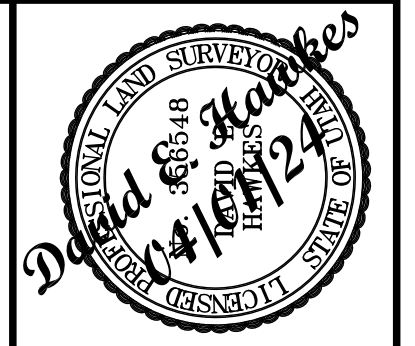


NARRATIVE:

Boundary Consultants was retained by Alan Spaulding to survey the subject parcels and adjust them to separate the "farm" parcels from the "house" parcels. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by the GCOID Model CONUS 12B @ height 4500.00 feet and no collaboration. Basis of Bearing for this survey is Geodetic North as determined by GPS or South 00°38'43" West 2582.72 feet measured between the Weber County Survey Reference Monuments to the West Quarter Corner and the Southwest Corner of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian as depicted hereon. Evidence of Record of Survey Number 6764 was found and accepted with the exception of the east boundary line as it does not follow either the deed line (see Entry #2577420) nor ancient occupation lines which do closely match deed lines. Record of Survey Number 7416 was performed on the adjoining parcel to the east, after the aforesaid survey with the east line of 6764 being honored. There is in fact a deed gore (gap) between those adjoining parcels. This survey places the boundary between the two parcels on the ancient occupation line which not only has remnants of an ancient fence but a grade change between the two parcels, indicating an "Acquired Boundary". A similar condition exists between the Spaulding Parcels and the Beus Parcels on the south where the ancient fence and occupation line has been held as an "Acquired Boundary". It is our recommendation that Boundary Agreements be pursued with both SNP Properties and Beus to forever fix the boundaries at the current use and occupation lines. Part of the S.W. 1/4 of Sec. 13, T. 5 N., R. 3 W., S.L.M., U.S. Sur., Beg. at the S.W. Corner of NW 1/4 Sec. 13, TH. N. 15.06 CHS., TH. S. 88°20' E. 17 CHS., TH. S. 19.95 CHS., TH. N. 89°45' W. 17 CHS., TH. N. 5.4 CHS. to Beg. Part of N.E. 1/4 and S.E. 1/4 Sec. 14, T. 5 N., R. 3 W., S.L.M., U.S. Sur., Beg. at NE Corner of Sec. 14, TH. S. 5.4 CHS., TH. W. 3.4 CHS. to center of road. TH. N. along center of road 20.46 CHS., TH. E. to Sec. Line, TH. S. 15.06 CHS. to Beg. Part of N.E. 1/4 and S.E. 1/4 Sec. 14, T. 5 N., R. 3 W., S.L.M., U.S. Sur., Beg. at NE Corner of Sec. 14, TH. S. 5.4 CHS., TH. W. 3.4 CHS. to center of road. TH. N. along center of road 20.46 CHS., TH. E. to Sec. Line, TH. S. 15.06 CHS. to Beg. A parcel of land lying and situate in the West Half of Section 13 and the East Half of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the adjusted, and remaining 39.96 acres of land described as parcels "10-015-0025", and "10-016-0024" in that certain Quit Claim Deed recorded as Entry #2577420 of the Weber County Records. Less and Excepting therefrom that particular parcel of land described in that certain Warranty Deed recorded as Entry #3125743 of said county records, (subsequently known as "Gooch Subdivision", Book 91, Page 90 of said county records), and that particular parcel of land described in that certain Quit Claim Deed recorded as Entry #3212062 of said county records. Basis of Bearing for subject description being South 00°38'43" West 2582.72 feet measured between the 2020 Weber County Surveyor's brass cap reference monuments to the West Quarter Corner and the South West Corner of said Section 13, said monument lying in 6300 West Street. Subject parcel being more particularly described as follows: Commencing at the 1974 Weber County Brass Cap Monument monumenting the Northwest Corner of said Section 13, thence