

RECORD DESCRIPTION

PROPOSED DESCRIPTION

Parcel 1 (21-022-0030) The North One Half of the following: Part of the Northeast Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning 213.70 feet North of the Southwest Corner of the Northeast Quarter of said Section 16, and running thence North 150 feet, more or less, to the South line of Clair Lund's Property, thence North 89°58' East to road; thence Southerly along road to a point east of the Point of Beginning; thence West to the place of beginning. Also the North Half of the Following: Part of Lot 21 of the Northwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a Point 213.70 feet North of the Southeast Corner of said Northwest Quarter of said Section 16, Running thence West 1.56 Chains, more or less, to the West line of said Lot 21, thence North along said Lot line 150 feet, more or less, to the South line of Clair O Lund Property, thence North 89°58' East to Quarter Section line, thence South 150 feet, more or less, to the Point of Beginning.

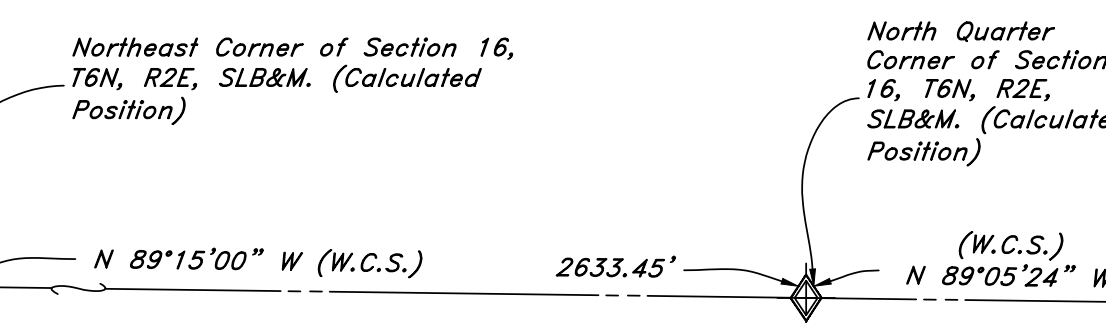
Parcel 2 (21-025-0015) Being part of the Southeast quarter of the Northwest Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey; Beginning at a point 1.56 Chains West and North 260.86 feet from the Southeast Corner of Said 40 Acres, and running thence North 215.00 feet; thence North 89°15' West 7.26 Chains; thence North 1.14 chains; thence West 6.70 chains, thence south 5' East 295.84 feet to a point West of beginning; thence East to the Point of Beginning. Less than and excepting any portion contained within the boundary described in that fence line recorded November 15, 2013 as Entry No. 2664402 of Official Records.

Parcel 1 (21-022-0030) Part of the North half of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey being part of Parcel 1 and Parcel 2 of that certain Warranty Deed found at Entry No. 3145973 being retraced by Great Basin Engineering and described as follows: Beginning at a point on the South line of Clair Lund's Property being 365.04 feet (363.7 feet) North 0°51'59" West (North) from the Center of said Section 16 and running thence along the South line of Clair Lund's Property North 89°51'21" East (North 89°58' East) 471.90 feet to 9200 East Street (to road) said point being 2240.06 feet South 0°14'22" East along the Section line and 2127.19 feet South 89°45'38" West from the Northeast Corner of said Section; thence South 1°28'00" East 76.29 feet along said road; thence South 89°55'42" West 475.00 feet to the West Quarter Section line of the Northeast Quarter of said Section; thence South 89°55'39" West 103.82 feet to the West lot line of lot 21 of the school Section plat of Section 16 Township 6 North, Range 2 East, S.L.M. (Book 10 Page 3); thence along said West lot line South 0°41'55" West 27.09 feet; thence North 89°17'40" West 900.75 feet more or less, to an old fence line; thence North 5°33'21" West along said old fence 189.63 feet to a Great Basin Rebar and Cap at the intersection of a coral fence and said historic fence; thence along said coral fence North 87°12'54" East 446.75 feet to the Southern Southwest Corner of lot 3 of the Verhaal / Granath Subdivision (Book 75 Page 45); thence along the South line of said Subdivision South 89°20'38" East 276.58 feet; thence South 89°01'15" East 198.91 feet to the West lot line of said lot 21; thence South 0°41'55" West 112.35 feet along said West lot line to the South lot line of Clair Lund's property; thence North 89°51'21" East 104.04 feet to the Point of Beginning.

