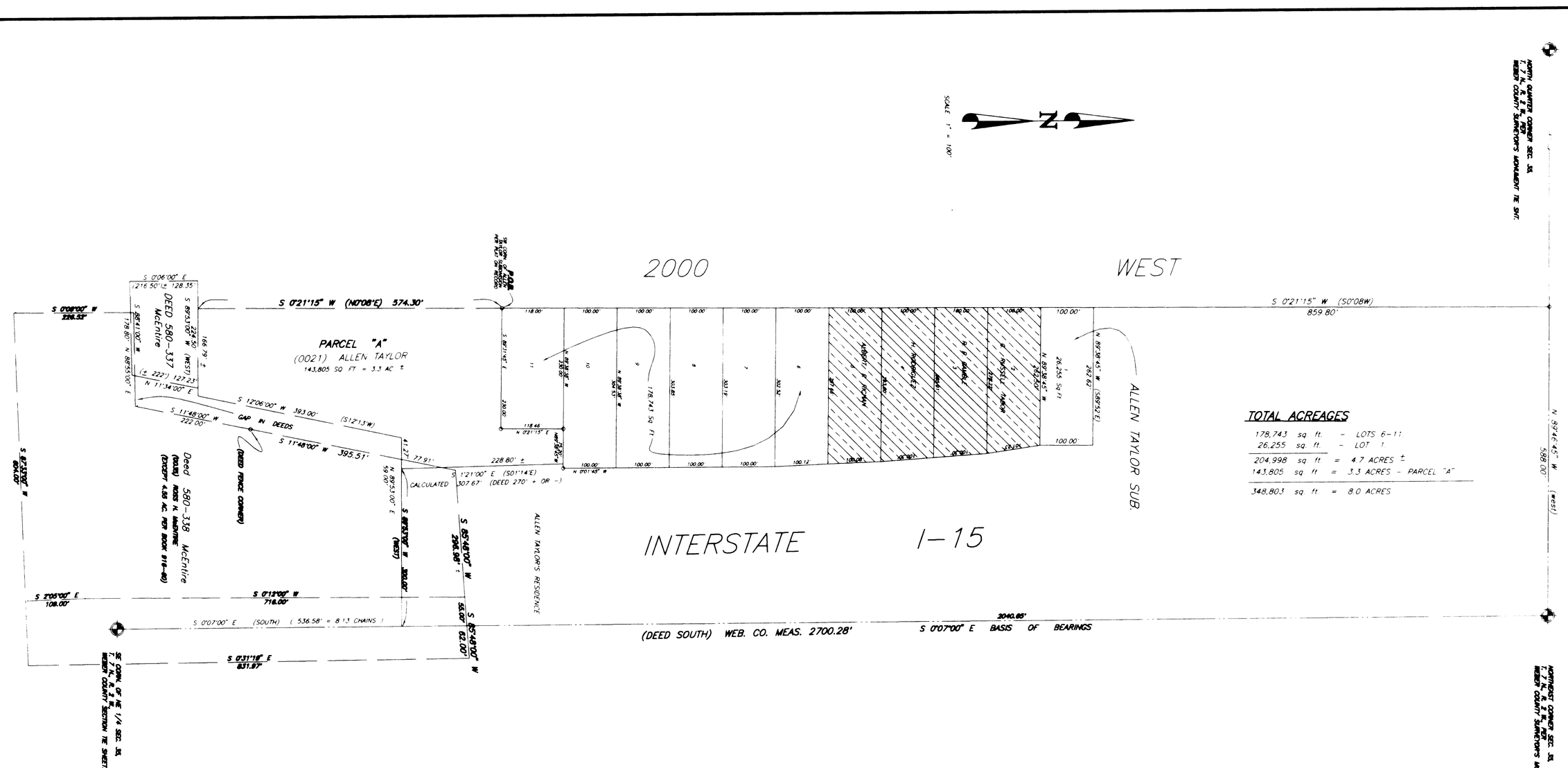

TOTAL ACREAGES

178,743 sq. ft.	-	LOTS 6-11	
26,255 sq. ft.	-	LOT 1	
204,998 sq. ft.	=	4.7 ACRES ±	
143,805 sq. ft.	=	3.3 ACRES - PARCEL "A"	
348,803 sq. ft.	=	8.0 ACRES	

