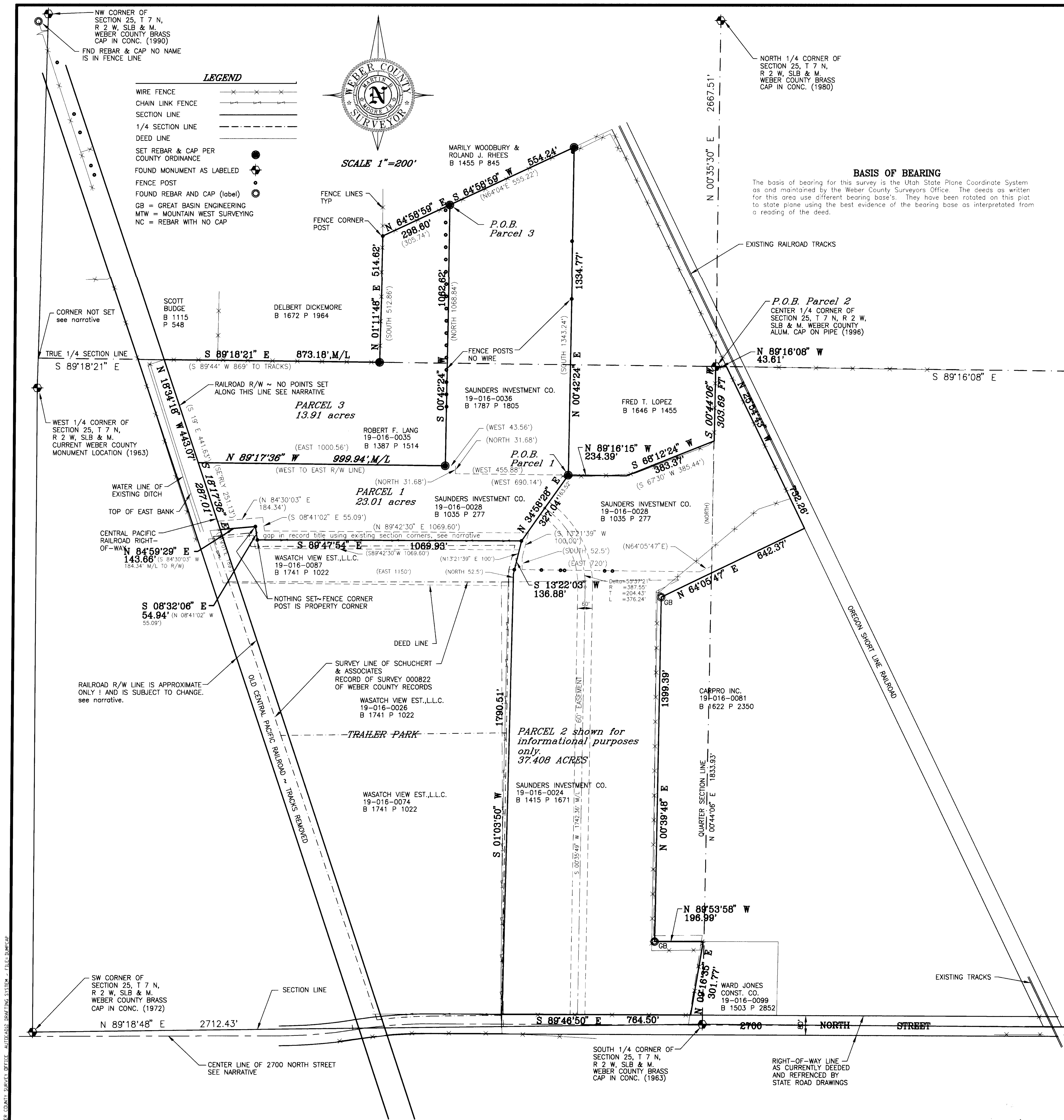
DRAWING NUMBER 001289
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 075AR



BASIS OF BEARING

The basis of bearing for this survey is the Utah State Plane Coordinate System as and maintained by the Weber County Surveyors Office. The deeds as written for this area use different bearing base's. They have been rotated on this plat to state plane using the best evidence of the bearing base as interpreted from a reading of the deed.