Containing 5.384 Acres more or less.

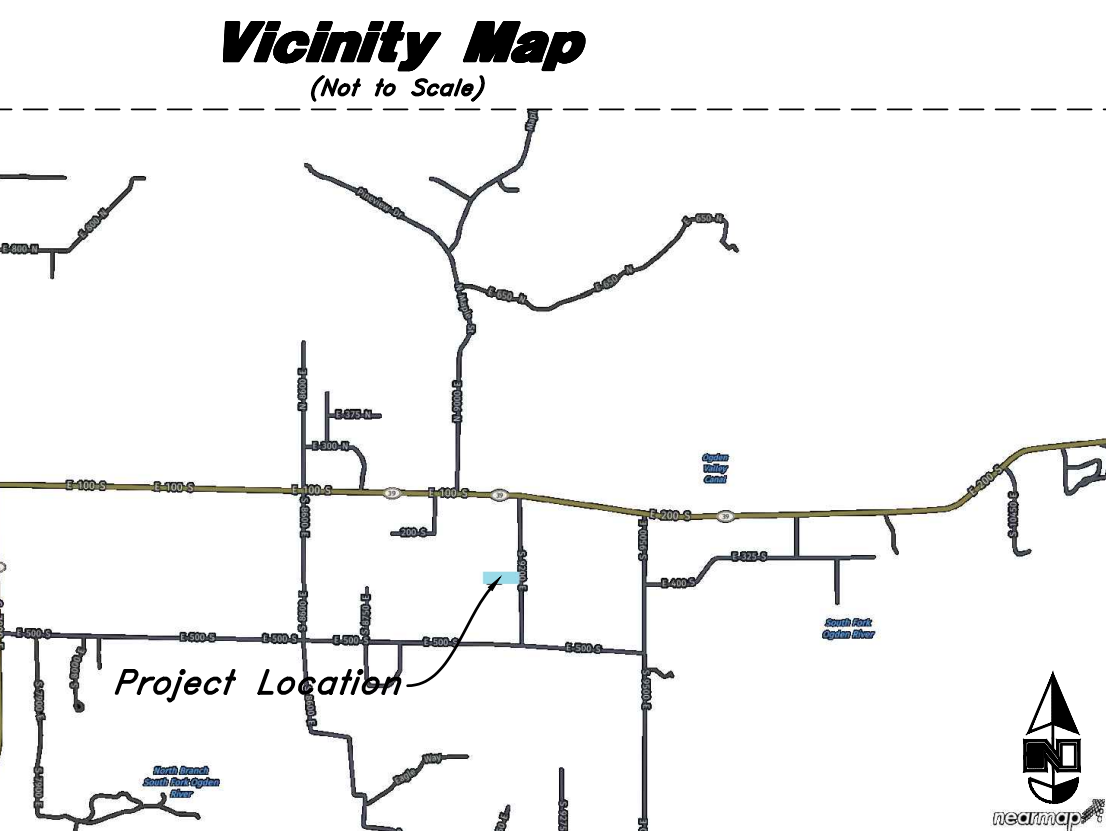
