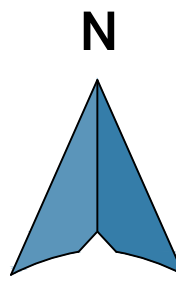
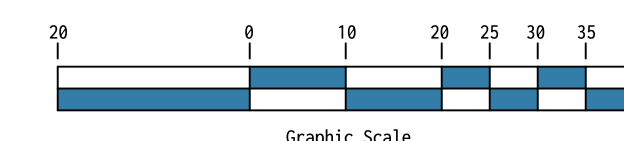


SCALE: 1" = 20'



### LEGEND

Measurements Between Monuments	Deed Line	Found Section Corner	Found Monument
Certified Macro Boundary Line	Fence Line	Calculated Section Corner	Calculated Monument
Certified Micro Boundary Line	Building Line	Set Nail	Found Rebar
Easement Line	Center Line	Set Rebar and Cap	Found Nail
Landscape Line	Edge of Asphalt		Telephone box
Calc. Calculated N.T.S. Not to Scale	Edge of Concrete		
	Gap Parcel		

### SURVEYORS NARRATIVE

A. Jessica Yost requested this survey to retrace the property boundaries of Weber County Parcel 13-116-0016 in preparation for a fence.  
 B. Line segments, as labeled, contain quotations with a letter such as "C." The lettering corresponds to this narrative. This designation is intended to aid in expounding on the retracement principles and facts the Surveyor used to retrace the corresponding property line. Data contained within parentheses denotes data found of record. For instance, (100.0' R45) references the record measurement as 100.0 feet according to the corresponding document in the Data Reference Table. If no record data is given, this indicates that the Surveyor is of the opinion that the measurement is not the same line as the deed or it is a new boundary. The Data Reference Table has naming conventions that refer to the Grantee in a conveying document, the client of the Record of Survey, the document's name, and the sources from which the data has been obtained.  
 C. The basis of bearing for this survey is South 0°58'00" West measured between the found monuments along Fillmore Avenue at the intersections of 22nd Street and Rushton Street. This basis of bearing was chosen to match the lot and block plats of Mountain View Addition (R1) and Nob Hill Addition (R2).  
 D. In retracing the lot and block, the Surveyor is required to find multiple points of control. Control was found as indicated on this survey. Understanding that the subject property is described as part of Lots 4, 5, 6, 7, and 8 of Block 4 of the Mountain View Addition, the Surveyor placed the Mountain View Addition by locating several centerline monuments in the intersections of streets. In reviewing survey records obtained from Ogden City as (R4) and (R5), the Surveyor found evidence that the monument line along Taylor Avenue is 2.02 feet West of the true centerline as intended by the Mountain View Addition. This offset is confirmed by (R5) showing the monument at 22nd Street and Taylor Avenue set at a 2.02-foot offset. Additionally, a two-foot discrepancy was found within the lot and block area adjoining the survey property. The monument found at 21st Street and Taylor Avenue was found 1.5 feet from its calculated position, leading the Surveyor to investigate further. After review of said records, the Surveyor determined that this monument is intended to be at the 2.02-foot offset position.  
 D.1. With the understanding of the 2.02-foot offset along Taylor Avenue, the Surveyor computed the true centerline of the Mountain View Addition. Using this computed centerline together with the found monument at the intersection of Fillmore Avenue and Rushton Street, the Surveyor established the Right-of-Way of Rushton Avenue for the subject property. With this establishment, the lot and block control was found to agree with the record.  
 E. Along Line Segment "C," the Surveyor held the 40-foot offset to the North from the computed centerline of Rushton Avenue to establish the South property line. This line was retraced, holding the record bearing and distance, finding it to agree with the established lot and block control.  
