

**NARRATIVE:**

Boundary Consultants was retained by Joe Lynn Smalley to survey the subject parcel and find the correct corners thereof. The need for this survey arose when a survey company set rebar and cap inside what she believed to be her property which she has owned since 1979.

This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOD Model CONUS 12B @ height 4209.181 feet and no calibration. Basis of Bearing for this survey is Geodetic NORTH as determined by GPS, or North 89°37'52" West 2638.42 feet, measured between the Weber County brass cap well monuments marking the Center Quarter and East Quarter Corners of Section 5, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

This survey is a retracement of a record of survey commissioned by Joe Lynn Barker (Smalley) in 1989. The survey was performed by "CL&S" certified by Chester L. Nelson, P.L.S., and filed in the office of the Weber County Surveyor as file No. 0256. We found 2 of the corners of that survey in substantial conformance to the location depicted on the "CL&S" survey and to their deeded locations. The remaining 2 corners were set at their record location as described in the deed.

A survey was prepared of the adjoining property by Reeve & Reeve, Inc. in 1995, certified by John P. Reeve, which contains numerous blunders and creates an overlap onto the subject parcel. That survey is filed in the Office of the Weber County Surveyor as File No. 1745.

The "Reeve Survey" shows the south quarter section line being measured at South 89°14'46" East and is noted on the survey as being the Basis of Bearing. He then shows that he made a measurement to a Weber County brass cap marking the northeast corner of the section. That measured bearing is North 01°24'07" East, (Weber Counties bearing is, and was, North 01°24'07" East), with a distance of 2783.29 feet (Weber Counties distance is, and was, 2656.53 feet). He then states that he rejects the location of the found northeast corner and establishes a location for that corner 9.81 feet west of the extant monument depicting a distance from the east quarter corner to "his" location of the corner to be 2656.37 feet. He states his reasoning for the new location is that "his" location fits fences in the area better.

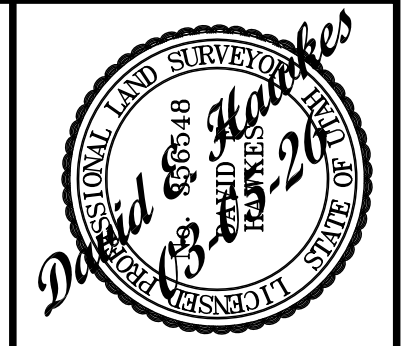
Mr. Reeve then placed his client's boundary using "his" corner location disregarding the fact that Ms. Smalley's parcel was sold to her 18 years earlier, had a survey on it that was filed with the Weber County Surveyor, which put it on public record, along with its corners being set. Mr. Reeve created a boundary issue with his 1995 survey which has just come to light with the Orton's trying to sell their remaining property.

Ms. Smalley purchased her parcel from Gordon Orton, whom it appears was one of Mr. Reeve's client's in the 1995 survey. The Orton parcel is the parent parcel to Ms. Smalley's and as such the Smalley parcel is Junior in title to the property that Mr. Reeve surveyed. Ms. Smalley is entitled to exactly what she purchased. Her deed is and was retracable being able to be placed on the ground with certainty as demonstrated by the "CL&S" survey. The sections corners in place at the time of Ms. Smalley's purchase were relied upon with her purchase and the subsequent survey, and should be today.

**DESCRIPTION:**

**WARRANTY DEED; ENTRY #778701:**

A part of the Northeast Quarter of Section 5, Township 6 North, Range 2 West, Salt Lake Meridian U.S. Survey. Beginning at a point on the southerly side of an existing road, said point being NORTH 1166.26 feet along the section line and North 66°13'31" West 313.95 feet, North 14°36'59" East 119.93 feet to the southerly side of said road from the Southeast Corner of said Quarter Section, running thence South 5°25' West 100 feet; thence North 65°16'30" West 150 feet; thence North 5°25' East 100 feet to southerly side of road; thence South 65°16'30" East 150 feet along southerly side of road to the point of beginning.



DATE: 03-04-26  
SCALE: 1"=20'  
PROJECT NUMBER: 2605001

**RECORD OF SURVEY OF TAX PARCEL 15-015-0066**  
**JAE LYNN BARKER SMALLEY**  
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

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DESIGNED	DEH	CHECKED	DEH
DRAWN	DEH		
SHEET	1		
OF	1		

