

SURVEYOR'S NARRATIVE

- A. Keren Vela requested this survey to convey property to aid in access to the Godwin Property. The request is due to the granted easement (R10) of 12 feet being insufficient for some uses necessary to access the property.
- B. The basis of bearing is South 89°49'39" East, measured between the Southwest Corner and the South Quarter Corner of Section 16, Township 7 North, Range 2 West, Salt Lake Base, and Meridian, U.S. Survey.
- C. Line segments as labeled, contain quotations with a letter such as "A." The lettering corresponds to this narrative. This designation is to aid in expounding on the retracement principles and facts Surveyor used to retrace the corresponding property line. Data contained within parentheses denote data found of record. For instance, (R45) references the Data Reference Table. The Data Reference Table contains naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained. The prefix W or B followed by the Entry No. or Book and Page serves as a destination marker for the county where the document has been filed. W represents Weber County, while B represents Boxelder County.
- D. The ground points that have been marked serve as a visual representation of the analysis that has been carried out and explained herein. Any additional documents, monuments, or evidence in conflict if any should be presented for the surveyor to review.
- E. In reviewing the survey data collected in relation to the Section data and the cardinal directions found in the deeds, it was found that the surrounding occupation and fences collectively had about a 20' rotation clockwise from the record. Due to this finding the surveyor applied the rotation to the surrounding deeds and they were found to be in harmony. Application of this rotation also agreed with the found Rebar and Cap found at the Northeast Corner of (R21) and the rebar and cap found at the Southeast Corner of said property. These corners were monuments of record (R7) and were accepted.
- F. The county line was retraced using (R8) and by locating one of the monuments set as a result of said survey. The found monument was measured long by about 0.1 feet. However, the next Easterly monument could not be found, leading to the assumption that the entire line had shifted systematically by about a tenth of a foot from the recorded value. This principle was applied in an effort to maintain the record bearing in relation to the Section Corners that were found.
- G. Surveyor believes that un-written writes have formed along this line. Governing authorities do not recognize surveyors' professional opinions regarding this determination without constructive notice, such as a boundary line agreement or a court order. However, this survey documents and preserves the facts found and analyzed for the benefit of the parties involved regarding their property boundaries.

SURVEYOR'S NARRATIVE CONTINUED

- G.a. The following are the requirements for Boundary by Acquiescence and surveyor analysis to the fulfillment of each element.
 - G.a.1. Acquiescence must be up to a clearly defined line. The finding of survey located a fence, as shown in field Photo 1 and 2 near the top bank of a ditch.
 - G.a.2. The occupation needs to be up to the clearly defined line. As shown in said field photos the farmer has installed a ditch near the fence.
 - G.a.3. Mutual acquiescence to the defined line by adjoining landowners. It is clear that the line has been maintained by supplementing tee-post.
 - G.a.4. For a long period of time, Utah courts have defined a long period of time to be 20 years. Visual inspection of the fence appears to be over 20 years old. In reviewing (R1-R3) calibrated using perpetuated intersections, it appears that this line has been maintained longer than 20 years.
- H. Reviewing of (R24) with (R11) against (R14) patent ambiguity was found. Meaning that (R24) was an overlap to (R11), with (R11) being contiguous with (R14). Latent ambiguity was then discovered when the power pole locations agreed with the line suggested by (R11) and (R14). However, the fence location agreed with (R24). Un-recorded parole evidence was used in resolution to the conflicting data at the time of the site visit. The landowner of (R24) approached surveyor inquiring about the purpose of the survey. When the surveyor explained that a boundary survey was being conducted, the landowner made it clear that he was uninterested in selling his property and owning up to the fence. Due to this, the surveyor is of the opinion that a miscalculated gap between (R24) and (R14) was the reason for the tax deed. Surveyor is of the opinion that the tax deed never was necessary and that the line defined by (R24) should be held with a measured distance rather than the record of (R14). There is, however, a valid mathematical gap between the (R14) and (R24) deeds.