 F. The Surveyor held the record bearing and distance, finding it to agree with the warranty deed conveyed to the Corporation of the Personal Representative's Deed (R7).  
 G. Along Line Segment "G," a deed gap was found with conflicting evidence as to its true location. The subject deed (R10) mathematically runs short from the lot and block system by just under four feet. In reviewing adjoining deeds, notably David J. Mattson (R8) found at Entry Number 2967498, this deed is found to run along the lot and block line, whereas the subject deed (R10) runs short of said line. A gap parcel of approximately 399 square feet exists between the North line of the subject property as described in the deed and the South line of the Mattson property along the lot and block.  
 G.1. In searching for resolution to this conflict, the Surveyor researched the Weber County deed books in order to trace the chain of title. In so doing, the Surveyor found that the subject property had gone through several conveyances, including tax sales to Weber County and subsequent conveyances back to private parties.  
 G.2. The warranty deed to Gilbert Stuart found at Book 599, Page 502 (R25) encompasses part of the lot and block and extends up to the subject deed, but also crosses into property now held by David J. Mattson (R8) at Entry Number 2967498. Gilbert Stuart later conveyed this property to David L. Duncan. David L. Duncan's deed at Book 1024, Pages 422-423 (R22, R23) reflects a changed description that includes this parcel. Additionally, Entry Number 1119004 (R21) to David Ja Mattson reflects similar findings.  
 G.3. From this chain of title evidence, it appears that the intent of the original grantor was not to convey up to the lot and block line, which is why the Surveyor has held the boundary at the record deed position for the subject property (R10). It is the Surveyor's professional opinion that this is the correct boundary location based on the record evidence. Consulting with legal counsel for a quiet title action over this issue or attempting a boundary line agreement with the adjoining property owner may be in order to resolve this gap parcel.  
 G.4. As stated in Brown's Boundary Control and Legal Principles, 7th Edition, Section 11.14: "Where two parties are given title to the same parcel of land, and where possession is not a consideration, the party with senior rights has the right of possession according to common law." However, the Surveyor notes that where a gap exists between parcels rather than an overlap, the resolution is a matter of title to be determined by the courts or through a title examination.  
 H. No conflict was found between the subject deed (R10) and the adjoining deed of the Corporation of the Presiding Bishop (R20). The Surveyor held the record bearing and distance, finding it to agree with the retracement.  
 I. No conflict was found between the subject deed and adjoining deeds. The Surveyor held the record bearing and distance in accordance with this retracement.  
 J. The Surveyor notes that a rebar and cap with lath was found 0.5 feet West of the calculated property corners at both the Northwest and Southwest corners of the subject property. These monuments do not appear to be at their record position based on this retracement. The Surveyor has set new monuments at the retraced positions as shown hereon.  
 K. Property corners were monumented as shown hereon and serve as a point to the research and analysis completed in this survey. Should any data be found that is not mentioned here or that is contrary to the opinion of the Surveyor, it should be presented for consideration.

