

NARRATIVE:

Boundary Consultants was retained by The Wiley A. Fowers Revocable Trust to survey the subject parcels prior to adjusting parcel and adjoining boundary lines. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4500.00 feet and no calibration. 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 Southwest Corner of Section 13, Township 5 North, Range 3 West, Salt Lake Base and Meridian as depicted hereon.

The deed for the subject parcels run to and along the center line of 5500 South Street. This survey depicts the roads being 66.00 feet wide, 33 feet each side of the center of the road. No record was found dedicating or deeding the roadways to the "sovereign" leaving them as "Roadways by Use". In Utah a roadway by use is defined as "that which is necessary for the safe travel of the public", because that definition is ambiguous we have held what has been the accepted right of way width of 66 feet, although use has not covered or traversed the entire 66 feet. Should the roads in this area be improved it is recommended that a competent attorney be consulted as to the status and true width of the roads and any rights held in them.

The true location of the center line of 5500 South Street is ambiguous in that the Brad Beaus Subdivision, which is on the north side of the road, dedicated a 33.00' portion for the roadway in 1988 which conflicts with the road dedication by Naisbitt Acres No. 4 Subdivision (Book 62, Page 083 [2007]) and the Lois Lane Subdivision (Book 69, Page 072 [2008]) on the south side of the road. The former subdivisions overlapping the "Beaus" dedication by ±2.9 feet.

The ancient fence separating the subject parcels from Weber County Tax Parcel 10-018-0069 (Spaulding) is the true boundary. A Boundary Agreement was prepared for the Spaulding's in 2024 which has been executed by both the Wiley A. Fowers Revocable Trust and the Kurt and Marsha Fowers Trust, but which has not at this juncture has not been recorded with the Weber County Recorder. Spaulding adjusted their parcel lines in 2024, and that Adjustment reflects the intent of the aforesaid Boundary Agreement with the ancient fence being the common boundary with the Fowers.

RECORD DESCRIPTIONS:

SUBJECT PARCEL 1. (Tax Parcel 10-018-0003):

Part of the Southeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 12.91 chains NORTH and 11.27 chains WEST of the Southeast Quarter of said Section 14, thence WEST 406.53 feet in middle of street, thence North 30° East 20.64 chains, thence EAST 406.53 feet, thence South 30° West 998.34 feet, thence WEST 83 feet; thence South 00°5' West 330.9 feet, more or less, to north line of street, thence EAST 83 feet, thence SOUTH 33 feet, more or less, to beginning. Containing 12.08 acres, M/L

SUBJECT PARCEL 2. (Tax Parcel 10-018-0024):

ALSO: A portion of the Southeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian described as follows:

Beginning at a point NORTH 821.5 feet; WEST 764.78 feet; and NORTH 298.9 feet from the Southeast Corner of said Southeast Quarter of Section 14; thence EAST 25 feet; thence NORTH 65 feet; thence WEST 25 feet; thence SOUTH 65 feet to the true point of beginning.

SUBJECT PARCEL 3. (Tax Parcel 10-018-0028):

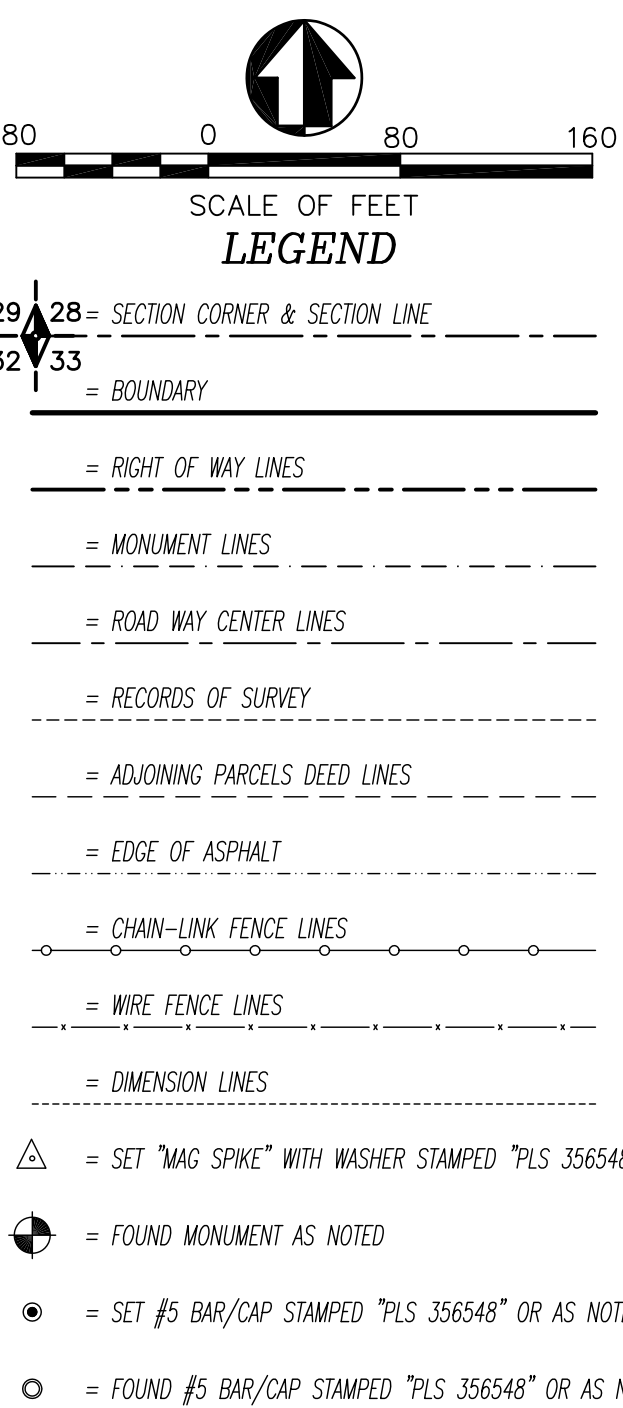
Part of the Southeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning 12.91 chains NORTH and 1150.35 feet WEST of the Southeast Corner of the Southeast Corner of said Section 14, and running thence WEST 291.07 feet in the middle of the street; thence North 00°48'02" East 483.00 feet; thence North 89°11'58" West 200 feet; thence North 00°30' East 879.53 feet; thence EAST 491.07 feet; thence South 1/2° West 20.64 chains to the place of beginning.

SUBJECT PARCEL 4. (Tax Parcel 10-018-0002):

Part of the Southeast Quarter of Section 14, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the center of 5500 South Street in Hooper, Weber County, Utah, said point being 12.91 chains (852.06 feet) NORTH and 10.33 chains (681.78 feet) WEST of the Southeast Corner of said Southeast Quarter, said point also being opposite an existing fence line to the north and 468 feet WEST of the intersection of 6700 West Street and 5500 South Street and running thence North 00°05' East 363.90 feet along said fence line to a fence corner; thence WEST83 feet along an existing fence; thence South 00°05' West 363.90 feet to the center of 5500 South Street; thence EAST along said center 83 feet to the point of beginning. Except that portion in the street on south thereof.



RECEIVED
DEC 18 2025
FILE # 8231

BOUNDARY CONSULTANTS

Professional Land Surveyors

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

DESIGNED

DEH

DATE

12-17-25

CHECKED

DEH

SHEET

1

OF

1

PROJECT NUMBER

2112003

RECORD OF SURVEY OF WEBER COUNTY TAX PARCELS

10-018-0002, -0003, -0024, -0028

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 14,

TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN