

NARRATIVE:

Boundary Consultants was retained by Caden Davis to survey the subject parcel and resolve the boundary thereof. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD 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°21'37" East 5284.02' (Measured) coincident with the north line of the Northwest Quarter of Section 1, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Section corners were found or calculated as depicted hereon. The east line of the subject parcel is the Center Quarter section line which is not monumented. An ancient wire fence traverses a portion of the east boundary which is not on the calculated Center Quarter Section Line but is, and has been the occupation line for a long period of time. As such we have held the fence as the Acquired Boundary, as depicted hereon. The south line of the parcel falls in the drain ditch - canal which traverses the Quarter Section in an East - West Direction. The West Boundary has been held at the remains of an ancient fence line which has been treated as and acquiesced to as the boundary. Record of Survey #1810 documents that fence line as the east boundary of the adjoining parcel 10-028-0021.

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 competent Land Use - Real Estate Attorney be consulted to pursue a Quiet Title Action to fix "Title" to the occupation and use lines.

RECORD DESCRIPTION:

QUIT CLAIM DEED, ENTRY #3104522;

Part of the Northwest Quarter of Section 1, Township 6 North, Range 3 West, Salt Lake Base and Meridian; Beginning at a point on the south side of the County Road; said point being 171.4 feet SOUTH from the Northeast Corner of the said Northwest Quarter Section 1; Running thence SOUTH along Quarter Section line 2468.6 feet to the Southeast Corner of said Northwest Quarter; Thence WEST 175 feet; Thence NORTH 2490.8 feet to the south side of County Road; Thence South 74°37' East 84.3 feet; Thence EAST 94.7 feet to beginning. Containing 10.0 acres (#10-028-0020)

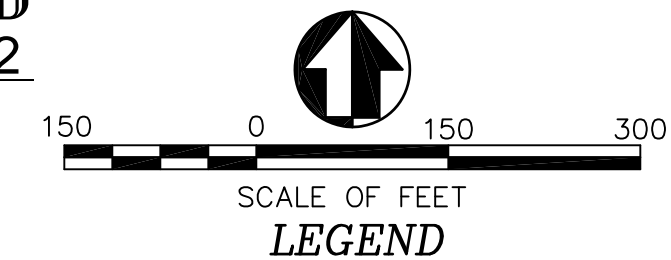
SURVEYED BOUNDARY DESCRIPTION:

A parcel of land lying and situate in the Northwest Quarter of Section 1, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Comprising 10.20 acres, the 10.00 acre described in that certain Quit Claim Deed recorded as Entry #3104522 of the Weber County Records and the additional 0.20 acres contained in the Acquired area lying within the occupied boundaries depicted in that certain Record of Survey of Weber County Tax Parcel 10-028-0020, conducted by Boundary Consultants, certified by David E. Hawkes, P.L.S. #356548, and filed in the office of the Weber County Surveyor. Basis of Bearing for the Subject Description being South 89°21'37" East 5284.02 feet measured between the 2020 Weber County Surveyor's brass cap monuments marking the Northwest and Northeast Corners of said Section 1. Subject parcel being more particularly described as follows:

Commencing at the Northwest Quarter of Section 1, Township 6 North, Range 3 West, Salt Lake Base and Meridian thence South 89°21'41" East 2642.79 feet coincident with the calculated north line of said Northwest Quarter Section 1 to the un-monumented North Quarter Corner thereof; Thence South 00°21'00" West 171.39 feet coincident with the calculated east line of said Northwest Quarter Section to a point on the south line of that particular parcel of land owned in fee by Weber County, described in that certain Warranty Deed record in Book 62, at Page 553, of the Weber County Records and the True Point of Beginning; Thence the following three (3) courses, one (1) course coincident with the east line of said Northwest Quarter Section, and two (2) courses along an ancient fence and acquiesced boundary, 1) South 00°12'12" West 1283.10 feet to an ancient fence line and a number five rebar and cap stamped "PLS 356548"; 2) North 88°45'50" West 5.46 feet along said ancient fence line to a fence corner; 3) South 01°12'12" West, along an ancient fence line, 1199.37 feet, more or less, to a point on the south line of said Northwest Quarter Section; Thence North 89°16'58" West 175.00 feet coincident with said Center Quarter Section Line; Thence North 00°56'06" East 2502.03 feet along the remains of an ancient fence line and acquiesced boundary to a point on the south south line of the aforesaid Weber County Parcel and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with said Weber County Parcel, 1) South 75°00'41" East 78.20 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 89°03'41" East 97.21 feet to the point of beginning.