### DATA REFERENCE TABLE

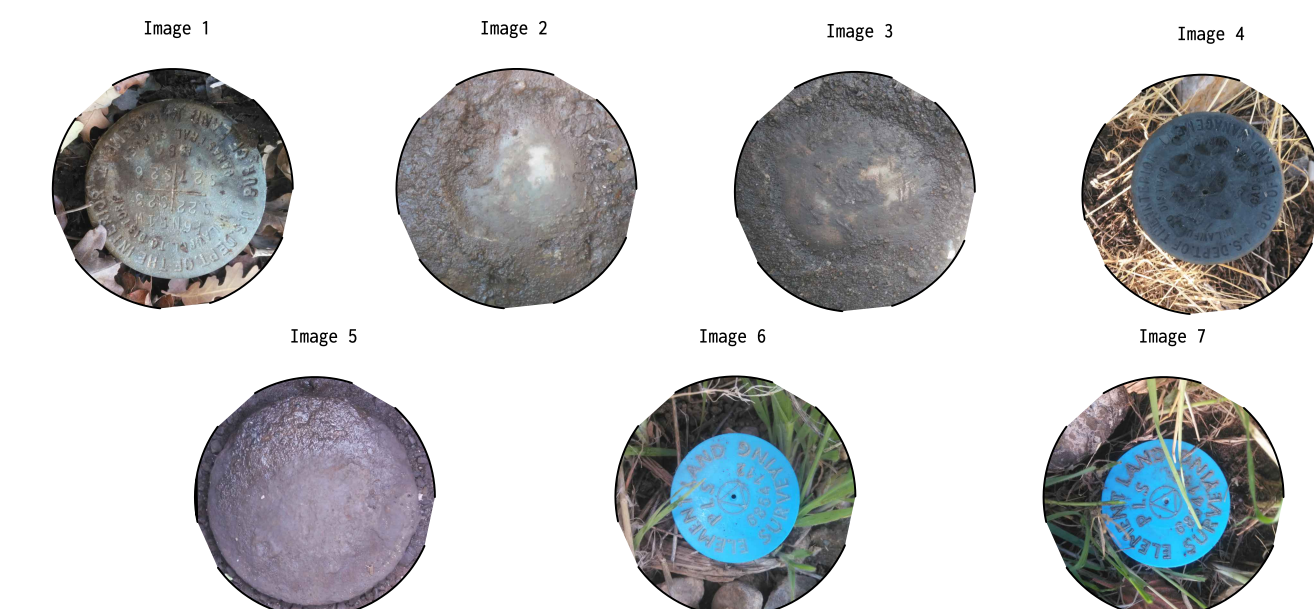
Reference No	Document Type	Name/Grantee	Entry No/ Book Page/ File No.
R1	Plat Map	Mountain View Add 17	3-35, 5-14
R2	Plat Map	Nob Hill Addition	2-12, 6-1
R3	Record of Survey	LDS Church	001687
R4	Plat Map	Ogden City	2657
R5	Plat Map	Ogden City	2658
R6	Record of Survey	Dave Mattson	792
R7	Representative's Deed	Jeremy W. Heeringa	3318251
R8	Quit Claim Deed	David J. Mattson	2967498
R9	Warranty Deed	Gilbert C. Stuart	263734
R10	Warranty Deed	Jessica Yost	3384276
R11	Warranty Deed	Patricia H. Brown	928090
R12	Bearing Sheet	Weber County	T6NR1W
R13	Tie Sheet	Weber County	6N1W27E
R14	Plat Map	Weber County	6N1W27N
R15	Tie Sheet	Weber County	6N1W27NE
R16	Personal Representative Deed	Jeremy W. Heeringa	3318251
R17	Quit Claim Deed	David J. Mattson and Alona Mattson	2967498
R18	Quit Claim Deed	Gilbert C. Stuart	114-318
R19	Tax Deed	Weber County	T10-120
R20	Warranty Deed	Corporation of the Presiding Bishop	527-540
R21	Warranty Deed	David Ja Mattson	1119004
R22	Warranty Deed	David L. Duncan	1024-422
R23	Warranty Deed	David L. Duncan	1024-423
R24	Warranty Deed	Gilbert Stuart	91-559
R25	Warranty Deed	Gilbert Stuart	599-502
R26	Warranty Deed	Howard Hobkins	651-393
R27	Warranty Deed	Jessica Yost	3384276
R28	Warranty Deed	Joseph S. Rindlisbacher	569-88
R29	Warranty Deed	Patricia R. Brown	928090
R30	Warranty Deed	William C. Crump	597-346
R31	Warranty Deed	Joseph H. Hill	52-56
R32	Plat Map	Ogden City	6504

### LEGAL DESCRIPTION

(R10) Lot 1 (13-116-0016); INCLUSIVE, BLOCK 4, MOUNTAIN VIEW ADDITION (SOMETIMES CALLED MOUNTAIN VIEW PLAT), AND PART OF LOT 1, BLOCK 25, NOB HILL ADDITION, OGDEN CITY, WEBER COUNTY, UTAH; BEGINNING SOUTH 89 DEGREES 02' EAST 106.7 FEET FROM THE SOUTHWEST CORNER OF SAID BLOCK 4, MOUNTAIN VIEW ADDITION; THENCE NORTH 0 DEGREES 58' EAST 133.5 FEET; THENCE SOUTH 89 DEGREES 02' EAST 120 FEET TO THE WEST LINE OF THE PROPERTY HERETOFORE CONVEYED TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; THENCE SOUTH 0 DEGREES 58' WEST ALONG SAID LINE 133.50 FEET TO THE NORTH LINE OF RUSHTON STREET; THENCE NORTH 89 DEGREES 02' WEST 120 FEET TO BEGINNING.

