

•SURVEYOR'S CERTIFICATE•

I, DALLAS K. BUTTARS, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 167594 DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE BELOW DESCRIBED PROPERTY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE: 8-1-96 SIGNED



•BOUNDARY DESCRIPTION•

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF PIONEER ROAD, SAID POINT BEING NORTH 00°03'58" WEST 599.10 FEET ALONG THE SECTION LINE, (BASIS OF BEARING), AND SOUTH 79°04'00" EAST 463.01 FEET ALONG SAID CENTER LINE OF PIONEER ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE NORTH 02°38'06" EAST 331.71 FEET ALONG EXISTING FENCE LINE, THENCE SOUTH 85°39'31" EAST 148.50 FEET, THENCE SOUTH 02°38'06" WEST 348.94 FEET TO THE CENTERLINE OF SAID PIONEER ROAD, THENCE NORTH 79°04'00" WEST 150.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINS 1.16 ACRES.

REMAINDER PARCEL (RECORD)

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 00°03'58" WEST 599.10 FEET ALONG THE SECTION LINE, (BASIS OF BEARING), SOUTH 79°04'00" EAST 463.01 FEET ALONG SAID CENTER LINE OF PIONEER ROAD AND NORTH 02°38'06" EAST 331.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE NORTH 02°38'06" EAST 360.49 FEET, THENCE NORTH 71°36'00" EAST 102.86 FEET, THENCE NORTH 53°24'16" EAST 552.32 FEET, THENCE SOUTH 04°23'06" WEST 1122.25 FEET, THENCE NORTH 83°44'09" WEST 341.82 FEET, THENCE NORTH 02°38'06" EAST 348.94 FEET, THENCE NORTH 85°39'31" WEST 148.50 FEET TO THE POINT OF BEGINNING. CONTAINS 9.17 ACRES.

•NARRATIVE•

THE PURPOSE OF THIS SURVEY WAS TO CREATE A BUILDABLE LOT. THE R.O.V. LINE OF PIONEER ROAD WAS DETERMINED BY A SPLIT OF FENCES. THE LOT WAS CREATED FROM A PREVIOUS DEED AND ADDITIONAL PROPERTY WAS NEEDED FOR PROPER SETBACK REQUIREMENTS AND WAS ACQUIRED THROUGH A QUIT CLAIM DEED. THE WEST BOUNDARY BY MEASUREMENT WAS IN QUESTION, AFTER INTERVIEWING THE ORIGINAL OWNER IT WAS DETERMINED TO HOLD TO THE WEST FENCE LINE OF THIS PROPERTY.

NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT
Area = 399325.87 sq. ft.
9.17 acres

V. 1/4 CDR. SEC. 3, T.6N., R.2W., S.1.B. & M. (W/CD. BRASS CAP, 1986) GOOD COND.

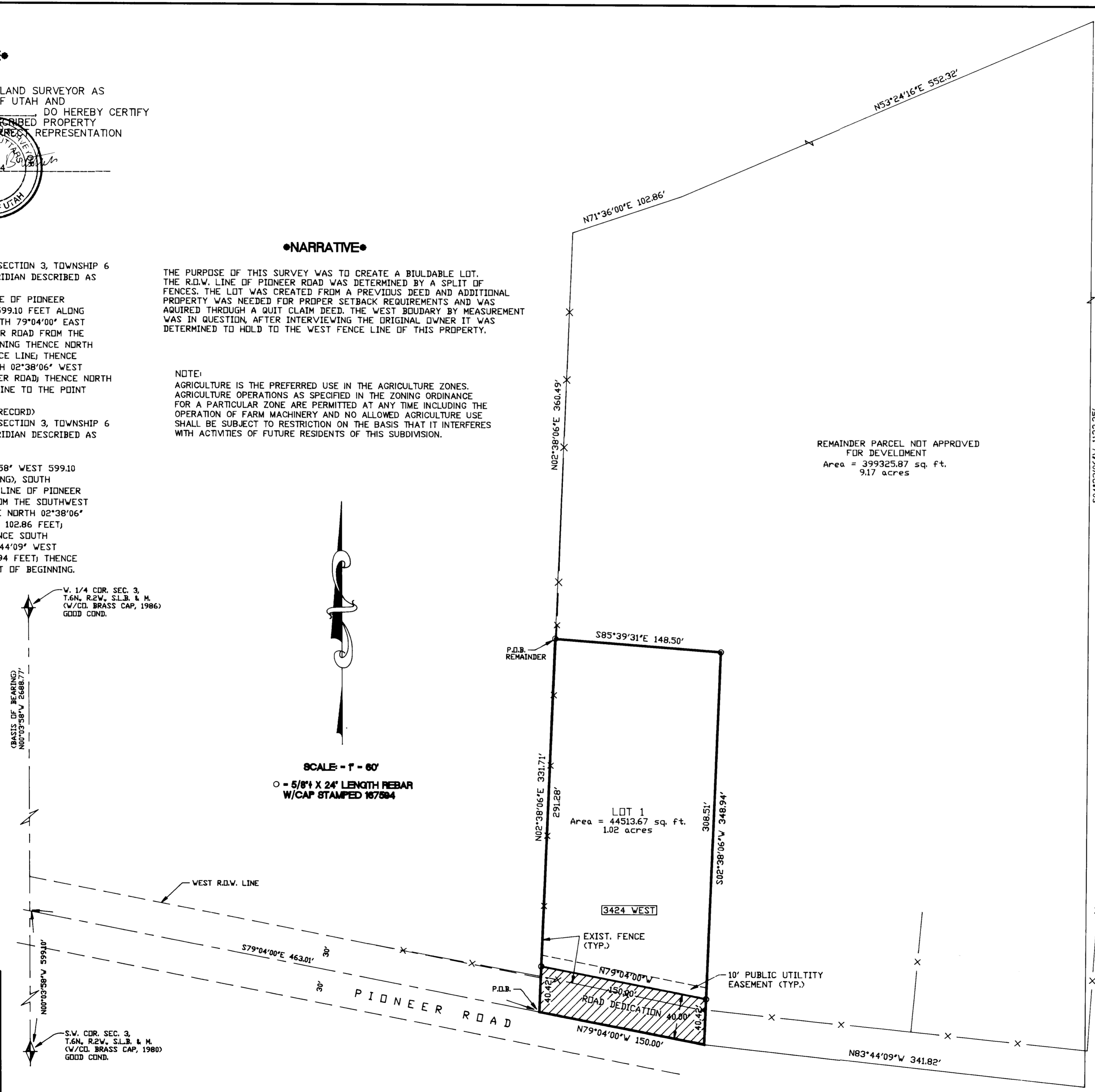
(BASIS OF BEARING) N00°03'58" W 2668.77'

N00°03'58" W 599.10'

S.W. CDR. SEC. 3, T.6N., R.2W., S.1.B. & M. (W/CD. BRASS CAP, 1980) GOOD COND.



SCALE - 1" = 60'
○ = 5/8" X 24" LENGTH REBAR W/CAP STAMPED 167594



LANDMARK SURVEYING A COMPLETE SURVEYING SERVICE 2485 GRANT AVE. SUITE 218-2 OGDEN, UT. 84401 PH. 827-4044 CLIENT: SID JOHNSON LOCATION: PART OF S.W. 1/4 SEC. 3, T.6N., R.2W., S.1.B. & M. SURVEYED: 7-10-1996

RECEIVED MAR 25 1997