

KATHLEEN McDONALD
ENTRY 1142921
BOOK 1601
PAGE 2224

North Quarter Corner Section 2,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County 3" brass cap monument.
Stamped "1980"

West Quarter Corner Section 35,
Township 7 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County 3" brass cap monument.
Stamped "1963"

Northeast Corner Section 2,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County 3" brass cap monument.
Stamped "1963"

Southwest Corner Section 39,
Township 7 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County 3" brass cap monument.
in Conc. Pedestal

BASIS OF BEARING

S89°34'56"W 2662.63'

N89°34'56"E 666.38'
EAST 700.00' Deed

S89°34'56"W 435.60'

S00°21'24"W 200.00'

LOT 1
MILLER'S FLAT SUBDIVISION
Book 91, Page 70

N89°34'56"E 435.60'

SUBJECT PARCEL
Contains 446,262 sq. ft.
10.24 acres

MOULDING BRETT & LOUISE
ENTRY 2494792

NORTH 713.54' Deed
N00°18'50"E 715.89'
ancient fence and acquiesced boundary

S00°21'24"W 489.65' Deed
S00°21'24"W 587.95'
6700 WEST STREET

S00°21'24"W 7995.25'

N88°56'05"W 2642.97'
1900 NORTH STREET

S00°21'24"W 33.00'

S89°37'58"W 84.91'
N64°05'38"W 80.61'
SOUTH 700.00' Deed

N60°52'01"W 101.39'
N59°26'46"W 88.08'
N67°10'23"W 50.36'

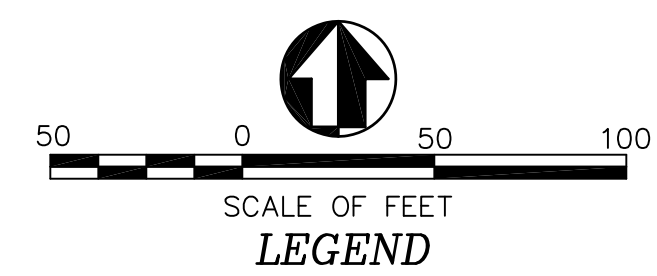
N89°20'54"W 168.15'

MOULDING BRETT & LOUISE
ENTRY 2494792

East Quarter Corner Section 11,
Township 6 North, Range 3 West,
Salt Lake Base and Meridian.
Fnd. Weber County 3" brass cap monument.
Stamped "2020"

RECEIVED
FEB 13 2024
FILE # 7773

LINE	LENGTH	BEARING
L1	20.10'	S59°45'46"W
L2	25.30'	S88°41'20"W
L3	33.74'	S02°08'50"W
L4	44.32'	S80°38'36"W
L5	41.17'	N87°49'47"W



NARRATIVE:

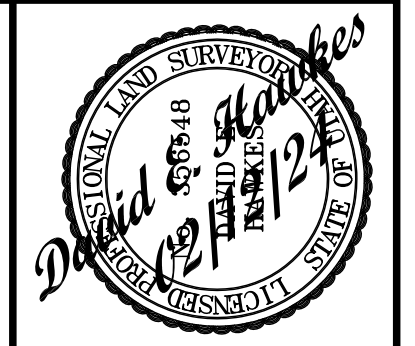
Boundary Consultants was retained by Gilbert Miller to survey the subject parcel and map the ancient fence lines which encompass the subject parcel. This survey was carried out using a Trimble RBS GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4163.41 feet with no calibration. Basis of Bearing for this survey is NORTH as determined by GPS or South 89°34'56" West 2662.63' (Measured) coincident with the north line of the Northeast Quarter of Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Section corners were found as depicted hereon. The east line of Section 2 is no longer monumented and we have not made any effort to ascertain its true location. We have held a straight line between the Northeast Corner of Section and the found monument marking the location of the East Quarter Corner of Section 11. The subject parcel is bounded by ancient fence lines which have been in place for an excess of 20 years as demonstrated by Google Earth Pictures from 1993. According to parcel evidence obtained from Gilbert Miller, he has occupied the property up to the aforesaid fence lines and they have been treated as the parcels boundary by both himself and the adjoining owners since 1993. In conformance with Utah State Supreme Court decisions regarding the common law principles of Boundary by Acquiesce we have recognized those perimeter fences as the subject parcels boundary. The deed for the subject parcel calls the north boundary line being an ancient fence. We have honored the monumented section line as the north boundary of the subject parcel. This decision was made as the deeds calls to and along a fence line, "along" being defined as "in close proximity to", with adjoining deeds and the parent deed calling to the section line. It is our recommendation that either a Boundary Agreement be entered into with the adjoining owners to fix "Title" to the extant ancient fences or, a Quiet Title Action be pursued to fix "Title".

RECORD DESCRIPTION:

ENTRY #1263246, BOOK 1694, PAGE 308.
Part of the Northeast Quarter of Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at the Northeast Corner of said Quarter Section; Running thence SOUTH 723 feet; Thence WEST 700 feet; Thence NORTH 723 feet more or less to old fence; Thence EAST 700 feet to the place of beginning.
EXCEPT THAT PORTION LYING WITHIN COUNTY ROAD, AND EXCEPTING THEREFROM ALL OF THE MILLER'S FLAT SUBDIVISION, RECORDED IN BOOK 91, AT PAGE 70 OF THE WEBER COUNTY RECORDS.

ACQUIESCED BOUNDARY DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 2, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of bearing for subject parcel being NORTH as determined by GPS or South 89°34'56" West 2662.63 feet, measured, between the Weber County brass cap monuments monumenting the north line of said Northeast Quarter Section. Subject Parcel being more particularly as follows:
Commencing at the Northeast Corner of Said Section 2, thence South 89°34'56" West 33.00 feet coincident with the north line of said Section 2 to a point on the west right of way line of 6700 West Street and the True Point of Beginning;
Thence South 00°21'24" West 33.00 feet coincident with said right of way line; Thence South 89°34'56" West 435.60 feet coincident with the north line of Lot 1, Miller's Flat Subdivision;
Thence the following two (2) courses coincident with the perimeter of said subdivision, 1) South 00°21'24" West 200.00 feet;
2) North 89°34'56" East 435.60 feet to a point on the west right of way of said 6700 West Street;
Thence South 00°21'24" West 587.95 feet;
Thence the following twelve (12) courses coincident with an ancient fence and acquiesced boundary, 1) North 89°20'54" West 168.15 feet;
2) South 59°45'46" West 20.10 feet;
3) South 88°41'20" West 25.30 feet;
4) South 02°08'50" West 33.74 feet;
5) South 80°38'36" West 44.32 feet;
6) North 87°49'47" West 41.17 feet;
7) North 67°10'23" West 50.36 feet;
8) North 59°26'46" West 88.08 feet;
9) North 60°52'01" West 101.39 feet;
10) North 64°05'38" West 80.61 feet;
11) South 89°37'58" West 84.91 feet;
12) North 00°18'50" East 715.89 feet to a point on the north line said northeast quarter section;
Thence North 89°34'56" East 666.38 feet to the point of beginning.
Contains 10.24 acres, ±446,262 sq. ft.



DATE: 02-12-24
SCALE: 1"=50'
PROJECT NUMBER: 2103001

RECORD OF SURVEY OF THE ACQUIESCED
BOUNDARY OF WEBER COUNTY
TAX PARCEL NUMBER 10-029-0005
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-690-7158 FAX
801-792-1569

DESIGNED: DEH
DRAFTED: DEH
CHECKED: DEH
SHEET: 1
OF: 1