

NARRATIVE:

Boundary Consultants was retained by Kenneth and Susan Campbell to survey the subject parcels, then adjust the configuration of those parcels to meet their needs.

Section corners were found and measured as noted hereon. In the course of this survey it became apparent that the current section corners are not in their historic location. When historic deeds are matched to occupation lines they match well without overlaps or gaps. When deeds are placed using the current or calculated section corners occupation does not match the described boundaries. We have held occupation lines as the intended and correct boundary.

The plats for the "M Stone Acre Subdivision" (prepared by Reeve & Reeve, Inc.), and the "Stone Acres Subdivision" (prepared by Hansen & Associates) are tied to the Weber County Surveyor's Reference Monument No. #5N3W23ERM4 and the calculated location of the East Quarter Corner of said Section 23, Weber County Surveyor's Monument No. #5N3W23E, with the Basis of Bearing being stated as North 17°18'36" East between Mon. #5N3W23ERM4 and the Mount Ogden Tower. It is apparent that "Reeve" blundered in their tie from said Mon. #5N3W23ERM4 to the point of beginning of the M Stone Acre Plat which was perpetuated by "Hansen" in their preparation of the Stone Acres Plat. The course which has been blundered is the second course in the description which states "NORTH 94.62 feet" that course should read NORTH 108.48 feet. When this is done the plat locations closely match occupation.

This record of survey does not show the various inconsistencies created by the subject parcel's deeds and those of the adjoining parcels. It does reflect occupation which is being honored by all parties as the correct boundary lines. The ambiguities which currently exist in the subject parcels' descriptions are being corrected on sheet 2 of this survey bringing them into conformance with occupation lines.

The client is not interested in pursuing Boundary Establishment Documents at the present time and is recognizing occupation lines as their correct boundary.

No corners were set as part of this survey, FENCE CORNERS ARE BOUNDARY CORNERS.

DESCRIPTIONS:

ENTRY #2733526:

SUBJECT PARCEL [TRACT] 1. (10-094-0001):

ALL OF LOT 1, PINE CONE CORRAL SUBDIVISION, WEBER COUNTY, UTAH.

SUBJECT PARCEL [TRACT] 2. (10-094-0002):

ALL OF LOT 2, PINE CONE CORRAL SUBDIVISION, WEBER COUNTY, UTAH.

SUBJECT PARCEL [TRACT] 3. (10-023-0036):

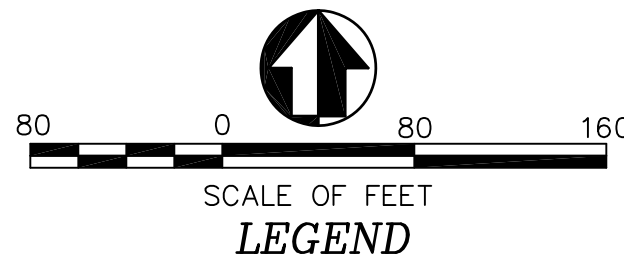
PART OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE INTERSECTION OF THE WEBER/DAVIS COUNTY LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 397.15 FEET; THENCE EAST 228 FEET, THENCE SOUTH 397.15 FEET, THENCE WEST 228 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL [TRACT] 4. (10-023-0081):

PART OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT THE INTERSECTION OF THE WEBER/DAVIS COUNTY LINE AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 397.15 FEET; THENCE EAST 228 FEET, THENCE SOUTH 397.15 FEET, THENCE WEST 228 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL [TRACT] 5. (10-023-0082):

PART OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING NORTH 94 FEET FROM THE CENTER OF SAID SECTION 23, AND RUNNING THENCE EAST ALONG SAID FENCE LINE 978 FEET, THENCE SOUTH 665 FEET, THENCE WEST 750 FEET, THENCE NORTH 397.15 FEET, THENCE WEST 583 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY FENCE OF 7100 WEST STREET, THENCE NORTHERLY 20.04 FEET TO THE SOUTHWEST CORNER OF LOT 1, M. STONE ACRES SUBDIVISION (VACCATED); THENCE SOUTH 89°07'20" EAST 354.03 FEET, THENCE NORTH 0°45'32" EAST 247.81 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM STONE ACRES SUBDIVISION.