WEBER COUNTY SURVEYOR'S CERTIFICATE

I, ERNEST D. ROWLEY, HAVING BEEN DULY APPOINTED AS THE CHIEF DEPUTY WEBER COUNTY SURVEYOR AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH AND HOLD CERTIFICATE NO. 89-171781-2201 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT WE, OF THE WEBER COUNTY SURVEYOR'S OFFICE, OF THE STATE OF UTAH, HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN HEREON. THAT THIS PLAT HAS BEEN PREPARED FROM THE ORIGINAL FIELD NOTES MADE DURING A SURVEY OF THIS TRACT OF LAND AND THAT THIS PLAT IS AN ACCURATE RECORD OF THIS SURVEY.

NARRATIVE

Weber County is purchasing parcels 1 and 3 to be used as a clay pit as part of the waste management system.

Deeds were plotted in relation to the section corners which the county has of record in this section. In plotting these deeds it was found that the property that is being purchased is tied to the center of the section. Also, the deeds gave us an idea of the types of field efidence that needed to be surveyed to identify the property lines.

The field survey was made and consisted of locating fences, railroad tracks, existing rebar of prior surveys and ditches, etc.

Supplimental data used for this survey came from the state road department for the right-of-way line of 2700 North Street, county assesment plats, railroad drawings, areal photographs and private surveys filed with this office. All of which are part of the project file and records of the County Surveyors Office and the County Engineers Office.

It become evident from the compilation of the data that the location of the West Quarter Corner of this section is incorrectly located by approximately 120 feet, which corner has been shown on this drawing in its current location.

The center of section has been positioned utilizing the current lines of occupation and in doing so places the deeds to the property in relative conformance with said lines of occupation. An east-west position for either the West Quarter Corner or the East Quarter Corner has not been verified in this survey. Although the East Quarter Corner appears to be in a good north-south location.

The POB of Parcel 1 was located at the deed corner of the Lopez property as shown and the line running to the north was held to be along the remanants of a fence line. The west line of parcel 1 was made parallel to the east line and holding the deed location for the southeast corner of the Long property. This placed the west line in the remanants of and old fence line near the southern end of the line and missing the fence at the northern end. Utilizing the deeds in this manner gives the intended width of parcel 1.

The deed distances for the north line of the property extended slightly past the existing fence line. Due to the age of the fence and relatively close conformance that the fence has to the deed line the fence line was held as the north line of both parcels 1 and 3.

The west line of parcel 3 which is the east line of the Dickemore property was found to be within 1.76 feet of the record length from fence to fence. This was also another reason why the fence line on the north was held as the property line. Holding the fence corner post at the northwest corner of parcel 3 and the fence corner location at the northeast corner of parcel 1 the distance is within approximately 8 feet of record length.

The fence line on the east of the Dickmore parcel was held due to its age as well. Another indication that the fences are the boundary lines is the distance along the south line of the Dickemore parcel. The record shows 654.5 ft more or less and the distance is 656.40 feet.

The fence on the south of the Dickemore property was found to be the Quarter Section line.

The west boundary of parcels 1 and 3 has been the most difficult to identify. This is called to be along the east boundary of the old railroad 50 feet perpendicular to the tracks. The tracks have been long removed and the only evidence of them is the existing fencing and ditch.

Time did not permit the finalization of the right-of-way therefore, the deed locations for these lines were held as best possible for the transaction. No corners were set at this time. Additional work will be necessary to more accurately locate the old railroad and when that is done the location will of the old railroad will be monumented and the data placed on file in this office. The deeds prepared were written with more or less to the railroad and the intent of the transaction is to convey to the true right-of-way line.

The south boundary of parcel 1 was found be be the location of a chain link fence. This from conversation with the property owner who sold the trailer park that he intended to sell to that fence line. There are gaps in the deeds between Saunders and Wasatch View and the fence line nearly splits this gap. Also, the fence is built almost exactly to the deed distances.

There is a record of survey for the trailer park on file in this office that shows the north line of the park property to be south of the fence line. Depending on the north orentation of the description at the north end of the park the property line could be placed at the fence line or as shown on this plat or near the prior survey line. However, it was not determinable from the deed as to what the correct orentation of the deed is supposed to be. Therefore, the fence line was held as the boundry line.