LEGAL DESCRIPTION

PARCEL "A"

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF THE ALLEN TAYLOR SUBDIVISION, SAID POINT BEING PER SAID SUBDIVISION PLAT OF THE WEBER COUNTY RECORDS AT BOOK 16 PAGE 46, SAID POINT BEARS N89°46'45"W (WEST) 588.00' AND S0°21'15"W (S0°08'W) 1977.80 FEET FROM THE NORTHEAST CORNER OF SAID SECTION AND RUNNING THENCE THREE COURSES ALONG SAID SUBDIVISION AS FOLLOWS. S89°31'45"E (S89°45'E) 230.00 FEET. N0°21'15"E (N0°08'E) 118.46 FEET AND S.89°38'45"E (S.89°52'E) 75.20 FEET MORE OR LESS, TO THE WEST RIGHT-OF-WAY OF INTERSTATE 15. THENCE TWO COURSES ALONG SAID RIGHT-OF-WAY AS FOLLOWS. S0°21'15"E (S0°11'4"E) 228.80 FEET MORE OR LESS. THENCE S11°48'W 77.91 FEET MORE OR LESS TO THE ALLEN E.TAYLOR'S DEED LINE. THENCE S89°53'W (WEST) 41.27 FEET MORE OR LESS TO A POINT WHICH BEARS S.0°07'W (SOUTH) 2040.65 FEET AND S.89°53'W (WEST) 359 FEET FROM THE NORTHEAST CORNER OF SAID SECTION. THENCE S12°06'W (S12°13'W) 393 FEET. THENCE S89°53'W 166.79 FEET (WEST 224.50 FEET) MORE OR LESS TO THE EAST LINE OF STATE HIGHWAY. THENCE N.0°21'15" E (N0°08'E) 574.30 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 3.3 ACRES MORE OR LESS

NARRATIVE

THE PURPOSE OF THIS SURVEY PLAT IS TO SHOW THE RELATIONSHIPS OF DEED PER THE EXISTING SURVEY MONUMENTATION AVAILABLE IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE THERE IS SHOWN AN OVERLAP IN DEEDS BETWEEN ALLEN TAYLOR AND ROSS McENTIRE. PER THE EXISTING SURVEY MONUMENTATION I SHOW A GAP IN DEEDS RUNNING NORTH-SOUTH AND A SLIGHT OVERLAP IN DEEDS ON THE WEST SIDE OF INTERSTATE I-15 NEAR THE NORTH SIDE OF ROSS McENTIRE PROPERTY. WITHOUT FIELD VERIFICATION THIS SURVEY PLAT WAS PRODUCED TO SHOW ENOUGH ACREAGE NEEDED TO PUT ALLEN E. TAYLOR'S PROPERTY BACK INTO GREEN BELT. A PARCEL DESCRIPTION OF 1.5 ACRES WAS NEEDED TO SHOW A REALIGNMENT EQUIVALENT THE GREEN BELT ACREAGE REQUIREMENT.
BASIS OF BEARINGS SHOWN ON THIS PLAT IS STATE PLANE GRID N0°07'00"E SOUTH ALONG THE AS MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN.

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

PARCELS OF LAND AND OR LOTS OWNED BY MARY BRADY.

DEED LINES PER EXISTING MONUMENTATION.

NOTE:

DEED CALLS (BEARINGS AND DISTANCES) HAVE BEEN ROTATED TO A STATE PLANE GRID BASIS OF BEARINGS. DEED ALONG SECTION LINE IS SOUTH AND STATE PLANE GRID IS S.00°07'00"E.
NO PROPERTY CORNERS HAVE BEEN SET, OR HAS THERE BEEN FIELD CONFIRMATION.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY FROM THE RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

REVISED 6/15/95
DATED

CYNTHIA L. ROBINETT R.L.S.# 7511

REGISTERED LAND SURVEYOR NO. 7511 CYNTHIA L. ROBINETT STATE OF UTAH

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
OGDEN, UTAH

CONSTRUCTION & LAND SURVEYORS
2751 WASHINGTON BLVD
OGDEN, UTAH 84401
(801) 399-4935

CLIENT: ALLEN TAYLOR

SURVEY LOCATION:
N.E. 1/4 SEC. 35
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

SURVEY DATE: 4/07/95

JOB No. 95-[illegible]

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