- = SECTION CORNER & SECTION LINE
- 29 28 = BOUNDARY
- 32 33 = RIGHT OF WAY LINES
- = CALCULATED SECTION LINES
- = ROAD WAY CENTER LINES
- = RECORDS OF SURVEY
- = ADJOINING PARCELS DEED LINES
- = WIRE FENCE LINES
- = DIMENSION LINES

- = FOUND MONUMENT AS NOTED
- = SET #5 BAR/CAP STAMPED "PLS 356548"
- = FOUND #5 BAR/CAP AS NOTED
- WCS = WEBER COUNTY SURVEYOR'S
- ROS = RECORD OF SURVEY
- ▨ = AREAS OF ENCROACHMENT

Boundary Consultants
Professional Land Surveyors

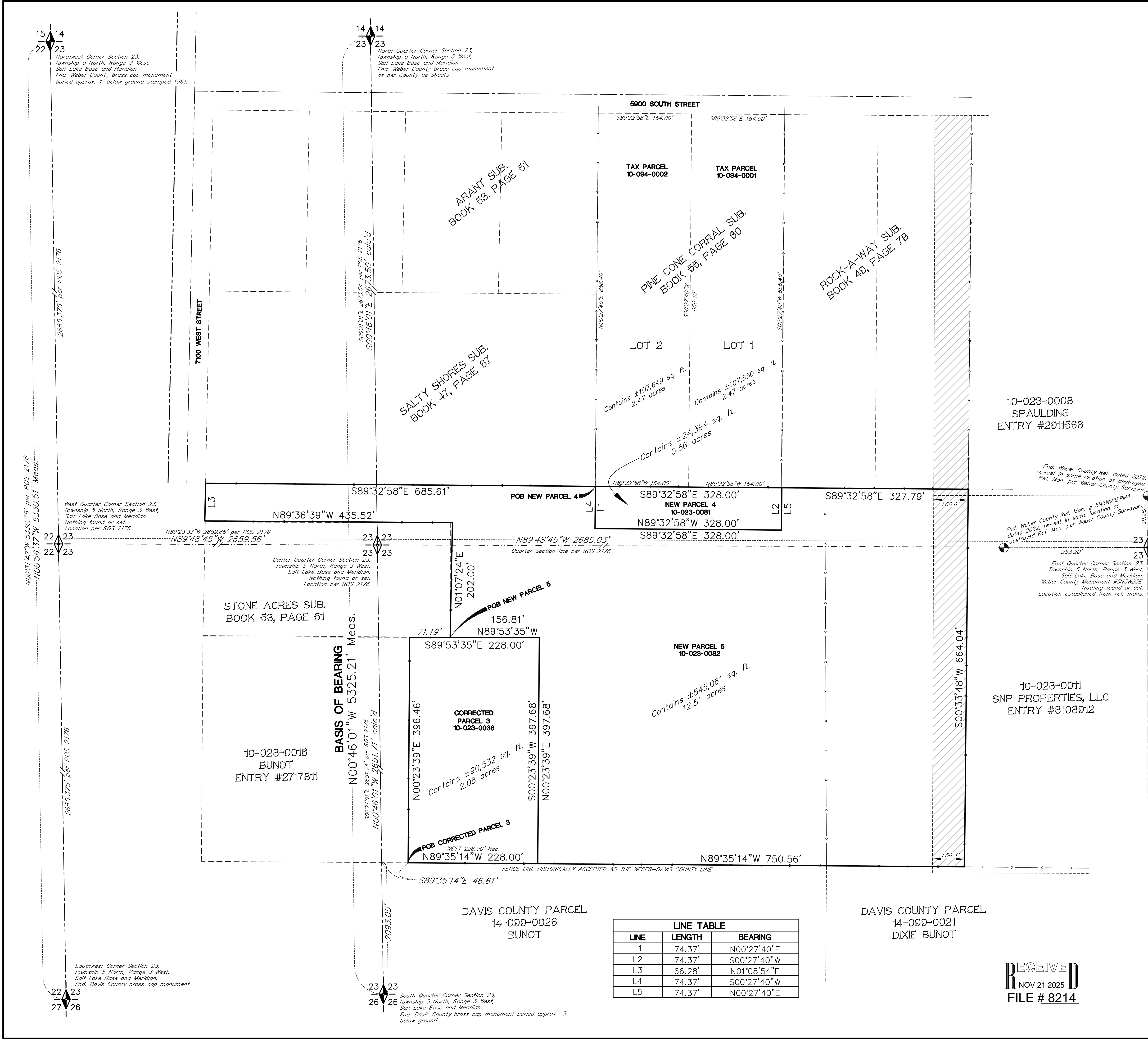
5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DESIGNED DEH
DRAFTED DEH
CHECKED DEH

