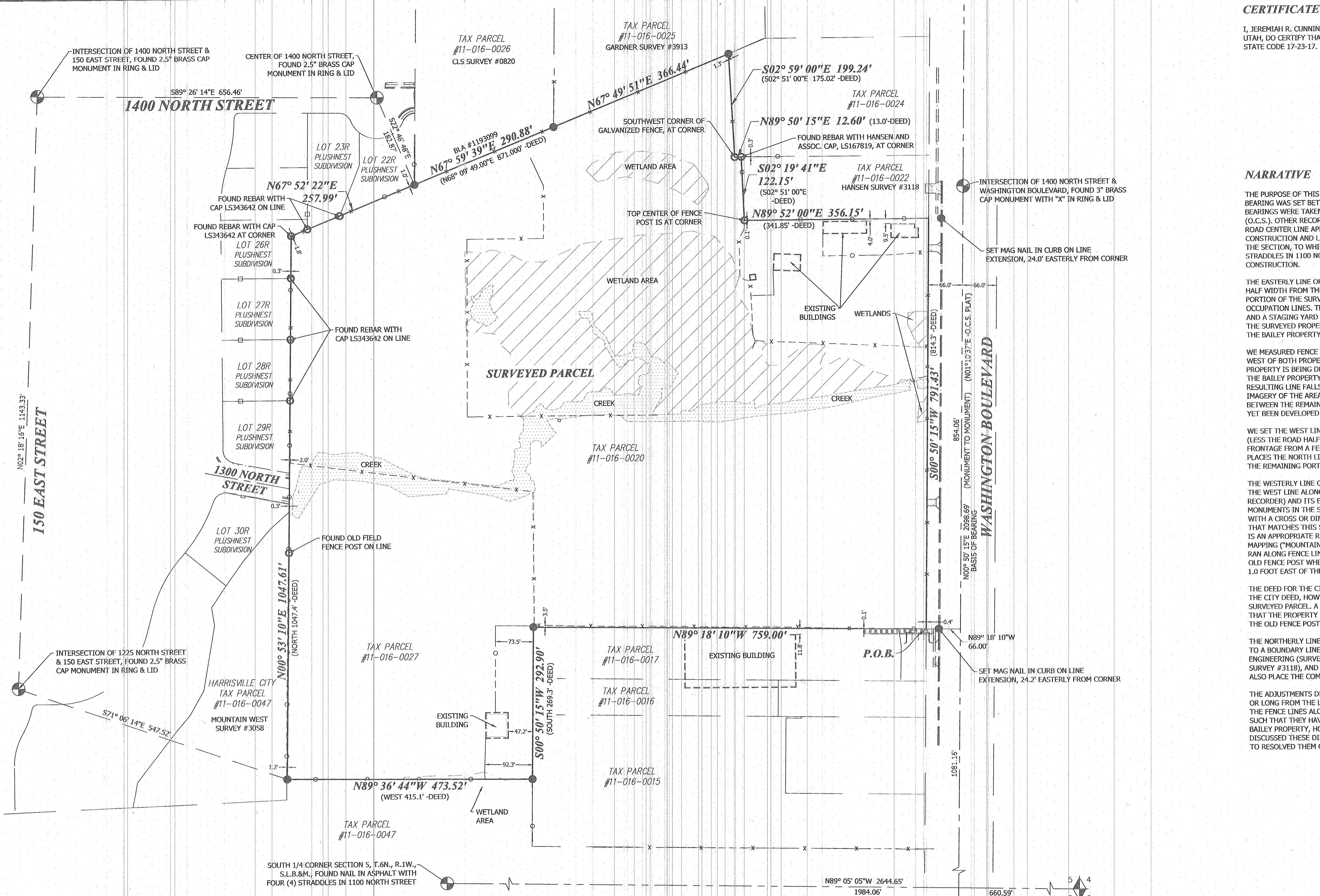
THE WESTERLY LINE OF THE SURVEYED PROPERTY IS DESCRIBED AS STRAIGHT LINES IN THE DEEDS. WE SET THE WEST LINE ALONG THE EAST LINE OF THE PLUSHNEST SUBDIVISION ENTRY #2688A09, WEBER COUNTY RECORDER) AND ITS EXTENSION. THE PLUSHNEST SUBDIVISION WAS ROTATED TO OUR BASIS USING STREET MONUMENTS IN THE SUBDIVISION'S STREET INTERSECTIONS. NONE OF THESE MONUMENTS WERE MARKED WITH A CROSS OR DIMPLE, SO WE SHOT THE CENTER OF THE MONUMENTS. WE FOUND AN OLD WIRE FENCE THAT MATCHES THIS SUBDIVISION LINE VERY WELL AND SEVERAL REBAR AND CAP THAT CONFIRM THAT THIS IS AN APPROPRIATE ROTATION TO THE SUBDIVISION. A 1993 SURVEY BY MOUNTAINWEST SURVEYING & MAPPING ("MOUNTAINWEST"; SURVEY #1140) SHOWS THAT THE EAST LINE OF THE EVENTUAL SUBDIVISION RAN ALONG FENCE LINE. THIS SOLUTION, AS IT RUNS SOUTHERLY FROM THE SUBDIVISION, INTERSECTS AN OLD FENCE POST WHERE THE WIRE FENCING HAS BEEN REMOVED, ALTHOUGH THIS PLACES THE LINE ABOUT 1.0 FOOT EAST OF THE CITY'S CHAIN LINK FENCE.

