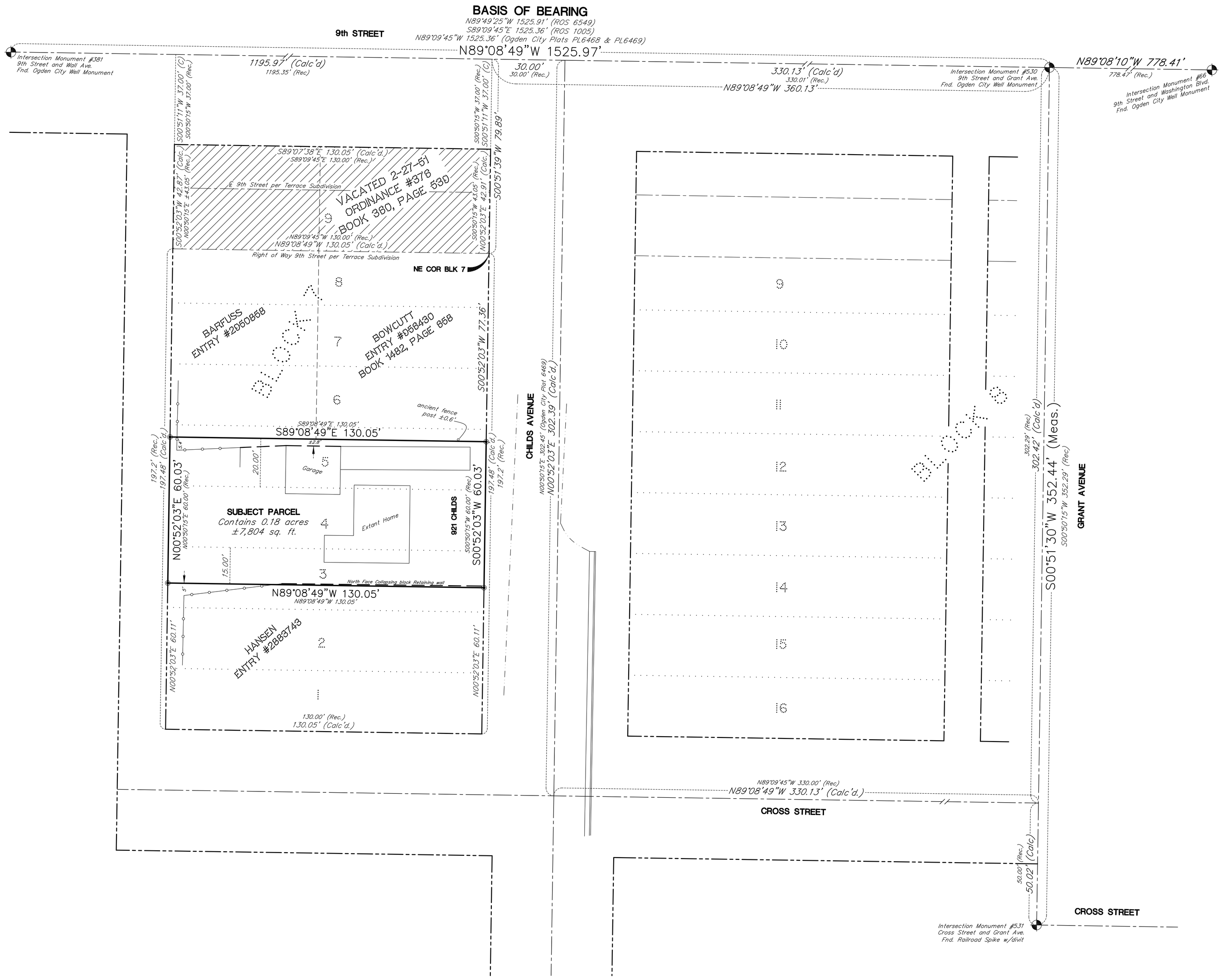

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NARRATIVE:

Boundary Consultants was retained by Wesley Malan to survey the subject parcel and set the property corners.
This survey was carried out using a Trimble S6 Total Station and a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4250.00 feet and no calibration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°08'49" West 1525.97 feet, measured, between the Ogden City Well Monuments marking the center line of 9th Street between Grant and Wall Avenues.
The subject parcel is part of Block 7, Terrace Subdivision. We retraced Block 7 by locating center line monuments in the intersections of Cross and Grant, Grant and 9th Street and 9th and Wall Avenue then proportioned the block lines using Ogden City Survey Plats PL6468 and PL6469. Those record and measured distances are as depicted hereon.
The subject parcel has a retaining wall running near the north deed line of the property which the garage is built on. The wall is not straight and is more or less 2.8 feet south of the deed line to the west side of the garage, at that corner the wall continues but angles further into the subject parcel and has what appears to be a recent chainlink fence built to the walls terminus. The adjoining parcel which is currently owned by "Barfuss" is occupying up to the wall and fence. There is a strong possibility that Boundary by Acquiescence could be claimed to that area but to Boundary Consultants it is not clear if the requirements for acquiescence have been met, as a result we have monumented the corners to the deed lines and recommend a competent real-estate attorney be consulted.

DESCRIPTION:

WARRANTY DEED: ENTRY #2815026:

The North 15 feet of Lot 3, All of Lot 4, and the South 20 feet of Lot 5, Block 7, Terrace Subdivision, according to the Official Plat thereof on file and of record in the Weber County Recorder's Office.

SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Ogden City Well Monument marking the intersection of 9th Street and Grant Avenue, thence North 89°08'49" West 360.13 feet coincident with the center line of said 9th Street; Thence South 00°51'39" West 79.89 feet to the Northeast Corner of Block 7, Terrace Subdivision; Thence South 00°52'03" West 77.39 feet coincident with the east right of way of Cross Street to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning;
Thence continuing coincident with said right of way South 00°52'03" West 60.03 feet to a number five rebar and cap stamped "PLS 356548";
Thence North 89°08'49" West 130.05 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°52'03" East 60.03 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°08'49" East 130.05 feet to the point of beginning.

Derrick E. Hawkes
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 356548
STATE OF UTAH

DATE PLOT DATE: 01-14-22
SCALE 1"=20'
PROJECT NUMBER 2201001

RECORD OF SURVEY OF TAX PARCEL 12-109-0002
FOR WESLEY T. MALAN

BEING A PART OF BLOCK 7, TERRACE SUBDIVISION
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 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
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 1