SHEET 1
OF 2

RECORD OF SURVEY, OF WEBER COUNTY TAX PARCELS
10-094-0001, -0002, 10-023-0036, -0081, -0082
LYING AND SITUATE IN THE EAST HALF AND THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 11-20-25
SCALE: 1"=80'
PROJECT NUMBER: 2514001



NEW DESCRIPTIONS:

CORRECTED PARCEL 3: (10-023-0036):

A parcel of land lying and situate in the Southeast Quarter of Section 23, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subjegy description being North 00°46'01" West 5325.21 feet, measured, between the South and North Quarter Corners of said Section 23.

Commencing at the Davis County brass cap monument marking the South Quarter Corner of said Section 23, thence North 00°46'01" West 2093.05 feet coincident with the center Quarter Section line as currently monumented in 2025; thence South 89°35'14" East 46.61 feet to a fence corner; thence North 00°23'39" East 396.46 feet coincident with an ancient fence line to a fence corner; thence South 89°33'35" East 228.00 feet coincident with an ancient fence line and the prolongation thereof; thence South 00°23'39" West 397.68 feet to a point in an ancient fence line; thence North 89°35'14" West 228.00 feet coincident with said fence line to the point of beginning.

Contains 2.08 acres ±90,532 sq. ft.

ADJUSTED PARCEL 4: (10-023-0081):

A parcel of land lying and situate in the Northeast Quarter of Section 23, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subjegy description being North 00°46'01" West 5325.21 feet, measured, between the South and North Quarter Corners of said Section 23.

Commencing at the Davis County brass cap monument marking the South Quarter Corner of said Section 23, thence North 00°46'01" West 2093.05 feet coincident with the center Quarter Section line as currently monumented in 2025; thence South 89°35'14" East 46.61 feet to a fence corner; thence North 00°23'39" East 396.46 feet coincident with an ancient fence line to a fence corner; thence South 89°33'35" East 228.00 feet coincident with an ancient fence line to a fence corner; thence North 01°07'24" East 202.00 feet coincident with an ancient fence line to a fence corner; thence North 89°36'39" West 435.52 feet coincident with an ancient fence line and the prolongation thereof to the east right of way of 7100 West street; thence North 01°08'54" East 66.28 feet coincident with said east right of way; thence South 89°32'58" East 685.61 feet along an ancient fence line to the southwest corner of Pine Cone Corral Subdivision and the True Point of Beginning; thence South 89°32'58" East 328.00 feet to the southeast corner of said Pine Cone Corral Subdivision; thence South 00°27'40" West 74.37 feet; thence North 89°32'58" West 328.00 feet; thence North 00°27'40" East 74.37 feet to the point of beginning.