THE DEED FOR THE CITY PARCEL DIFFERS FROM LOCATION OF THE SUBDIVISION LINE BY ABOUT ONE FOOT. THE CITY DEED, HOWEVER, PLACES THE EAST LINE OF THE CITY PARCEL ALONG THE WEST LINE OF THE SURVEYED PARCEL. A SURVEY PREPARED FOR THE CITY IN 2003 BY MOUNTAINWEST (SURVEY #3058) SHOWS THAT THE PROPERTY LINE FOLLOWS A FENCE LINE, AS WELL. WE BELIEVE THAT THE OLD WIRE FENCING AND THE OLD FENCE POST ARE BETTER EVIDENCE REGARDING THE LOCATION OF THE BOUNDARY LINE.

THE NORTHERLY LINES WERE SET ALONG THE PLUSHNEST SUBDIVISION LINE AND ALONG FENCING, SUBJECT TO A BOUNDARY LINE AGREEMENT (SEE SAID CLS SURVEY), ACCORDING TO A 2007 SURVEY BY GARDNER ENGINEERING (SURVEY #3913), ACCORDING TO A 2003 SURVEY BY HANSEN & ASSOCIATES ("HANSEN"; SURVEY #3118), AND ACCORDING TO DEED DESCRIPTIONS OF THE ADJOINING PROPERTIES, MANY OF WHICH ALSO PLACE THE COMMON LINE ALONG FENCES.

THE ADJUSTMENTS DESCRIBED HEREON HIGHLIGHT THAT SOME OF THE RECORD CALLS ARE EITHER SHORT OR LONG FROM THE LOCATIONS OF THE LINES ON THE GROUND. NOTWITHSTANDING THESE DISCREPANCIES, THE FENCE LINES ALONG WHICH WE HAVE SET THE BOUNDARY LINES HAVE BEEN IN PLACE FOR A LONG TIME, SUCH THAT THEY HAVE LIKELY ACQUIRED RIGHTS AS A BOUNDARY LINE. THE ENCLOSED YARD FROM THE BAILEY PROPERTY, HOWEVER, DOES NOT APPEAR TO HAVE ACQUIRED THE SAME RIGHTS. WE HAVE DISCUSSED THESE DISCREPANCIES AND POSSIBLE SOLUTIONS WITH THE LAND OWNER IN CASE THEY WISH TO RESOLVE THEM OFFICIALLY IN THE PUBLIC RECORD.

LEGEND	
PROPERTY LINE	—————
INTERIOR PARCEL LINE	- - - - -
ADJACENT PROPERTY	.....
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
CHAIN LINK FENCE LINE	o x o x o x
FIELD FENCE LINE	x x x x x x
RETAINING WALL	▬▬▬▬▬▬▬▬▬
RECORD CALLS ( )	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○
WATER AREA	▧
APPROXIMATE WETLAND AREA	▨



**DESCRIPTION**

TAX PARCEL #11-016-0020  
FROM A WARRANTY DEED RECORDED AS ENTRY #2962219, WEBER COUNTY RECORDER'S OFFICE.

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING 656.7 FEET WEST AND 1080.70 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 5, AND RUNNING THENCE WEST 825.0 FEET; THENCE NORTH 294.3 FEET; THENCE NORTH 83D WEST 421.0 FEET; THENCE NORTH 432.0 FEET; THENCE NORTH 68D09'49" EAST 871.0 FEET; TO A FENCE; THENCE SOUTH 2D51' EAST 175.02 FEET; THENCE EAST 13 FEET; THENCE SOUTH 2D51' EAST 122.15 FEET; THENCE EAST 407.85 FEET THENCE SOUTH 614.30 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT-OF-WAY, PART OF THE SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 656.7 FEET WEST AND 2017 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST 429 FEET; THENCE NORTH 2D51' WEST 16 FEET; THENCE EAST 429 FEET; THENCE SOUTH 16 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL #11-016-0027  
FROM A QUIT-CLAIM DEED RECORDED AS ENTRY #1194753, WEBER COUNTY RECORDER'S OFFICE.