Parcel 2 is shown on this survey for informational purposes only as is included to shown the intended location of the easement and should not be construed to be a boundary survey of this property.

SURVEYED DESCRIPTION

PARCEL 1 ~ parshally monumented, see narrative.
A portion of the West Half of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; Beginning at the Southwest Corner of the Fred T. Lopez parcel said point of beginning is located South 01°00'11" West 304.28 feet along a fence line,
and South 68°12'24" West 381.83 feet,
and North 89°16'15" West 234.39 feet from the Monumented Center Quarter Corner (center of section) of said Section 25, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence North 00°42'24" East 1334.77 feet along the west line of the said Lopez property being maintained by the remanents of a fence line, to the south line of the Marily Woodbury and Roland J. Rhees property said south line being maintained by existing fence line, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence South 64°58'59" West 554.24 feet along said Woodbury and Rhees property along said fence line to the northeast corner of the Robert F. Lang property which northeast corner is in said fence line, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence South 00°42'24" West 1062.62 feet along said Lang property to the southeast corner of said Lang property, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence North 89°17'36" West 999.94 feet, more or less, along said Lang property to the east line of the Central Pacific Railroad Right-of-way, said right-of-way being 50 feet perpendicularly distant from the center of the original railroad tracks said tracks have been abandoned and removed, said point being also the southwest corner of said Lang property,
Thence South 18°17'36" East 287.01 feet along said railroad right-of-way to the north property line of Wasatch View Estates, L.L.C. as recorded in book 1741 page 1022 of the Weber County Recorders Office, said north line being maintained by an existing chain link fence line,
Thence the following three (3) courses along said north property line and fence line;
1) North 84°59'29" East 143.66 feet, more or less, along said fence line to a fence corner post,
2) South 08°32'06" East 54.94 feet to a fence corner post,
3) South 89°47'54" East 1069.93 feet to a fence corner post,
Thence North 34°58'28" East 327.04 feet to the point of beginning.
Containing 23.01 acres, more or less.

PARCEL 2 ~ not monumented in this survey, shown for informational purposes only, see narrative.
A Portion of the South Half of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; Beginning at the Monumented Center Quarter Corner (center of section) of said Section 25, said point being on the east line of the Fred T. Lopez property as recorded in Book 1646 Page 1455 of the Weber County Records,
Thence South 00°44'06" West 303.69 feet along the Monumented North-south Quarter Section line to the southeast corner of said Lopez property,
Thence South 68°12'24" West 383.37 feet along the southeasterly line of said Lopez property,
Thence North 89°16'15" West 234.39 feet along the southerly line of said Lopez property to the southwest corner of the same Lopez property, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor",
Thence South 34°58'28" West 327.04 feet to a fence corner post of a chain link fence line, said post being the northeast corner of Wasatch View Estates, L.L.C. as recorded in book 1741 page 1022 of the Weber County Records,
Thence South 13°22'03" West 136.88 feet along the east line of said Wasatch View Estates, L.L.C. property, being maintained by an existing chain link fence line and fence line extended,
Thence South 01°03'50" West 1790.51 feet along the east line of said Wasatch View Estates, L.L.C. property, to the southeast corner of the same Wasatch View Estates property,, which point is on the north right-of-way line of 2700 North Street,
Thence South 89°46'50" East 764.50 feet along the north right-of-way line of 2700 North Street, to the southwest corner of the Ward Jones Construction Company property as recorded in book 1503 page 2852 of the Weber County Records,
Thence North 09°16'35" East 301.77 feet along the west line of said Construction Company property being maintained by an existing fence line, to the northwest corner of said Construction Company property, said corner being on the south line of Carpro Inc property as recorded in book 1622 page 2350 of the Weber County Records,
Thence North 89°53'58" West 196.99 feet along said Carpro Inc south property line to the southwest corner of the same Carpro Inc property, said point being currently monumented by a Great Basin Rebar and Cap,
Thence North 00°39'48" East 1399.39 feet along the west line of said Carpro Inc property, to the northwest corner of said property, said point being currently monumented by a Great Basin Rebar and Cap,
Thence North 64°05'47" East 642.37 feet along the north line of said Carpro Inc property, to the southwesterly right-of-way line of the Oregon Short Line Railroad Company property as recorded in book 76 page 545 of the Weber County Records, said point being southwesterly 33 feet perpendicularly distant from the center line of the existing railroad tracks,
Thence North 25°54'43" West 732.26 feet along said railroad right-of-way line, said line being parallel to and 33 feet distant southwesterly from the center line of the existing railroad tracks, to the monumented east-west quarter section line,
Thence North 89°16'08" West 43.61 feet along said quarter section line to the point of beginning.
Containing 37.408 acres, more or less.

