DRAWING NUMBER
001138

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER OTHER
PRESS ONE OF PINS ON THIS LINE

NORTH PLAIN CITY ROAD PROPERTY

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 7 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID QUARTER SECTION. SAID POINT BEING S.89°46'57"W.. 5.95 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AS WITNESSED BY A WEBER COUNTY MONUMENT AND RUNNING:

THENCE S.00°28'32"W.. 56.93 FEET TO THE OCCUPIED SOUTH LINE OF NORTH PLAIN CITY ROAD:

THENCE S.89°38'22"W.. ALONG SAID LINE 193.83 FEET TO THE NORTHEAST CORNER OF THE DALE C. BROWN PROPERTY:

THENCE S.89°29'43"W.. ALONG SAID BROWN PROPERTY 96.02 FEET TO THE NORTHWEST CORNER OF SAME:

THENCE S.00°50'42"W.. 3.96 FEET TO THE NORTHEAST CORNER OF THE DELWYN C. WESTERGARD et ux PROPERTY:

THENCE N.89°57'38"W.. 455.00 FEET TO THE NORTHWEST CORNER OF THE TIMOTHY S. HIRSCH PROPERTY:

THENCE N.00°50'42"E.. 11.02 FEET TO THE OCCUPIED SOUTH LINE OF NORTH PLAIN CITY ROAD:

THENCE N.89°17'43"W.. ALONG SAID LINE 418.07 FEET:

THENCE N.00°46'42"E.. 42.04 FEET TO THE NORTH LINE OF THE SAID QUARTER SECTION:

THENCE N.89°46'57"E.. ALONG SAID LINE 1172.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS FOR DELINEATION OF PROPERTY. THE ORIGINAL DEEDS WERE ROTATED TO THE UTAH STATE PLANE GRID BEARING BASE. SINCE ONE SMALL PARCEL DEED FOLLOWED OLD FENCES IT WAS EASY TO RETRACE. AND SINCE ONE OF THE OTHER SMALL PARCEL DEEDS GAVE A BEARING BASE ALONG THE SECTION LINE. ROTATION WAS QUITE SIMPLE. THE FENCE LINES AS SHOWN ARE FOR REFERENCE ONLY AS IT IS NOT BELIEVED THAT ACQUIESCENCE HAS OCCURRED. THE WEST LINE OF THE PARCEL GENERALLY FOLLOWS AN OLD FENCE WHICH IS VERY ERRATIC IN DIRECTION AND DRIFTS FROM SIDE TO SIDE. THE EAST LINE OF THE PROPERTY IS THE CANAL PROPERTY WHICH WAS SURVEYED AND DETERMINED FROM STRUCTURES WHICH CONFORMED GENERALLY TO FENCE LINES. THE SOUTH LINE WAS DETERMINED BY OCCUPATIONS ONLY SINCE THE WEST QUARTER CORNER OF SECTION IS NOT IN PLACE. AND SINCE THE EAST QUARTER CORNER WOULD PLACE THE LINE IN A POSITION THAT WOULD NOT HARMONIZE WITH ANYTHING. THE PRESCRIPTIVE RIGHT ADDRESSED AT THE SOUTHEAST CORNER OF THE PROPERTY IS FOR CONTINUED USE BY THE ADJACENT LAND OWNER. WHO HAS HAD ACCESS ACROSS THE BRIDGE STRUCTURE FOR MANY YEARS.

I. MARTIN B. MOORE JR.. UTAH REGISTERED LAND SURVEYOR NO. 22-149857-2201 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME AT THE REQUEST OF BEN DAY AND IN BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR.. P.L.S.

