

NARRATIVE

CERTIFICATION OF SURVEY

Purpose of this Survey was to Verify Two Other Property Surveys Performed on a Parcel of Land known as 15-025-0007 of Weber County Records, Performed in 2020 & 2021 by 2 Local Surveyors. And to Correctly Identify the Original Bounds of the 1969 Deed, Hansen's - Van Dyke's as recorded in Book 916 Pg. 382, (Original Parcel) of the Weber County Records. The Deeds Call for the Point of Beginning of this Parcel as, "East 1980 Feet More Or Less". From the SW Corner said Section 7, Neither Surveyor has defined what the More Or Less is describing to. Basis of Bearings is along the As Monumented South Section Line of the SW Quarter of Section 7, Township 6 North, Range 2 West, Using a State Plane Grid Bearing of S89°29'13"E, Provided by Weber County Surveyor's Office.

The 2020 Surveyor Determined this Parcel was Actually Beginning at the SE Corner of SW Quarter, and Ran North, West, South and Back to His Point of Beginning. Unfortunately this Surveyor Also Did Not Define What the "1980 Feet More or Less" Deed Call Was. And had Staked the Property North-South 33.0 Feet And has Over Lapped the Property to the South (15-025-0009), Causing a 33 Foot Wide Strip of the Neighbors ground to be Plowed Under by the Contractor. We Have Asked this Surveyor to Correct his Survey in Field with No Response, as yet. And Although this 2020 Survey is Fairly Correct in an East-West Direction.

The 2021 Surveyor of this Parcel, has Staked this Parcel Per Deed, and Has Dropped the "More Or Less" out of his Legal Description and on his Survey. Never Defending the Deed OR Explaining his Determination of Survey. This Surveyor has stated in his Narrative that he was Surveying the Marriott Property. And that a Fence was just Installed 1-2 years Prior, and yet in his Certification of Survey he States that "that none of the Visible Improvements on the (Surveyed Property) above described property encroach upon adjoining properties", Please note on this Surveyors Survey, shows Existing fence Lines that were put up Per the 2020 Survey and were staked and fence Set, 33 feet South of the North and South Property Lines, which is an Encroachment. It is our Directive to Show the Location of the Original Parcel, 1969 Deed, and Where the "1980 Feet More Or Less" Lies and the Intent of this Described Parcel of Land. Also Stated within his Certification, "That this Plat Does not Purport to disclose Overlaps, Gaps, or Boundary Line Disputes of the Property Surveyed Which Would be Disclosed by an ACCURATE SURVEY OF THE ADJOINING PROPERTIES."

History of Parcel

In 1942 Orvel Hansen and Orla Hansen Acquired the South 100 Rods/1650 Feet +/- of the SouthWest Quarter of Section 7, Township 6 North, Range 2 West, S.L.B.&M. The First Cut of this Parcel was the 1969 Deed, Book 916 Page 382 of the Weber County Records, Orvel Hansen and Orla Hansen Warranted to LaRoy J. Van Dyke and Sandra Hansen Van Dyke A Parcel of Land that was described as being 660.00 Feet (E-W) and by 660.00 Feet (N-S), Bounded on the South by the As Monumented Section Line and On the East by the East Quarter Section Line of said SW 1/4, that Ran 660.00 Feet NORTH from the SouthEast Corner of Said Southwest Quarter Section

The Point of Beginning was Called Out As, "East 1980 Feet More Or Less" along Section Line from the Existing Section Corner Monument of the SouthWest Quarter of Said Section 7. There is an Intent in the Deeds POB, Distance being called out as, "East 1980 Feet More or Less," and the Surveyor should ask himself/herself if there is anything in the Ground that would Represent that 1980 Foot +/- Line, a Fence, a Ditch that would support a Proration of Distance to this Deeds Call as the True Point of Beginning. Surveyor's have no Authority to reform a Deed without Adjoiner Approval; all he can do is Advise his Client of the Situation to seek Legal Advice and Attempt to have the Adjoiners sign an Agreement Deed.

In my Reseach and Field Survey, I have not Found any Evidence in the Field, by any Occupations that would show the Right of Use at or near the 1980 Foot +/- Line. At the Time of this Conveyance, a 1963 Weber Co. Monument Had Replaced a Railroad Spike that had been Commonly Used as the SouthWest Corner of said Section 7. The Existing 300 North and 5500 West Street were Dirt Roads, The Hansra Family Farmed their Property, and the 1969 Deed was Conveyed to Sandra Hansen, Daughter of Orvil and Orla Hansen, and there Son-in-Law LaRoy Van Dyke. The South Quarter Corner Monument of said Section is Dated 1981, and Could have been an Reason For the More or Less Call to this Parcels Point of Beginning in 1969. The True Distance of the South Line of said Quarter Section May not have been Determined or Published by the County Surveyors Office by 1969.