EASEMENT DESCRIPTION FOR PARCEL 1 AND PARCEL 2
Together with a right-of-way for Ingress and Egress 60 feet in width, 30 feet on each side of the following described centerline:
Beginning at a point located South 01°00'11" West 304.28 feet,
and South 68°12'24" West 381.83 feet,
and North 89°16'15" West 234.39 feet
and South 34°58'28" West 163.52 feet to the true point of beginning from the Monumented Center Quarter Corner (center of section) of said Section 25;
Thence along said centerline the following 2 courses:
1) along the arc of a curve to the Right 376.24 feet having a Radius of 387.56 feet and a Chord Bearing and Distance of South 27°12'51" East 361.64 feet,
2) South 00°35'49" West 1737.02 feet to the north right-of-way line of 2700 North Street.

PARCEL 3 ~ parshally monumented, see narrative.
A portion of the West Half of Section 25, Township 7 North, Range 2 West, Salt Lake Base and Meridian; Beginning at the Northwest Corner of the Robert F. Lang parcel said point being located South 00°44'06" West 303.69 feet along section line,
and South 68°12'24" West 383.37 feet
and North 89°16'15" West 234.39 feet said point being the Southwest Corner of the Fred T. Lopez parcel, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
and North 00°42'24" East 1334.77 feet along the west line of the said Lopez property being maintained by the remanents of a fence line, to the south line of the Marily Woodbury and Roland J. Rhees property as recorded in Book 1455 Page 845 of the Weber County Recorders Office, hereafter designated as "County Records", said south line being maintained by existing fence line, and is surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
and South 64°58'59" West 554.24 feet along said Woodbury and Rhees property being maintained by said fence line, to the POINT OF BEGINNING being the Northeast corner of said Robert F. Lang property which is also on the south line of said Marily Woodbury property, this corner is surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
from the Monumented Center Quarter Corner (center of section) of said Section 25;
Thence South 00°42'24" West 1062.62 feet along said Long property to the southeast corner of said Long property, said point being surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence North 89°17'36" West 999.94 feet, more or less, along said Long property to the east line of the Central Pacific Railroad Right-of-way, said right-of-way being 50 feet perpendicularly distant from the center of the original railroad tracks, said tracks have been abandoned and removed, said point being also the southwest corner of said Long property,
Thence North 18°34'18" West 443.07 feet along said railroad right-of-way to the Southwest Corner of the Scott Budge property as recorded in book 1115 page 548 of "County Records",
Thence South 89°18'21" East 873.18 feet, more or less, along the south line of the Scott Budge property and the south line of the Delbert Dickemore property, said line being maintained by an existing fence line, this corner is surveyed and monumented with a capped number five (5) rebar bearing the text "Weber County Surveyor";
Thence North 01°11'48" East 514.62 feet along a portion of the east line of said Delbert Dickemore property, said line being maintained by an existing fence line, to a fence corner post,
Thence North 64°58'59" East 298.60 feet along the south line of said Woodbury and Rhees property, said line being maintained by an existing fence line, to the point of beginning.
Containing 13.91 acres, more or less.

WEBER COUNTY LANDFILL CLAY SITE

PART OF SECTION 25
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

SURVEY FILING BLOCK

Plat Prepared By
Ernest D. Rowley P.L.S.
Chief Deputy Surveyor

WEBER COUNTY
2510 Washington Blvd. Mezz. #1
Ogden, Utah 84401
(801) 399-8371
DATE January 9, 1996

FILING NUMBER

RECEIVED
APR 03 1996
Weber County Surveyor

001289