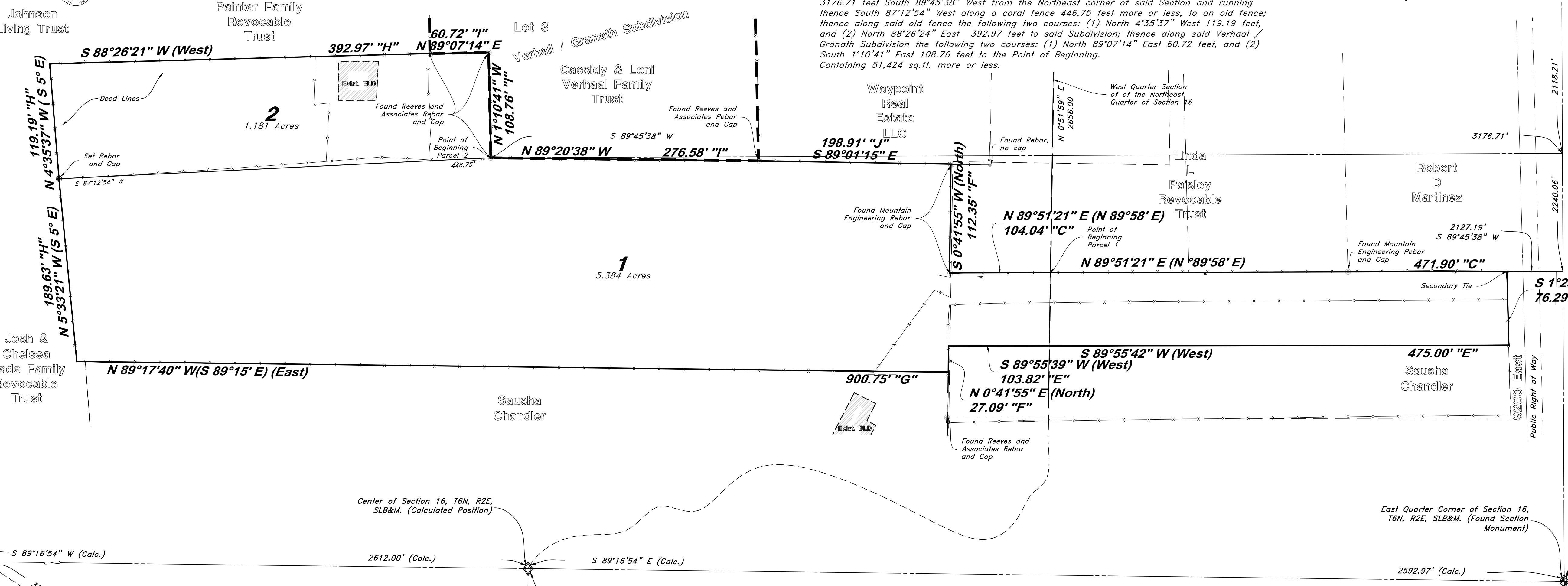
Parcel 2 (21-025-0015)

Part of the North Half of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey being part of Parcel 1 and Parcel 2 of that certain Warranty Deed found at Entry No. 3145973 being retraced by Great Basin Engineering and described as follows: Beginning at the Southern Southwest Corner of Verhaal / Granath Subdivision (Book 75 Page 45) said point being 2118.21 feet South 0°14'22" East along the Section line and 3176.71 feet South 89°45'38" West from the Northeast corner of said Section and running thence South 87°12'54" West along a coral fence 446.75 feet more or less, to an old fence; thence along said old fence the following two courses: (1) North 4°35'37" West 119.19 feet, and (2) North 88°26'24" East 392.97 feet to said Subdivision; thence along said Verhaal / Granath Subdivision the following two courses: (1) North 89°07'14" East 60.72 feet, and (2) South 1°10'41" East 108.76 feet to the Point of Beginning. Containing 51,424 sq.ft. more or less.



LEGEND Found Public Land Monument Calculated Section Position (Rec.) Record (W.C.S.) Weber County Surveyor (Calc.) Calculated Center Line Exist. Asphalt Centerline Road Existing Parcel Line Survey Monument Line Boundary Line Existing Fence Line Set 5/8\"/>

Scale: 1" = 30' Graphic Scale 0 15 30 45 60



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SURVEYORS NARRATIVE

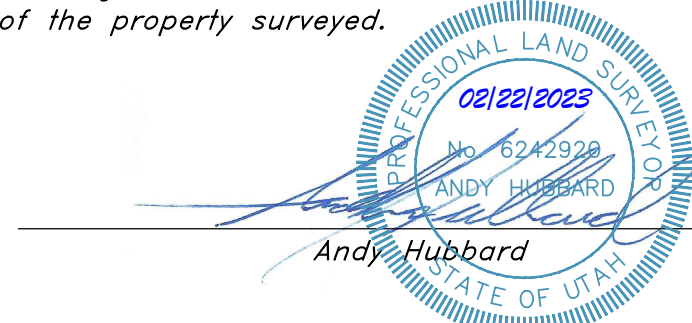
- A. This survey was requested by Lori Verhaal to retrace the boundaries of the parcel shown here on. Basis of bearing for this project is South 0°14'22" W measured between the East Quarter Corner and Northeast Corner of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey. B. The original survey of Section 16 Township 6 North Range 2 East Book 10 Page 3 "Historic Plat" was retraced by holding the West Quarter Corner as true and by using historic fence lines matching the record lines. Once established, the plat was used as evidence to calculate the center of Section, as shown here on. C. Field the position of Record of Survey prepared by Clint H Whitney, with Gardner Engineering having been surveyed for the Lund family and agreeing with the record position of said historic plat. Rebar and caps were found referencing said survey and were accepted. D. The Right of Way is established by holding the centerline of the Right of Way, as shown in Grace Lund Subdivision (Book 58, Page 20 of Plats.) E. Established from the interpretation due to intent of the deed to the North Half of the described land rather than the calls West or East, respectively. F. Measured distance to the West line of Lot 21, established as explained. G. Holding the record course of Warranty Deed found at Entry No. 3181752 related to the basis of bearing of this survey with a measured distance to the West bounds of Parcel 2 as explained in paragraph H. Said deed matches the fence line and is believed to be the intent of the conveyance. H. Holding the doctrine of Boundary by Acquiescence as outlined in Hansen V Kurry Jensen Properties, 2021 Utah Court of Appeals. The following four requirements may have been met as set forth in Utah Common Law. H.1. Visible line marked by monuments, fences, buildings, or natural features treated as a boundary (The measured fence lines). H.2. The occupation of his or her property up to the visible line such that it would give a reasonable landowner notice that the claimant is using the line as a boundary. (Land owners have been maintaining up to the fence lines). H.3. Mutual Acquiescence in the line as a boundary by adjoining landowners. H.4. For a period of at least 20 years (Google Earth photos suggest that the shed and other occupation has not changed since the 1993 being the earliest photos available to the surveyor.)

SURVEYORS NARRATIVE

- H.5. If the four requirements are not met legally, the recorded deed lines would be the controlling boundary. However, if the four elements are met, then title to the acquiesced line transfers instantly, as set forth in The Utah Court of Appeals. O-2, LLC V. Hughes, Judge Michele M. Christiansen, January 24, 2014. It is surveyor's opinion that this has occurred on the North and West bounds of Parcel 2. I. Holding Verhaal Granath Subdivision Book 75 Page 45 Entry No. 2673131 agreeing with fence line agreement in the Weber County Records office found under Entry No. 2664402. J. Holding the line measured between the two found rebar's. Agreeing with Record of Survey prepared by Gardner Engineering filed with Weber County under File No. 6236. K. Field data was collected 3-31-2022.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM Lot Line Adjustment Wood Lane Verhaal Approx. 215 S 9200 E Huntsville, Weber County, Utah A part of Section 16, T6N, R2E, SLB&M, U.S. Survey Sept. 2022 SHEET NO. C1 21N747