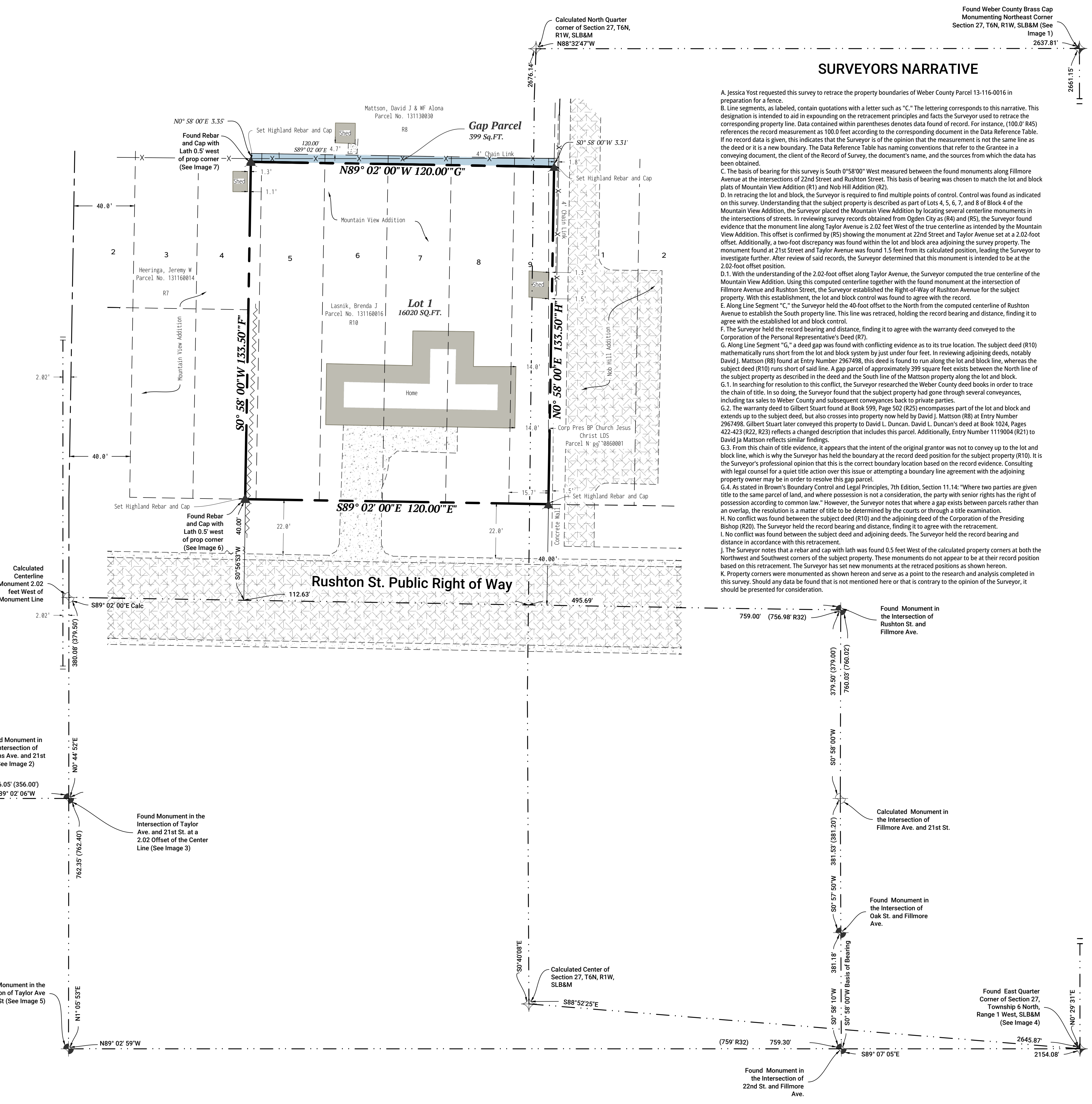


### SURVEY IMAGES



### SURVEYOR CERTIFICATE

I, Tyler R. Harper do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12542803, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Found Monument in the Intersection of Robins Ave. and 21st St. (See Image 2)

Found Monument in the Intersection of Taylor Ave. and 21st St. at a 2.02 Offset of the Center Line (See Image 3)

Found Monument in the Intersection of Taylor Ave and 22nd St (See Image 5)

Calculated Center of Section 27, T6N, R1W, SLB&M

Found Monument in the Intersection of Fillmore Ave. and 21st St.

Found Monument in the Intersection of Oak St. and Fillmore Ave.

Found East Quarter Corner of Section 27, Township 6 North, Range 1 West, SLB&M (See Image 4)

Found Monument in the Intersection of 22nd St. and Fillmore Ave.