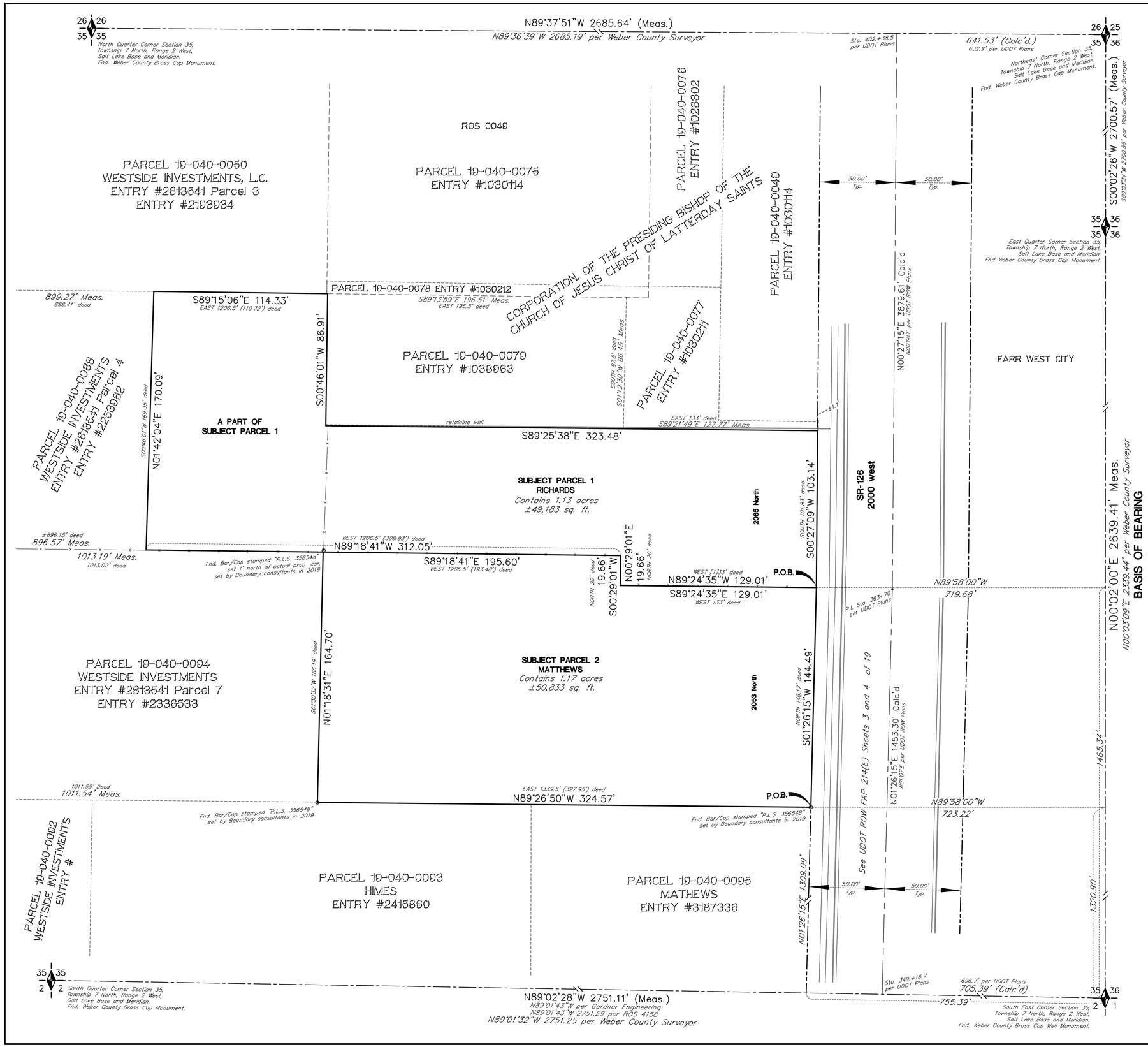

NARRATIVE:

Boundary Consultants were retained by Blaine Richards, and by Joseph Matthews, in 2019, to survey the subject parcels. Boundary Consultants failed to file the "Matthews" Survey in 2019 so we are including that boundary here.
This survey was carried out using a Trimble R8S GPS System with ground distances being determined by GEOID Model CONUS 12B at height 4225.484 with no calibration. Basis of Bearing for this survey is North 00°02'00" East 2639.41 feet measured between the Weber County brass cap monuments marking East line of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Base and Meridian.
Section corners were found and measured as noted. The west right of line of SR-126, 2000 West Street was determined from the Utah Department of Transportation's Project drawings noted hereon, (found in the Office of the Weber County Surveyor), then compared to measured physical improvements along the right of way.
Deeds to the Subject Parcels are "ancient" and contains multiple ambiguities resulting in having to look for Extrensic Evidence to place the parcels and their adjoiner's on the ground. It would appear, from the ancient deeds, that section corners where in a different location than those found today or, an ancient scrivener's error has been perpetuated over time. Remains of an ancient fence was found and located which bounded the west boundary of that particular parcel of land owned by Mavous and Lillian Dickamore predecessors in title to both of the subject parcels. That fence has been called to in deeds and was used to fix the parcels as depicted hereon.
Weber County Parcel Map 19-040 is not correct because of the aforesaid ambiguities in the title documents. It is our recommendation that competent help be sought to amend the current title documents to conform to true ownership lines.