Which Leads me to the INTENT OF THE 1969 DEED; The Call of "East 1980 Feet, More or Less", Can't be Discovered Until you have Traversed through the Deeds Third Call, as Follows: the First Call, "East to the Southeast Corner of said Southwest Quarter", The Second Call of, "North 660 Feet along Quarter Section Line", Then the Third Call of, "West 660.0 Feet," From the East Quarter Section Line, Only States "West 660.0 Feet" there is No More or Less to this Deed Call, Which when you have come "West 660.0 Feet" From said Quarter Section Line And Then Continue along the Fourth Call, "South" to the South Section Line, Then you have Determined the True Distance that is East of the SouthWest Corner of Said Section and Determined the "More or Less" Distance in the Deed.

The Intent In The 1980 Deed, Conveyed by The Van Dyke's - Ewell's, was to Convey a Parcel of Land Bearing E-W 390 Feet x 335 Feet N-S, Beginning on the West Line of that 1969 Deed, and Running East 390 Feet from that West Property Line. The Point of Beginning Call Of, 2370.0 Feet, was A Representation of the 1980 Feet (More or Less), Plus the 390 Feet of Frontage, Added Together, equaling 2370.0 Feet, which Carries the Same, More or Less Value With it as the 1969 Deed.

LEGAL DESCRIPTIONS

1942 Deed, Bk. 169 Pg. 219 of Weber County Records, Louis A. Hansen and Sarah Judkins Hansen - Orvel J. Hansen and Orla L. Hansen Parcel 7: South 100 rods of Southwest quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Meridian. Douglas L. Hansen & Wf. Carolyn Dredge 15-025-0010

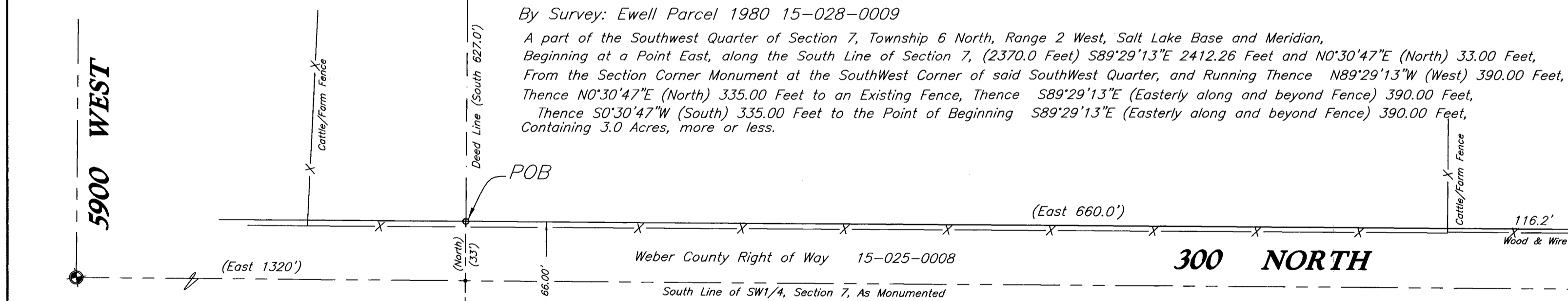
1969 Deed, Bk. 916 Pg. 382 of Weber County Records, Orvel J. Hansen and Orla L. Hansen - LaRoy J. Van Dyke and Sandra Hansen Van Dyke A part of the Southwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South line of Section 7, said point being East 1980 feet more or less along the Section Line from the existing Section Corner Monument at the Southwest corner of said Southwest Quarter, and running thence East 660.00 feet to the Southeast corner of said Southwest Quarter, thence North 660.00 feet along the quarter section line, thence West 660.00 feet, thence South 660.00 feet to the point of beginning.

1980 Deed, Bk. 1367 Pg. 961 of Weber County Records, LaRoy J. Van Dyke and Sandra Hansen Van Dyke - Bill K. Ewell and Karen M Ewell A part of the Southwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point East 2370.0 Feet and North 33.0 Feet from the Section Corner Monument at the Southwest Corner of said Southwest Quarter, and Running Thence West 390.0 Feet, Thence North 335 Feet to an Existing Fence, Thence Easterly along and beyond fence 390 Feet, Thence South 335.0 Feet to the Point of Beginning. Containing 3.0 Acres, more or less.

