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GREAT BASING STATES OF STA

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Record of Survey tson Pappageorg

Watson Pappa Approx. 1630 Farr West Farr West City, Weber Cour

Jan, 2022

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Dalle & Larita

Chug

This survey was requested by John Watson to retrace the Boundaries of Parcel 19-042-0010 and 19-042-0049 in Weber County to adjust the common boundary between

Basis of bearing for this survey is North 0°03'07" East measured between the Southwest and the West Quarter Corner of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

The conveying documents for the area all call to a historic 1898 Plat (Book 6 Page 68.) Said plat was retraced by locating all of the Section positions as currently monumented. Discrepancies of the position of the Section monuments and the record positions differed consistently by over 30 feet. Attempts were made to retrace the Section plat from proportional measurement and were found to be inconsistent with the current occupation. Thus the historic plat was retraced by holding the Southwest Corner as a true point with no rotation and holding the record bearing and distances.

The Westerly boundary adjoining property owned by David and Sara Chugg and Associated Food Stores Inc. held the Bearing of North 1°01'58" East as established by Weber County and Great Basin South with filed Record of Survey 2058 and 4378 (see detail A, B, C, and F). Evidence suggested that David and Sara Chugg are not using the full 1930.70 feet deeded to them (1892.86 feet 1898 Plat) with the occupation of the fence Lane stopping near the boundary between Chugg and Associated food Stores Inc.. Depending on the length of time that David and Sara Chugg have not had access to the land. Pappy's Homeplace LLC Boundary by Acquiesce may have gained title to the land not used by Chugg if the following four (4) requirements are met:

1) Mutually Acquiesced (landowners have treated the line as the boundary)

2) By adioinina landowners. 3) To a clearly defined line (a fence, Building, Ditch, ETC.)

4) For a long period of time (Specified by Utah Courts as 20 years) The North line adjoining land owned by Associated Food Stores Inc. accepted rebar and cap set by Weber County and the measured bearing and distance of Survey's filed with Weber County under File No. 4378 and 2058. Along the East, boundary adjoining the Historic 100.00 Railroad Right of Way the record bearing was used having been found to best match

Along the South, boundary adjoining land owned by Dale and Larita Chugg record bearings and distances were used to the course of L1. From thence aerial photos from 1997 have confirmed that boundary by acquiesce has occurred as explained showing the use of the roadway and location of the building has not moved in over 20 years. Due to said evidence line segments, L2 and L3 have been moved from the record to protect the property owner's rights as established in their use of the land. Line segment L4 takes us back to

the surveyed position of lot 22 (See Detail G and H). Land adjoining Theodore Papageorge Entry No 2270988, James and Mary Kogianes Trustee Entry No 1909806, Harry Papageorge Trust Entry No. 2834057, and Pappy's Homeplace LLC Entry No. 2883323 held the record of said deeds having Sr. rights over the subject parcel (see Detail F).

The new parcel lines between parcels 0049 and 0010 were adjusted according to the intent of the landowners. Property corners were set as shown here on.

PROPOSED LEGAL DESCRIPTIONS

Vicinity Map

Scale: 1" = 20'

Graphic Scale

PARCEL 19-042-0049

A part of Lot 12 and Lot 22 Section 36 Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, according to the official plat found at Book 6, Page 68 Weber County Recorders office being all of Parcel 0049 as shown in the record of survey completed by Great Basin Engineering in January of 2022 being more particularly described as follows,

Site

126

126

Farr West

Beginning at a point on an existing fence said point being 923.27 feet North 0°03'07" East along the Section line and 1668.26 feet South 89°56'53" East from the Southwest Corner of said Section 36, and running thence North 1°01'58" East 1347.07 feet to the most Northerly line of a 21.5 foot alley; thence along said alley South 89°40'00" West 21.50 feet; thence North 1°01'58" East 206.76 feet (208.7) to the Northwest corner of the South half of lot 12; thence North 89°56'58" East 574.51 feet to a rebar and cap set by Weber County marking Warm Springs Creek Drainage and Old Railroad Right of Way; thence along said Right of Way South 18°28'00" East 1466.52 feet to a tee in the fence; thence along said fence and its extension South 71°42'15" West 263.74 feet to a point that is an extension of a fence to the West; thence South 84°14'37" West to and along said fence 799.16 feet to the point of beginning. Contains 28.051 Acres

PARCEL 19-042-0010

A part of Lot 22 Section 36 Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, according to the official plat found at Book 6, Page 68 Weber County Recorders office being all of Parcel 0010 as shown in the record of survey completed by Great Basin Engineering in January of 2022 being more particularly described as follows,

Beginning at a point on an existing fence said point being 923.27 feet North 0°03'07" East along the Section line and 1668.26 feet South 89°56'53" East from the Southwest North 84°14'37" East along said fence and its extension 799.16 feet to a point that is an extension of a fence to the East; thence North 71°42'15" East to and along said fence 263.74 feet to Warm Springs Creek Drainage and the Old Railroad Right of Way; thence along said Right of Way South 18°28'00" East 242.93 feet to the Southeast Corner of lot 22; thence South 38°37'00" West along a fence 531.70 feet more or less to a fence Corner; thence along said fence South 51°35'00 West 119.90 feet more or less, to the Corner of a building; thence South 74°40'08" West 107.74 feet more or less, along said building to a fence; thence along said fence South 78°05'09" West 96.69 feet; thence North 2°56'57" West 13.93 feet to the North line of lot 26; thence South 80°10'00" West 161.29 feet along said lot to land conveyed in Entry No 2270988; thence two (2) courses along land conveyed in Entry No 1909806, Entry No. 2834057, Entry No. 2883323 as follows: (1) North 68°54'00" West 117.56 feet, and (2) North 63°13'00" West 265.62 feet; thence North 1°01'58" East 457.55 feet to the Point of Beginning. Containina 13.890 Acres.

RECORD LEGAL DESCRIPTIONS

PARCEL 19-042-0049

Lot DE

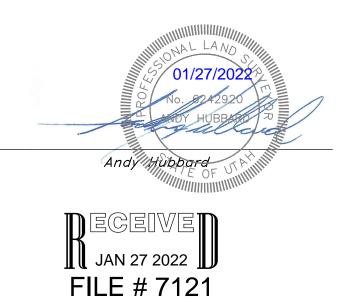
Part of section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: The South 1/2 of Lot 12, said Section, described as follow: Beginning at a point on the West line of said Lot, 1668.7 feet South 0°45' West from the most Northerly Corner thereof, running thence South 0°45' West 208.7 feet along the West line of said lot; thence North 89°40' East 21.5 feet; thence South 0°45' West 497.1 feet along the West line of said lot to the Southwest corner thereof, thence North 89°40' East 800.9 feet to the Southeast corner of said lot; thence North 18°28' West 743.8 feet along the East line of said lot; thence South 89°40' West 577.9 feet to the place of beginning. Containing 11.08 Acres, more or less.

PARCEL 19-042-0010

Part of lot 22, Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of said lot 22, and running thence North 89°40' East 800.9 feet thence South 18°28' East 965.5 feet, thence South 38°37' West 531.7 feet, thence South 51°35' West 100 feet, thence South 80°10' West 400 feet, more or less, to the North line of James G. Kogianes Property thence North 68°54' West 500 feet, more or less, to the Northwest corner of said Kogianes Property, thence, thence North 63°13' West 267.60 feet more or less, to the West line of said Lot 22, thence North 0°14' East 1309.3 feet to beginning. Containing 30.59 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate no. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land 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.



Jan, 2022

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