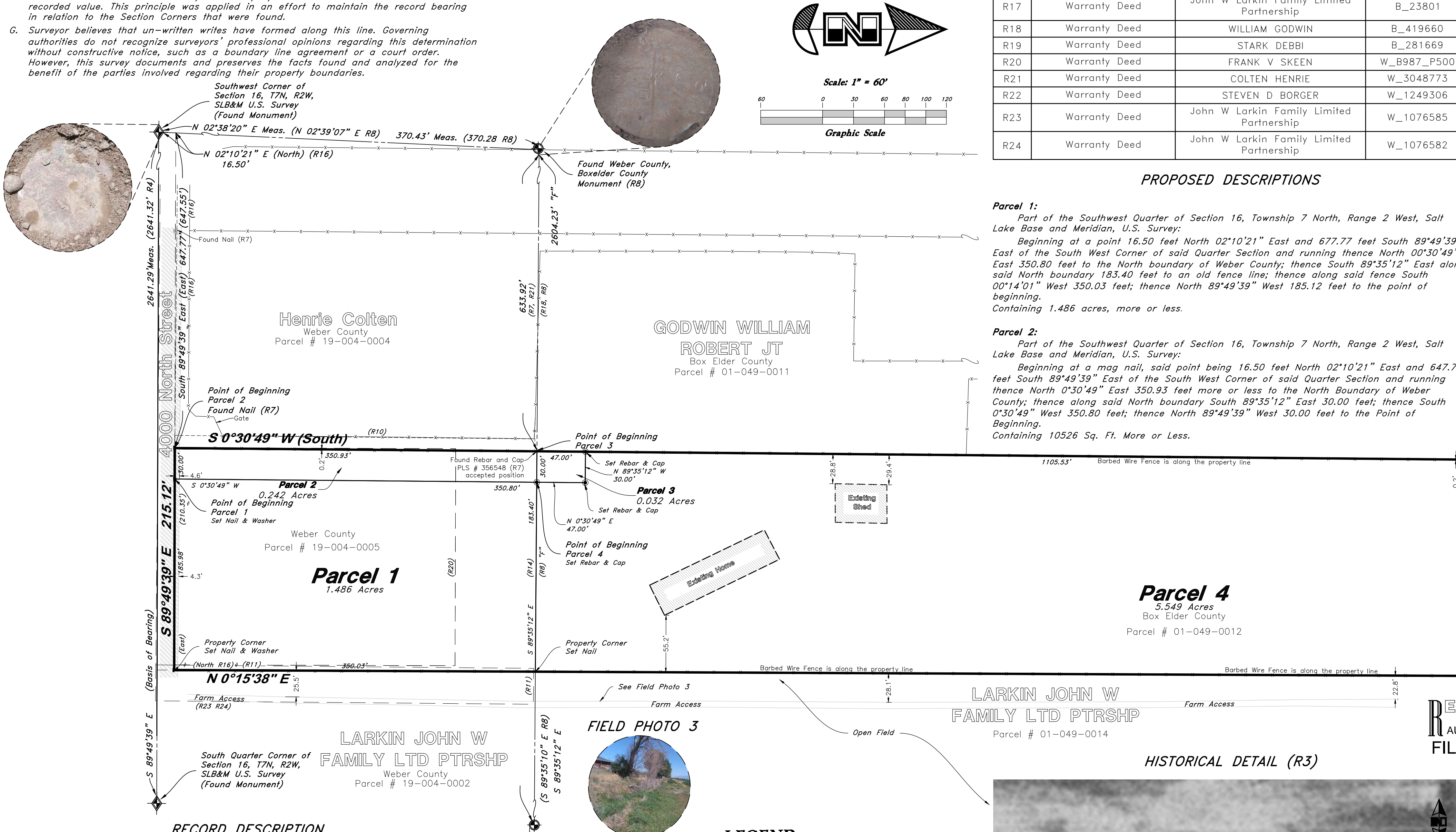
| Reference No. | Document Type | Name/Grantee | Entry No./ Book Page/ File No. |
|---------------|------------------|--|--------------------------------|
| R1 | Ariel Photograph | UT-243680_1937_AAJ_10-1-44 | Utah Geological Survey |
| R2 | Ariel Photograph | UT-311669_1958_AAJ_3V-51 | Utah Geological Survey |
| R3 | Ariel Photograph | UT-418690_1978_49057_178-19 | Utah Geological Survey |
| R4 | Bearing Sheet | 7N2W | Weber County |
| R5 | EASEMENT | LESLIE South LEWIS | W_841775 |
| R6 | Quit-Claim Deed | SKEEN DOUGLAS RICHARD TRUSTEE | B_54675 |
| R7 | Record of Survey | Jannette Henrie | W_6688 |
| R8 | Record of Survey | Weber Boxelder Counties | W_1366 |
| R9 | Record of Survey | Blaine Wade | W_890 |
| R10 | Right-of-Way | DEBBIE WHARTON | W_2069777 |
| R11 | TAX DEED | John W Larkin Family Limited Partnership | W_1645670 |
| R12 | Tie Sheet | 7N2W21N | Weber County |
| R13 | Tie Sheet | 7N2W20NE | Weber County |
| R14 | Warranty Deed | MANUEL A VELA | W_2982939 |
| R15 | Warranty Deed | John W Larkin Family Limited Partnership | W_1076584 |
| R16 | Warranty Deed | MANUEL A VELA | B_396998 |
| R17 | Warranty Deed | John W Larkin Family Limited Partnership | B_23801 |
| R18 | Warranty Deed | WILLIAM GODWIN | B_419660 |
| R19 | Warranty Deed | STARK DEBBI | B_281669 |
| R20 | Warranty Deed | FRANK V SKEEN | W_8987_P500 |
| R21 | Warranty Deed | COLTEN HENRIE | W_3048773 |
| R22 | Warranty Deed | STEVEN D BORGER | W_1249306 |
| R23 | Warranty Deed | John W Larkin Family Limited Partnership | W_1076585 |
| R24 | Warranty Deed | John W Larkin Family Limited Partnership | W_1076582 |