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 1481.7 FEET WEST AND 809 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 5; RUNNING THENCE WEST 415.1 FEET; THENCE NORTH 615.4 FEET; THENCE SOUTH 83°00' EAST 418.2 FEET; THENCE SOUTH 564 FEET TO THE POINT OF BEGINNING.

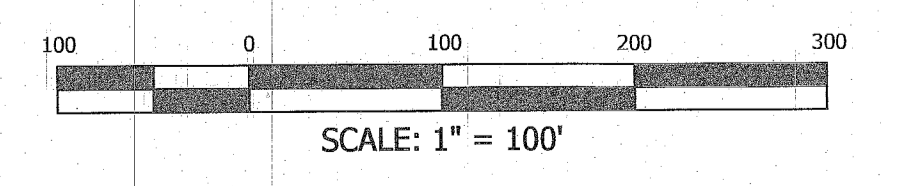
**AS-SURVEYED DESCRIPTION**

A WHOLE PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

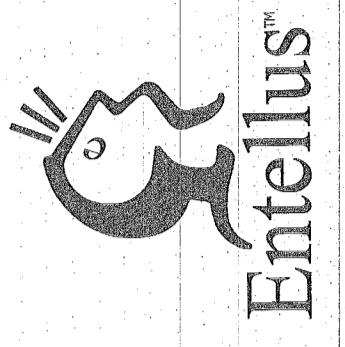
BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD THAT IS NORTH 00°50'15" EAST 1244.63 FEET ALONG THE CENTERLINE OF SAID WASHINGTON BOULEVARD AND NORTH 89°18'10" WEST 66.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF THE CENTERLINES OF 1100 NORTH STREET AND WASHINGTON BOULEVARD, SAID INTERSECTION MONUMENT BEING NORTH 89°05'05" WEST 660.59 FEET ALONG THE SECTION LINE AND SOUTH 00°50'15" WEST 163.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 5, AS MONUMENTED BY A BRASS CAP MONUMENT, APPROXIMATELY 2.0 FEET BELOW GROUND LEVEL, AND RUNNING THENCE NORTH 89°18'10" WEST 759.00 FEET; THENCE SOUTH 00°50'15" WEST 292.90 FEET (269.3 FEET, BY RECORD) TO A CHAIN LINK FENCE LINE; THENCE NORTH 89°36'44" WEST 473.52 FEET (415.1 FEET, BY RECORD); THENCE NORTH 00°53'10" EAST 1047.61 FEET (1047.4 FEET, BY RECORD) TO AND ALONG THE EAST LINE OF THE PLUSHNEST SUBDIVISION TO A CORNER OF SAID SUBDIVISION; THENCE NORTH 67°52'22" EAST 257.99 FEET ALONG THE SUBDIVISION LINE TO A CORNER OF SAID SUBDIVISION AND TO A FENCE LINE; THENCE NORTH 67°59'39" EAST 290.88 FEET ALONG SAID FENCE; THENCE NORTH 67°49'51" EAST 366.44 FEET ALONG SAID FENCE TO A FENCE LINE; THENCE SOUTH 02°59'00" EAST 199.24 FEET (SOUTH 02°51'00" EAST 175.02 FEET, BY RECORD) ALONG SAID FENCE; THENCE NORTH 89°50'15" EAST 12.60 FEET (13.0 FEET, BY RECORD) TO A FENCE LINE; THENCE SOUTH 02°19'41" EAST 122.15 FEET (SOUTH 02°51'00" EAST, BY RECORD) ALONG SAID FENCE; THENCE NORTH 89°52'00" EAST 356.15 FEET (341.85 FEET, BY RECORD) ALONG SAID FENCE TO SAID WEST LINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15" WEST 791.43 FEET (814.3 FEET, BY RECORD) ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 28.336 ACRES.

RECEIVED  
AUG 24 2021  
BY: 6943



1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.entellus.com



SCOTT SMOOT  
1300 NORTH WASHINGTON BOULEVARD  
PARCEL #11-016-0020 & -0027  
LOCATED IN THE SE 1/4 OF SECTION 5, T.6N., R.1W., S.L.B.&M.  
HARRISVILLE CITY, WEBER COUNTY, UTAH

DRAWN: JAF 06/03/2021  
APPROVED: JRC 07/27/21  
PROJECT #: 1237008  
BDRY&TOPO 1237008.dwg  
**V201**  
BOUNDARY SURVEY