

NARRATIVE:

Boundary Consultants were retained by Tim Wilson to survey the subject parcel and monument the corners thereof. This survey was carried out using a Trimble R8S GPS System with ground distances being determined at height 5004.96 with no calibration. The Basis of Bearing for this survey is Geodetic North as determined by GPS or South 00°05'17" East 2641.40 feet, measured, between the Weber County Surveyor's brass cap well monuments marking the east line of the Southeast Quarter of Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

A portion of the Huntsville District Survey was retraced as a part of this survey with the East, West, North and South Quarter Corners to Section 16 being found and located as well as the Southwest Corner of said Section. All of the noted corners were found as 4" Weber County brass cap monuments set in 1988, with the exception of the East Quarter Corner which was replaced in 2021.

We have done a diligent retracement of the 1899 survey of Section 16, (Book 06, Page 064 of Weber County Records) which officially subdivides the section into lots. When comparing occupational lines to record bearings and distances we find that while the current section monumentation may not accurately reflect the historic location of those corners the ground encompassed by ancient fence lines in Lots 15 through 20 closely approximates the distances and acreage as depicted on the original survey. We have held the fence monumenting the east line of Lot 15 as the correct division between Lots 15 and 14, giving the excess area to Lot 14.

The center line of 500 South Street was determined from the extent ancient fences running along both the north and south sides of the road. Not only do those fences closely parallel each other they consistently measure ±48.6 feet in width between them. When the aforesaid fence lines are split to establish the center line of the right of way, that center line matches too within 1 foot the record distance of said center line from the extent East Quarter Corner of the section.

The subject parcel and the adjoining parcel to the east had common ownership prior to 2000, and appears to have been divided as part of a divorce settlement. The common described boundary between those subdivided parcels agree in their location by later transfers. We have held that commonly described line as the correct boundary between the two parcels and given the excess area between the aforesaid described line and the ancient fence dividing the aforesaid Lot 14 and 15 to the subject parcel. The subject parcel was the remainder parcel in the division and is therefore entitled to the overage.

Currently a fence runs between the subject parcel and the adjoining parcel to the east. Our client purchased his property in 2003 at that time no fence divided the properties. Albeit a corral was in place at that time which can be discerned on aerial photography. After the current owner of the adjoining parcel purchased his property in 2009 the current fence was constructed in a convenient location to corral the respective owner's dogs. That location was fixed by extending the east corral fence to an existing gate post at the roadway, using some old chainlink our client had lying around, rather than building a new fence on the true boundary. Based upon our client's recited history, our observation of the fence and aerial photography, we don't believe the extent fence meets the criteria to be an acquiesced boundary.

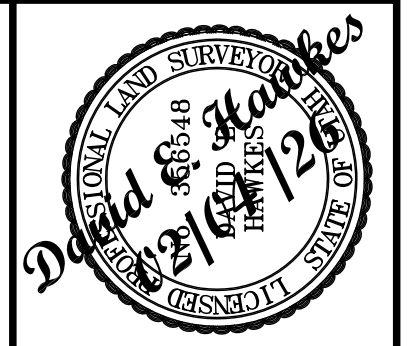
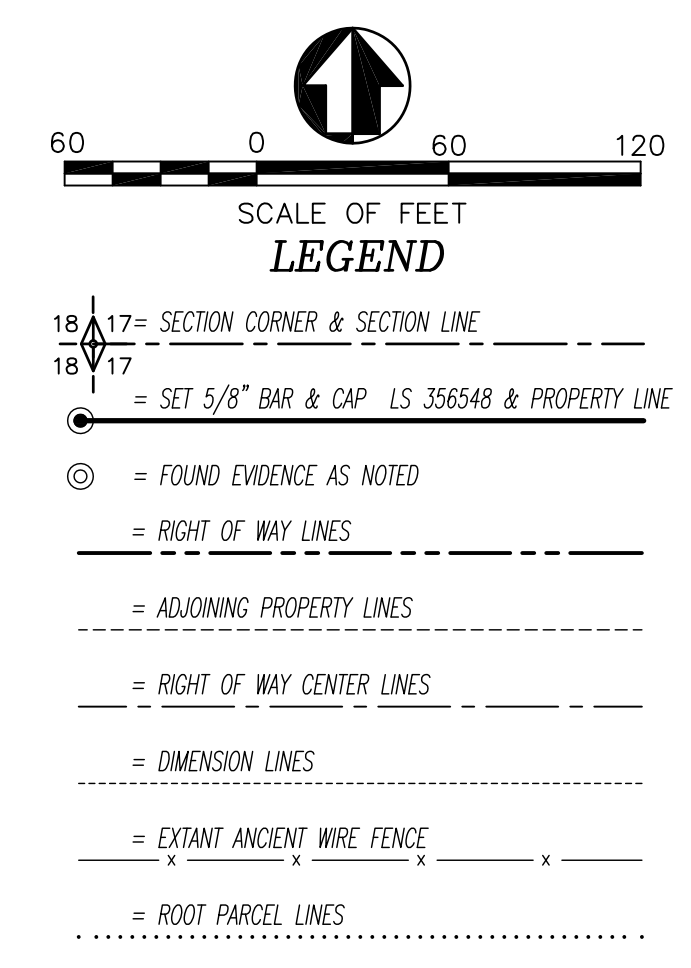
DESCRIPTION:

WARRANTY DEED, (ENTRY #1984556):

Part of Lot 14, Section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the south line of that certain property owned by Robert S. Lindsay and Isabel Lindsay shown as Tax ID# 21-023-0020, said point being 608 feet SOUTH (South 00°05'17" East 612.57 feet, measured) and North 36°35' West 200 feet (North 89°34'07" West 200.00 feet, measured) from the Northeast Corner of Lot 14, and running thence South 0°04'20" East 235.08 feet more or less (South 0°09'37" East 226.85 feet, measured) to the north line of 500 South Street, thence along the north line of 500 South Street North 36°35' West 160.07 feet (North 86°49'00" West 168.63 feet, measured), thence NORTH 225.50 feet (North 00°05'33" West 219.01 feet, measured), thence North 89°59'59" East 160.12 feet (South 89°28'53" East 168.10 feet, measured) to the point of beginning.

Subject to a 14 foot easement to construct and maintain a water pipe line from the existing wall [well] to the property located to the east together with rights of ingress and egress, described as follows: Beginning at a point North 0°04'20" West 45 feet from the southeast corner of the above described property, running thence North 86°35' East 77 feet, thence North 0°04'20" West 14 feet, thence South 86°35' East 77 feet; thence South 0°04'20" East 14 feet to the point of beginning.

RECEIVED
FEB 5 2026
FILE # 8281



DATE: 02-04-26
SCALE: 1"=60'
PROJECT NUMBER: 2602001

RECORD OF SURVEY OF TAX PARCEL 21-023-0035
A RETRACEMENT OF A PORTION OF LOT 14, SECTION 16, T. 6 N., R. 2 E. LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

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