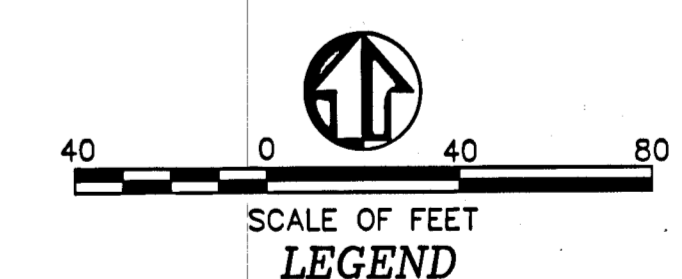


NARRATIVE:
 Boundary Consultants was retained by Christopher Fox to survey the subject parcel and set the property corners thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B © height 4253.856 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS or South 00°33'09" West 2658.94 feet, measured, between the Northeast Corner and East Quarter Corners of said Section 33.
DEEDS IN THIS QUARTER SECTION DO NOT MATCH OCCUPATION LINES. There is a substantial discrepancy between occupation and deed lines in a north-south axis, with minor variations in the east-west axis. When deed lines are moved South to match occupation lines, the area encompassed by deed and occupation very nearly match. It is our opinion that this shift has been caused either by a Scrivener's Error when those deeds were created or movement of the section monumentation over the years. Ancient fences (portions of which have been replaced by newer fencing propagating the ancient line) separate the subject parcel and the adjoining parcels to the North and South.
 Due to the age, long term occupation, and actions of the adjoining parties, (Google Earth Images document that the fences have been in place since at least 1997), we have recognized the doctrine of Boundary by Acquiescence in keeping with the Utah Supreme Court ruling in Q-2 L.L.C. v. Hughes, 368 P.3d 86 (2016), as well as other Utah Supreme Court Cases dealing with Acquiescence.

DESCRIPTIONS:
SPECIAL WARRANTY DEED, ENTRY #3115035:
 Part of the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning 1019 feet South of the Northeast Corner of said Quarter Section; thence West 352 Feet; thence South 235 Feet; thence East 351 Feet; thence North 235 Feet to Beginning.
 Less and excepting any portion of land lying within 3500 West Street.
 Also less and excepting: A parcel of land in Fee for the widening of existing Weber County 3500 West Street being Part of an entire tract situate in the Northeast 1/4 of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at the intersection of the existing Westerly right of way line of 3500 West Street and the Northerly boundary line of said entire tract, which point is 1019.00 feet South along the Section Line said Westerly right of way line to the Southerly boundary line of said entire tract, thence West 7.00 feet along said Southerly boundary line to a point 40.00 feet perpendicularly distant Westerly from the right of way control of said 3500 West Street, opposite approximate Engineers Station 77+08.88, thence North 235 feet parallel with said right of way control line to said Northerly Boundary Line, thence East 7.00 feet along said Northerly Boundary line to the point of beginning.

"AS SURVEYED" DESCRIPTION:
 A parcel of land lying and situate in the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising that particular parcel of land described in that certain Warranty Deed recorded as Entry 3115035 filed January 04, 2021 in the Weber County Records and more particularly described as follows:
 Commencing at the Northeast Corner of said Section 33, which is a Weber County Survey brass cap monument, thence South 00°30'19" West 1053.27 feet coincident with the section line of said section; Thence North 89°26'51" West 40.00 feet to the Westerly Right-of-Way line of 3500 West Street and a #5 rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 00°33'09" West 234.76 feet coincident with said Westerly Right-of-Way to an ancient fence line and a #5 rebar and cap stamped "PLS 356548"; Thence along said ancient fence line North 89°35'27" West 310.53 feet to a #5 rebar and cap stamped "PLS 356548" and a corner with an ancient fence line; Thence along said fence North 00°27'54" East 235.34 feet to a #5 rebar and cap stamped "PLS 356548"; Thence along a fence line South 89°29'00" East 311.18 feet to the point of beginning.



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE
 - = RIGHT OF WAY LINES
 - = ADJOINING PARCELS
 - = EXTANT FENCE LINES
 - = DEED LINES
- ⊙ = SET #5 REBAR & CAP STAMPED "PLS 356548"
 ⊙ = PREVIOUSLY SET #5 REBAR & CAP STAMPED "PLS 356548"

RECEIVED
 JUN 05 2023
 BY: 7559

DATE: 03-09-22
 SCALE: 1"=40'
 PROJECT NUMBER: 2211001

**RECORD OF SURVEY OF WEBER COUNTY
 TAX PARCEL 15-088-0004**

LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 33,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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 Professional Land Surveyors
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 801-792-1569
 dave@boundaryconsultants.biz

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