By Survey: Original Parcel 1969 A part of the Southwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the South Line of Section 7, said point being (East 1980 Feet more or less) S89°29'13"E 2022.26 Feet, along the Section Line from the existing Section Corner Monument of the Southwest corner of said Southwest Quarter, and running thence (East 660.00 Feet) S89°29'13"E 662.28 Feet along said Section Line to the Southeast Corner of said Southwest Quarter, Thence (North 660.00 Feet) N0°18'53"E 660.00 Feet along the Quarter Section Line, Thence (West 660.00 Feet) N89°29'13"W 660.00 Feet, Said Point being (North) of Point of beginning, Thence (South 660.00 Feet) S0°30'47"W 660.00 Feet to the Point of Beginning. Containing 436,348 Sq. Ft./10.017 Acres/more or less Excepting that Portion in County Road, 21,780 Sq. Ft./0.5 Acres.

By Survey: Remaining Parcel 15-025-0007 (Van Dyke) A part of the Southwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a Point which bears N0°18'53"E (North) 33.00 Feet from the SouthEast Corner of said Southwest Quarter, and Running Thence N0°18'53"E (North) 627.00 Feet, Thence N89°29'13"W (West) 660.00 Feet, Thence S0°30'47"W (South) 292.00 Feet, Thence S89°29'13"E (East) 390.00 Feet, Thence S0°30'47"W (South) 335.00 feet to a Point on the North Line of County Road, Thence S89°29'13"E (East 270.0 Feet) 272.28 Feet along said Road to the Point of Beginning. Containing 283,845 Sq. Ft./6.516 Acres, more or less.

By Survey: Ewell Parcel 1980 15-028-0009 A part of the Southwest Quarter of Section 7, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a Point East, along the South Line of Section 7, (2370.0 Feet) S89°29'13"E 2412.26 Feet and N0°30'47"E (North) 33.00 Feet, From the Section Corner Monument at the Southwest Corner of said Southwest Quarter, and Running Thence N89°29'13"W (West) 390.00 Feet, Thence N0°30'47"E (North) 335.00 Feet to an Existing Fence, Thence S89°29'13"E (Easterly along and beyond Fence) 390.00 Feet, Thence S0°30'47"W (South) 335.00 Feet to the Point of Beginning S89°29'13"E (Easterly along and beyond Fence) 390.00 Feet, Containing 3.0 Acres, more or less.



SouthWest Corner Section 7, Township 6 North, Range 2 West, Weber County Surveyors Brass Cap Mon., 2020 Rebuilt. 1963 Weber Co. Surveyors Brass Cap, Replaced RR Spike. Weber County Surveyors (E.P.G.) 1963 Section Line Survey

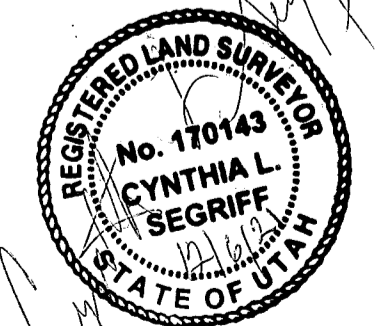
LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT. NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 24"x5/8" REBAR/C.L.S. CAP.
- SECTION LINE
- POPL POINT ON PROPERTY LINE
- DEED LINE
- PROPERTY LINE
- SET HUB & TACK & LATHE AT 50 FOOT INTERVALS ALONG WEST PROPERTY LINE.
- PI POINT OF INTERSECTION PROPERTY LINE
- GE GARDNER ENGINEERING
- ULS UTAH LAND SURVEYING
- POB POINT OF BEGINNING

C. L. S., Inc. Construction & Land Surveyors 810 CANYON ROAD OGDEN, UTAH 84404 Ph. (801) 399-4935 csls@AOL.com

SURVEYOR'S CERTIFICATE
I, Cynthia L Segriff, Do Herby Certify that I Am A Professional Land Surveyor In The State of Utah And Hold License No. 170143-2201 In Accordance with Title 58, Chapter 22, Known As The Professional Engineers And Professional Land Surveyor's Licensing Act, And, Have Made A Survey of the Property's Shown Hereon in Accordance with UCA 17-23-17, Verifying Measurements, and Placing Monuments As Represented, And That This Plat Was Prepared From County Records And From a Field Survey On the Ground.

CYNTHIA L. SEGRUFF P.L.S. 170143



RECEIVED FEB 02 2022 BY: 7124

NE Corner, SW Quarter, Section 7, (Center of Section 7), Township 6 North, Range 2 West, Weber County Surveyors Brass Cap Mon. In Ring & Riser, No Date

Scale: 1" = 50'

CONSTRUCTION & LAND SURVEYORS	
810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935	
CLIENT: Douglas Hansen	
SURVEY LOCATION: SW 1/4 SEC. 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN	
SURVEY DATE: 12/3/21	
JOB No. PS21-21	