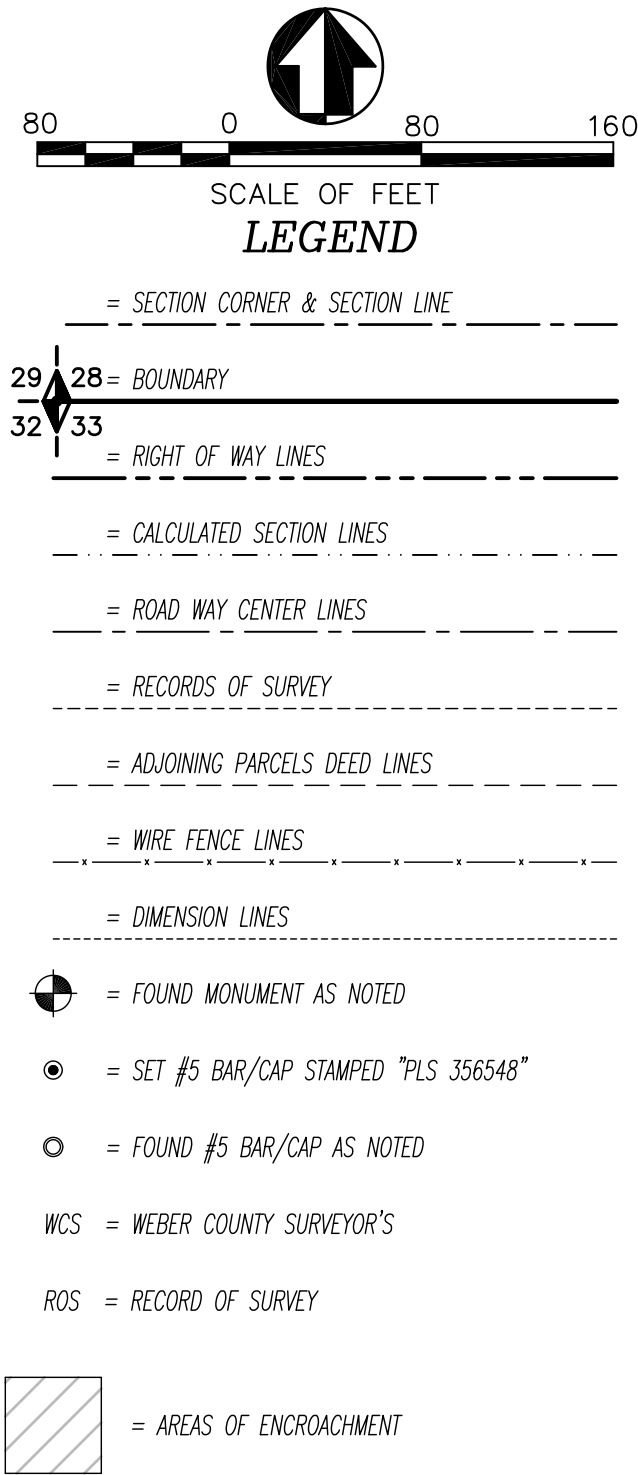
Contains 0.56 acres ±24,394 sq. ft.

ADJUSTED PARCEL 5: (10-023-0082):

A parcel of land lying and situate in the Southeast, Northeast and Northwest Quarters of Section 23, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subjegy description being North 00°46'01" West 5325.21 feet, measured, between the South and North Quarter Corners of said Section 23.

Commencing at the Davis County brass cap monument marking the South Quarter Corner of said Section 23, thence North 00°46'01" West 2093.05 feet coincident with the center Quarter Section line as currently monumented in 2025; thence South 89°35'14" East 46.61 feet to a fence corner; thence North 00°23'39" East 396.46 feet coincident with an ancient fence line to a fence corner; thence South 89°33'35" East 228.00 feet coincident with an ancient fence line to a fence corner and the True Point of Beginning; thence North 01°07'24" East 202.00 feet coincident with an ancient fence line to a fence corner; thence North 89°36'39" West 435.52 feet coincident with an ancient fence line and the prolongation thereof to the east right of way of 7100 West street; thence North 01°08'54" East 66.28 feet coincident with said east right of way; thence South 89°32'58" East 685.61 feet along an ancient fence line to the southwest corner of Pine Cone Corral Subdivision; thence South 00°27'40" West 74.37 feet; thence South 89°32'58" East 328.00 feet; thence North 00°27'40" East 74.37 feet to the southeast corner of said Pine Cone Corral subdivision; thence South 89°32'58" East 327.79 feet along an ancient fence line to a fence corner; thence South 00°33'48" West 664.04 feet coincident with an ancient fence line to a fence corner; thence North 89°35'14" West 750.56 feet coincident with an ancient fence line; thence North 00°23'39" East 397.68 feet; thence North 89°33'35" West 156.81 feet to the point of beginning.

Contains 12.51 acres ±545,061 sq. ft.



DESIGNED

DEH

DRAWN

DEH

CHECKED

DEH

SHEET

2

OF

2

Boundary Consultants

Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

DATE: 11-20-25

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PARCEL ADJUSTMENT OF WEBER COUNTY TAX PARCELS

10-023-0036, -0081, -0082

LYING AND SITUATE IN THE EAST HALF AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