Contains 10.20 acres, ±444,372 acres

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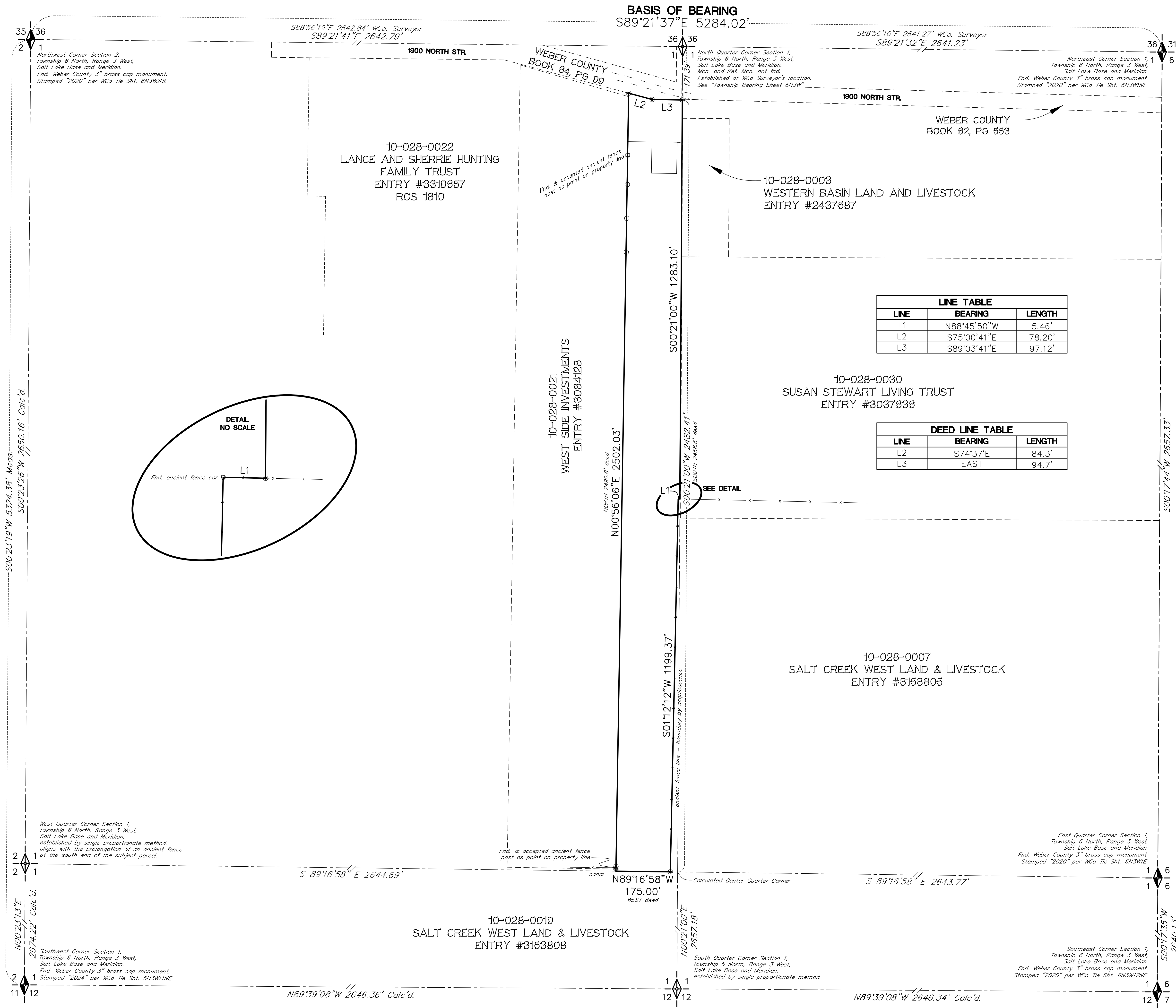
- 36 36 = SECTION CORNER & SECTION LINE
- - - = CALCULATED SECTION LINE
- - - = BOUNDARY LINE
- - - = ADJOINING PARCEL LINES
- - - = RECORD OF SURVEY LINES
- - - = ADJOINING WIRE FENCE LINES
- - - = RECENT PIPE FENCE
- - - = DIMENSION LINES
- = FOUND ANCIENT FENCE POST
- = SET #5 BAR - CAP STAMPED "PLS 356548"

DATE: 11-20-24
SCALE: 1"=150'
PROJECT NUMBER: 2417002

RECORD OF SURVEY OF THE ACQUIRED
BOUNDARY OF WEBER COUNTY
TAX PARCEL NUMBER 10-028-0020
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 1,
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



LINE TABLE

LINE	BEARING	LENGTH
L1	N88°45'50"W	5.46'
L2	S75°00'41"E	78.20'
L3	S89°03'41"E	97.12'

DEED LINE TABLE

LINE	BEARING	LENGTH
L2	S74°37'E	84.3'
L3	EAST	94.7'