South 07°44'19" West 1722.10 feet to the Weber County Brass Cap Monument monumenting the center line intersection of 5100 South and 6700 West Streets and the True Point of Beginning; Thence South 89°30'50" East 1355.22 feet coincident with the centerline of 5100 South Street; Thence South 00°29'39" West 33.00 feet to the northwest corner of that particular parcel of land described in that certain Quit Claim Deed recorded as Entry #3212062 of the Weber County Records; Thence the following seven (7) courses coincident with the perimeter of the aforesaid parcel, 1) North 89°30'50" West 95.62 feet, (S 89°05'36" E 96.97' per said QCD); 2) South 10°45'56" East 66.19 feet, (N 10°20'56" W 65.96 feet per said QCD); 3) South 20°30'59" East 23.44 feet, (N 20°05'59" W 23.44 feet per said QCD); 4) South 33°47'33" East 45.69 feet, (N 33°22'33" W 65.96 feet per said QCD); 5) South 21°52'40" East 55.50 feet, (N 21°27'40" W 55.50 feet per said QCD); 6) South 37°43'41" East 32.19 feet, (N 37°18'41" W 32.19 feet per said QCD); 7) South 57°28'55" East 8.86 feet, (N 57°03'55" W 8.86 feet per said QCD); Thence South 00°29'39" West 1127.06 feet along an ancient fence and occupation line to a fence corner; Thence North 89°23'00" West 1178.59 feet along an ancient fence and occupation line to a number five rebar and cap stamped "PLS 356548"; Thence North 00°33'35" West 300.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°26'32" West 178.20 feet to the center line of said 6700 West Street; Thence North 00°33'35" East 1063.02 feet coincident with said centerline to the point of beginning. LESS and EXCEPTING THEREFROM: The "JOSH GOOCH SUBDIVISION" recorded as Entry 3197977, Book 91, at Page 90 of the Weber County Records. Subject Parcel Contains 39.96 acres ±1,740,835 sq. ft. SUBJECT TO those rights of the public in the Prescriptive Rights of Way of 6700 West and 5100 South Streets. SUBJECT PARCEL 2: (Formerly Tax Parcel 10-016-0024): A parcel of land lying and situate in the West Half of Section 13 and the East Half of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising the adjusted, 1.00 acre of land described as parcel "10-016-0024" in that certain Quit Claim Deed recorded as Entry #2577420 of the Weber County Records. Basis of Bearing for subject description being South 00°38'43" West 2582.72 feet measured, between the 2020 Weber County Surveyor's brass cap reference monuments to the West Quarter Corner and the South West Corner of said Section 13, said monument lying in 6300 West Street. Subject parcel being more particularly described as follows: Commencing at the 1974 Weber County Brass Cap Monument monumenting the Northwest Corner of said Section 13, thence South 07°44'19" West 1722.10 feet to the Weber County Brass Cap Monument monumenting the center line intersection of 5100 South and 6700 West Streets; Thence South 00°33'35" West 1063.02 feet coincident with the centerline of said 6700 West Street and the True Point of Beginning; Thence South 89°26'32" East 178.20 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°33'35" West 300.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°26'32" West 178.20 feet to a point easterly 33.00 feet of the centerline of 6300 West Street; Thence North 00°33'35" East 300.00 feet easterly 33.00 feet coincident with the centerline of said 6700 West Street to the point of beginning. Contains 1.23 acres ±53,460 sq. ft. SUBJECT TO those rights of the public in the Prescriptive Right of Way of 6700 West Street.