REGISTERED LAND SURVEYOR MARTIN B. MOORE State of Utah

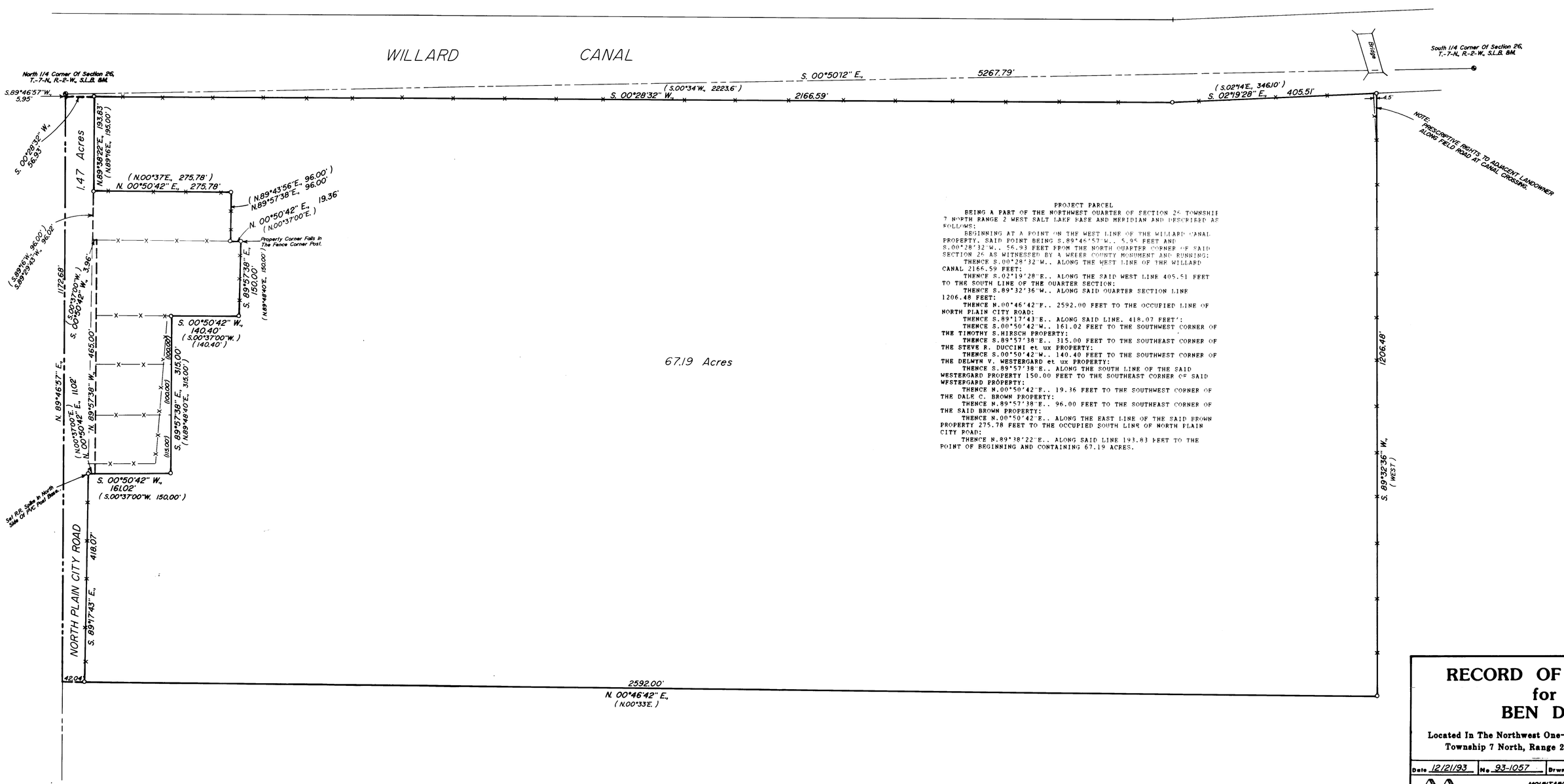
MT. WEST SURV. SURV. UT.

CAP DETAIL

LEGEND:

O DENOTES A SET #5 CAPPED REBAR, 24" LONG, UNLESS OTHERWISE NOTED.

——x——x—— FENCE



PROJECT PARCEL

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 7 NORTH RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE WILLARD CANAL PROPERTY. SAID POINT BEING S.89°46'57"W.. 5.95 FEET AND S.00°28'32"W.. 56.93 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 AS WITNESSED BY A WEBER COUNTY MONUMENT AND RUNNING:

THENCE S.00°28'32"W.. ALONG THE WEST LINE OF THE WILLARD CANAL 2166.59 FEET:

THENCE S.02°19'28"E.. ALONG THE SAID WEST LINE 405.51 FEET TO THE SOUTH LINE OF THE QUARTER SECTION:

THENCE S.89°32'36"W.. ALONG SAID QUARTER SECTION LINE 1206.48 FEET:

THENCE N.00°46'42"E.. 2592.00 FEET TO THE OCCUPIED LINE OF NORTH PLAIN CITY ROAD:

THENCE S.89°17'43"E.. ALONG SAID LINE. 418.07 FEET':

THENCE S.00°50'42"W.. 161.02 FEET TO THE SOUTHWEST CORNER OF THE TIMOTHY S.HIRSCH PROPERTY:

THENCE S.89°57'38"E.. 315.00 FEET TO THE SOUTHEAST CORNER OF THE STEVE R. DUCCIWI et ux PROPERTY:

THENCE S.00°50'42"W.. 140.40 FEET TO THE SOUTHWEST CORNER OF THE DELWYN V. WESTERGARD et ux PROPERTY:

THENCE S.89°57'38"E.. ALONG THE SOUTH LINE OF THE SAID WESTERGARD PROPERTY 150.00 FEET TO THE SOUTHEAST CORNER OF SAID WESTERGARD PROPERTY:

THENCE N.00°50'42"E.. 19.36 FEET TO THE SOUTHWEST CORNER OF THE DALE C. BROWN PROPERTY:

THENCE N.89°57'38"E.. 96.00 FEET TO THE SOUTHEAST CORNER OF THE SAID BROWN PROPERTY:

THENCE N.00°50'42"E.. ALONG THE EAST LINE OF THE SAID BROWN PROPERTY 275.78 FEET TO THE OCCUPIED SOUTH LINE OF NORTH PLAIN CITY ROAD:

THENCE N.89°38'22"E.. ALONG SAID LINE 193.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.19 ACRES.

RECEIVED
FEB 27 1995

RECORD OF SURVEY for BEN DAY

Located In The Northwest One-Quarter Of Section 26, Township 7 North, Range 2 West, S.L.B. &M.

Date 12/21/93	No. 93-1057	Drwn RLW	Ckd MBM

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