DESCRIPTIONS:

SUBJECT PARCEL 1: WARRANTY DEED: ENTRY #2889729:

Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake [Base and] Meridian, U.S. Survey: Beginning 717.19 feet [755.39 feet, meas.] WEST [North 89°02'28" West, meas.] and 1472.86 feet [1453.58 feet, meas.] NORTH [North 01°26'15" East, meas.] from the Southeast Corner of said Southeast Quarter;
Thence WEST 33 feet (133' per root deed Book 762, Page 203 of County Records)
[North 89°24'35" West 129.01 feet, meas.];
Thence NORTH 20 feet [North 00°29'01" East 19.66 feet, meas.];
Thence WEST 1206.5 feet [North 89°18'41" West 1208.61 feet, meas.] to Grantors west fence line; Thence NORTH [North 00°47'37" East] along said fence line 169.33 feet [171.00 feet meas.];
Thence EAST [South 89°15'06" East, meas.] along Grantors north fence line 898.41 feet [1013.60 feet, meas.];
Thence South 00°46'01" West 94.74 feet [South 00°46'01" West 86.91 feet, meas.];
Thence South 89°13'59" East 323.99 feet [South 89°25'38" East 323.48 feet, meas.] to highway right of way;
Thence SOUTH [South 00°27'09" West, meas.] along said highway 96.03 feet [103.14 feet, meas.] to the place of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake [Base and] Meridian, U.S. Survey:
Beginning 717.19 feet [755.39 feet, meas.] WEST [North 89°01'03" West, meas.] and 1472.86 feet [1453.58 feet, meas.] NORTH [North 01°26'15" East, meas.] and WEST 33 feet (133' per root deed Book 762, Page 203 of County Records) [North 89°24'35" West 129.01 feet, meas.]; and NORTH 20 feet [North 00°29'01" East 19.66 feet, meas.]; Thence WEST 1206.5 feet [North 89°18'41" West 1208.61 feet, meas.] from the Southeast Corner of said Southeast Quarter being the Grantors west fence line, running thence NORTH 169.33 feet [North 00°47'37" East 171.00 feet, meas.];
Thence EAST [South 89°15'06" East, meas.] along Grantors north fence line 898.41 feet [899.27 feet, meas.];
Thence South 00°46'01" West 169.35 feet [South 01°42'04" West 170.09 feet, meas.] to the south line of Grantors property;
Thence WEST 896.15 feet more or less [North 89°18'41" West 896.57 feet, meas.] to the point of beginning.

SUBJECT PARCEL 2: WARRANTY DEED: ENTRY #3273232:

Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey, Beginning 36.5 rods [45.78 rods, meas.] WEST [North 89°01'03" West, measured] and 1314.5 feet [1309.09 feet, meas.] NORTH [North 01°26'15" East, meas.] from the Southeast Corner of said Southeast Quarter;
Thence NORTH 146.17 feet [North 01°26'15" East 144.49 feet, meas.];
Thence WEST 133 feet [North 89°24'35" West 129.01 feet, meas.];
Thence NORTH 20 feet [North 00°29'01" East 19.66 feet, meas.];
Thence WEST 1206.5 feet [North 89°18'41" West 1208.61 feet, meas.];
Thence SOUTH 166.17 feet [South 00°47'37" West 167.46 feet, meas.];
Thence EAST 1339.5 feet [South 89°27'47" East 1336.12 feet, meas.] to the point of beginning.

Except [LESS AND EXCEPTING THEREFROM]:

Part of the Southeast Quarter of Section 35, Township 7 North, Range 2 West, Salt Lake Meridian, Beginning at a point located North 00°03'07" East 1322.05 feet [North 00°02'00" East 1320.90 feet, Meas.] along the east line of said Southeast Quarter and North 90°00'00" West 723.42 feet
[North 89°58'00" West 723.22 feet, meas.] (to a point described of record as being located 602.25 feet WEST and 1314.5 NORTH from the Southeast Corner of said Southeast Quarter) and
North 89°27'57" West 324.65 feet [North 89°26'50" West 324.57 feet, meas.] from the Southeast Corner of said Southeast Quarter;
Running thence North 89°27'57" West 1011.55 feet [North 89°26'50 West 1011.54 feet, meas.] to an existing fence line;
Thence North 01°00'02" East 166.17 feet [North 00°47'37" East 167.10 feet, meas.] along said fence; Thence South 89°27'57" East 1013.02 feet [South 89°18'41" East 1013.02 feet, meas.];
Thence South 01°30'32" West 166.19 feet [South 01°18'31" West 164.70 feet, meas.] to the point of beginning.

30 0 30 60
SCALE OF FEET

LEGEND

- 17 = SECTION CORNER & SECTION LINE
- = BOUNDARY LINES
- = RIGHT OF WAY LINES
- = ADJOINING PROPERTY LINES
- = RECORD OF SURVEY LINES
- = RIGHT OF WAY CENTER LINES
- = FENCE LINES
- = WIRE FENCE LINES
- = DIMENSION LINES

ROS = RECORD OF SURVEY
UDOT = UTAH DEPARTMENT OF TRANSPORTATION
= FOUND EVIDENCE AS NOTED

RECEIVED
JAN 22 2024
FILE # 7770

RECORD OF SURVEY OF WEBER COUNTY TAX PARCELS 19-040-0087, -0095

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

DATE PLOT DATE: 01-18-24
SCALE 1"=30'
PROJECT NUMBER 2402001

Boundary Consultants
Professional Land Surveyors
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1 OF 1