DATE: 04-01-24
SCALE: 1"=80'
PROJECT NUMBER: 2405001

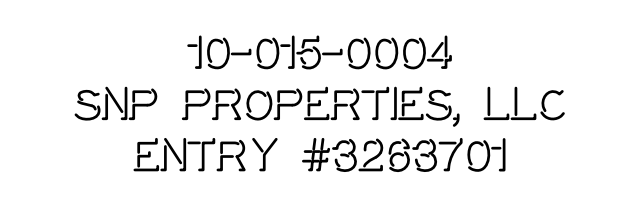
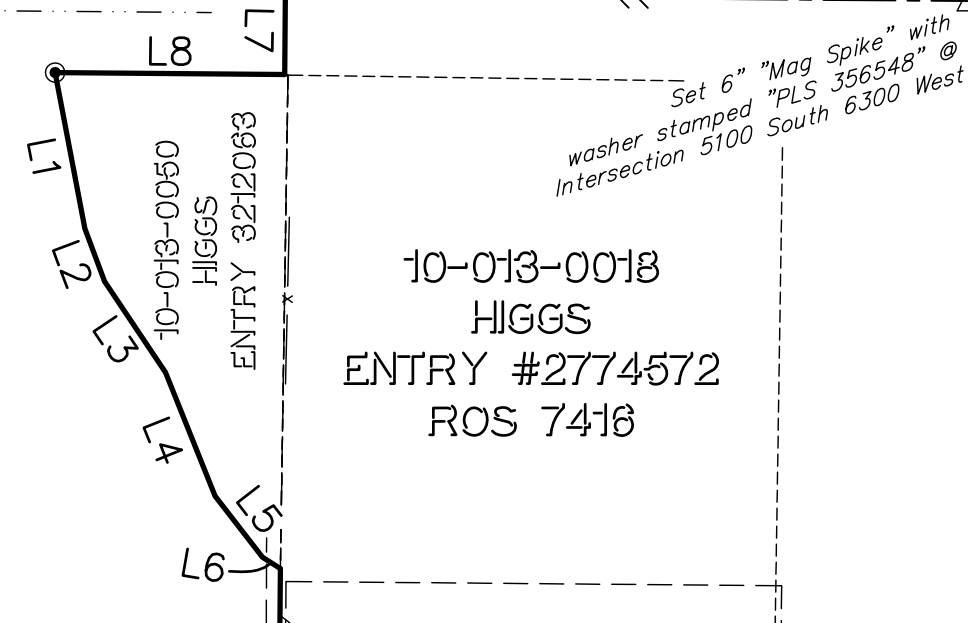
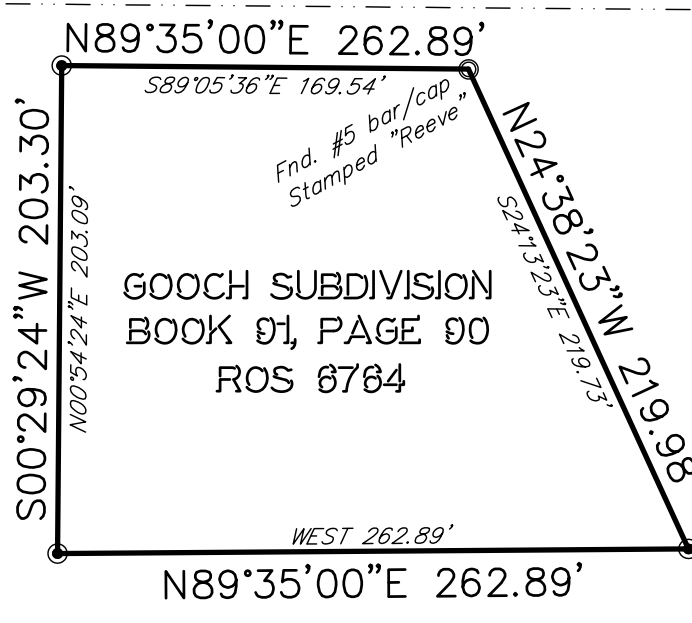
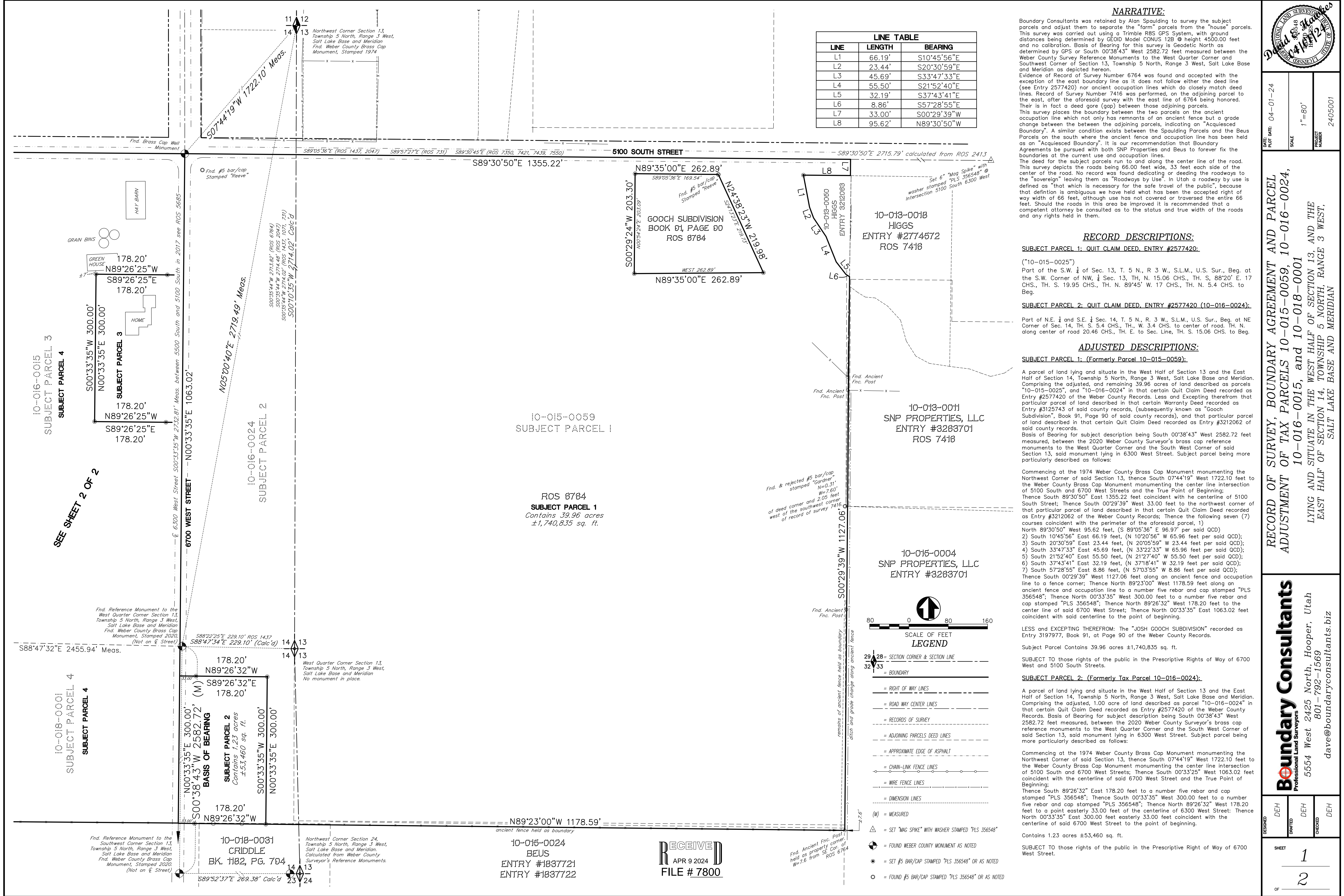
RECORD OF SURVEY, BOUNDARY AGREEMENT AND PARCEL ADJUSTMENT OF TAX PARCELS 10-015-0059, 10-016-0024, 10-016-0015, and 10-018-0001 LYING AND SITUATE IN THE WEST HALF OF SECTION 13, AND THE EAST HALF OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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: 2