PROPOSED DESCRIPTIONS

Parcel 3:
Part of the Southwest Quarter of Section 16, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning the North boundary of Weber County, said point being 16.50 feet North 02°10'21" East and 647.77 feet South 89°49'39" East to a mag nail and 350.93 feet North 0°30'49" East of the South West Corner of said Quarter Section and running thence North 0°30'49" East 47.00 feet; thence South 89°35'12" East 30.00 feet; thence South 0°30'49" West 47.00 feet said North county boundary; thence North 89°35'12" West along said North line 30.00 feet to the Point of Beginning.
Containing 1,410 Sq. Ft. More or Less.

Parcel 4:
Part of the Southwest Quarter of Section 16, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning the North boundary of Weber County, said point being 16.50 feet North 02°10'21" East and 677.77 feet South 89°49'39" East to a mag nail and 350.93 feet North 0°30'49" East of the South West Corner of said Quarter Section and running thence North 0°30'49" East 47.00 feet; thence North 89°35'12" West 30.00 feet; thence North 0°30'49" East 1,105.53 feet to an old fence; thence along said fence the following two (2) courses: (1) South 89°53'49" East 208.48 feet, and (2) South 00°16'08" West 1,153.66 feet to the North boundary of Weber County; thence North 89°35'12" West along said North boundary 183.40 feet to the point of beginning.
Containing 1,410 Sq. Ft. More or Less.



PROPOSED DESCRIPTIONS

Parcel 1:
Part of the Southwest Quarter of Section 16, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 16.50 feet North 02°10'21" East and 677.77 feet South 89°49'39" East of the South West Corner of said Quarter Section and running thence North 0°30'49" East 350.80 feet to the North boundary of Weber County; thence South 89°35'12" East along said North boundary 183.40 feet to an old fence line; thence along said fence South 00°14'01" West 350.03 feet; thence North 89°49'39" West 185.12 feet to the point of beginning.
Containing 1.486 acres, more or less.

Parcel 2:
Part of the Southwest Quarter of Section 16, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a mag nail, said point being 16.50 feet North 02°10'21" East and 647.77 feet South 89°49'39" East of the South West Corner of said Quarter Section and running thence North 0°30'49" East 350.93 feet more or less to the North Boundary of Weber County; thence along said North boundary South 89°35'12" East 30.00 feet; thence South 0°30'49" West 350.80 feet; thence North 89°49'39" West 30.00 feet to the Point of Beginning.
Containing 10526 Sq. Ft. More or Less.

LARKIN JOHN W FAMILY LTD PTRSHP
Parcel # 01-049-0014

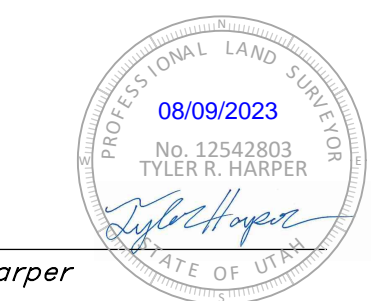
FIELD PHOTO 1

FIELD PHOTO 2

RECEIVED
AUG 14 2023
FILE # 7613

SURVEYOR'S CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, 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.



Tyler R. Harper

GREAT BASIN ENGINEERING

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WWW.GREATBASINENGINEERING.COM

Record of Survey

Karen Vela
4160 W 4000 N
Ogden City, Weber County, Utah
A part of Section 16, 17N, R2W, SLB&M, U.S. Survey

August 2023

SHEET NO. **1**

23N015