

NARRATIVE:
 Boundary Consultants was retained by Robert Fowers to prepare a Parcel Adjustment of the depicted parcels in accordance with Utah State Code 10-9a-523. The deeds to Tax Parcels 10-016-0016 and -0017 fall short of the remains of an ancient fence which has historically been accepted as the boundary between the Fowers and Spauldings. Although record of survey 3566, which was prepared by Hansen and Associates, Inc. shows that fence it does not honor it as the boundary. We are recognizing and holding the ancient fence as the boundary under the Doctrine of Acquiescence in concert with recent Utah State Supreme Court Rulings.

RECORD DESCRIPTIONS:
QUIT CLAIM DEED: ENTRY #2836880 (Parcel 2):
 Part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey; beginning 130.1 feet NORTH of the Southwest Corner of said quarter section, thence EAST 16.06 chains, thence NORTH 437.5 feet, thence WEST 16.06 chains, thence SOUTH to the place of beginning.
WARRANTY DEED: ENTRY #2312329:
 Part of the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey; beginning at the Southwest Corner of said Quarter Section and running thence EAST along the Quarter Section line 16.06 chains; Thence NORTH 130.1 feet to the present fence line at a point 817 feet south of the Center line of an east-west road; Thence WEST parallel to the Quarter Section line 16.06 chains to the west line of said Quarter section at the southeast corner of the property deeded this day by the Grantee herein to the Grantors herein; Thence SOUTH 130.1 feet to the place of beginning.

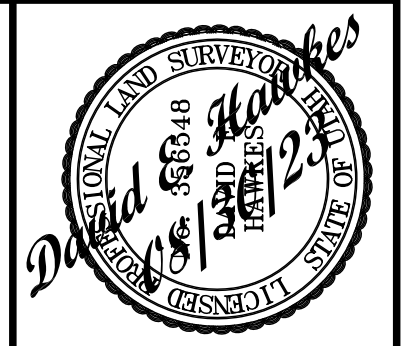
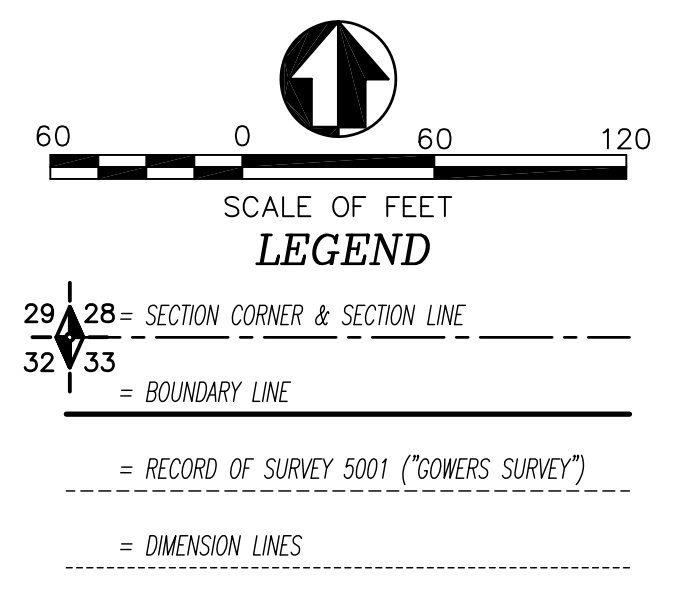
Also
 Beginning at a point 1.92 chains EAST of the Northwest Corner of the Southeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian; Running thence SOUTH 6.23 chains; Thence EAST 15.38 chains; Thence NORTH 6.23 chains; Thence EAST 15.38 chains to the place of beginning.
 Also
 Subject to and together with an easement for agricultural access and irrigation purposes over the north 30 feet of the following described property:
 Beginning at the Southeast Corner of the Northwest Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey; Running thence WEST along a fence line 246.43 feet, to the center of 7100 West street; Thence NORTH along said centerline 146 feet, more or less, to the extension of a fence line from the east; Thence EAST along a fence line and fence line extended 274 feet; Thence SOUTH parallel to the centerline of 7100 West street, 146 feet, more or less, to a fence line; Thence WEST along said fence line 27.54 feet, more or less, to the point of beginning.

ADJUSTED DESCRIPTIONS:
ADJUSTED PARCEL (Current Parcel No. 10-016-0017):
 A parcel of land lying and situate in the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Beginning at the 1974 Weber County brass cap monument marking the Center Quarter Corner of said Section 14, thence North 01°12'51" East 589.04 feet coincident with the center quarter section line; Thence South 88°51'35" East 1101.56 feet coincident with ancient fence and acquiesced boundary lines to a number five rebar and cap stamped "PLS 356548"; Thence South 01°08'25" West 430.94 feet coincident with the remains of an ancient fence and acquiesced boundary to a number five rebar and cap stamped "PLS 356548"; Thence North 89°17'00" East 955.84 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 01°12'51" West 147.79 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°52'23" West 146.34 feet to the point of beginning.
REMAINDER PARCEL (Current Parcel No. 10-016-0016):
 A parcel of land lying and situate in the Northeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Commencing at the 1974 Weber County brass cap monument marking the Center Quarter Corner of said Section 14, thence North 89°52'23" East 146.34 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 01°12'51" East 147.79 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°17'00" East 955.84 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 01°08'25" West 133.71 feet; Thence South 89°52'23" West 956.24 feet to the point of beginning.

10-018-0015
 SPAULDING
 #2577420

East Quarter Corner Section 14,
 Township 5 North, Range 3 West,
 Salt Lake Base and Meridian.
 Not looked for or measured
 Established from ROS 3566

RECEIVED
 SEPT 14 2023
 FILE # 7643



DATE: 08-30-23
 SCALE: 1"=60'
 PROJECT NUMBER: 2318001

PARCEL ADJUSTMENT
TAX PARCELS 10-016-0016 & 10-016-0017
 LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 5 NORTH, RANGE 3 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
DRAWN	DEH
CHECKED	DEH
SHEET	1
OF	1