LINE TABLE

LINE	LENGTH	BEARING
L1	66.19'	S10°45'56"E
L2	23.44'	S20°30'59"E
L3	45.69'	S33°47'33"E
L4	55.50'	S21°52'40"E
L5	32.19'	S37°43'41"E
L6	8.86'	S57°28'55"E
L7	33.00'	S00°29'39"W
L8	95.62'	N89°30'50"W

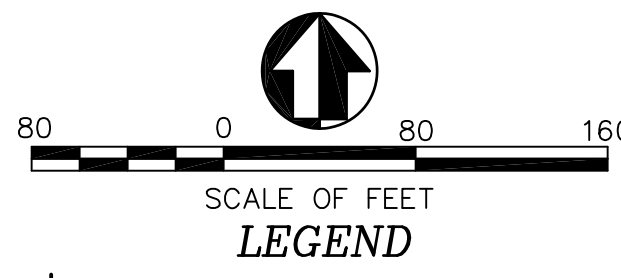


10-015-0059
SUBJECT PARCEL 1
ROS 8764
SUBJECT PARCEL 1
Contains 39.96 acres
±1,740,835 sq. ft.

10-018-0001
SUBJECT PARCEL 2
CRIDDLE
BK. 1182, PG. 794
Contains 1.23 acres
±53,460 sq. ft.

10-015-0024
SUBJECT PARCEL 3
BEUS
ENTRY #1837721
ENTRY #1837722

RECEIVED
APR 9 2024
FILE # 7800



- LEGEND**
- 29/32 = SECTION CORNER & SECTION LINE
 - = BOUNDARY
 - = RIGHT OF WAY LINES
 - = ROAD WAY CENTER LINES
 - = RECORDS OF SURVEY
 - = ADJOINING PARCELS DEED LINES
 - = APPROXIMATE EDGE OF ASPHALT
 - = CHAIN-LINK FENCE LINES
 - = WIRE FENCE LINES
 - = DIMENSION LINES
 - (M) = MEASURED
 - △ = SET "MAG SPIKE" WITH WASHER STAMPED "PLS 356548"
 - = FOUND WEBER COUNTY MONUMENT AS NOTED
 - = SET #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED
 - = FOUND #5 BAR/CAP STAMPED "PLS 356548" OR AS NOTED

Fnd. & rejected #5 bar/cap stamped "Cardner" N=0.31' W=2.60' of deed corner and 2.05 feet west of the southwest corner of record of survey 7416

Remains of ancient fence held as boundary after and grade change along ancient fence

Fnd. Ancient Fnc. Post held as property corner West 7.6' from SE ROS 8764

Northwest Corner Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Calculated from Weber County Surveyor's Reference Monuments.

Fnd. Reference Monument to the West Quarter Corner Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Monument, Stamped 2020. (Not on E Street)

Fnd. Reference Monument to the Southwest Corner Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Monument, Stamped 2020. (Not on E Street)

Northwest Corner Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Fnd. Weber County Brass Cap Monument, Stamped 1974

Fnd. #5 bar/cap Stamped "Reeve"

S00°33'35"W 300.00'
N00°33'35"E 300.00'
S00°33'35"W 300.00'
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N00°33'35"E 300.00'

S07°44'19"W 1722.10' Meas.

S89°05'36"E (ROS 1437, 2047)
S89°57'27"E (ROS 731)
S89°30'45"E (ROS 7350, 7421, 7439, 7550)
S89°30'50"E 1355.22'

S89°26'25"E 178.20'
N89°26'25"W 178.20'

S89°26'25"E 178.20'
N89°26'25"W 178.20'

S89°26'32"E 178.20'
N89°26'32"W 178.20'

S89°26'32"E 178.20'
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S89°26'32"E 178.20'
N89°26'32"W 178.20'

S88°47'32"E 2455.94' Meas.

S88°47'34"E 229.10' (Calc'd)
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