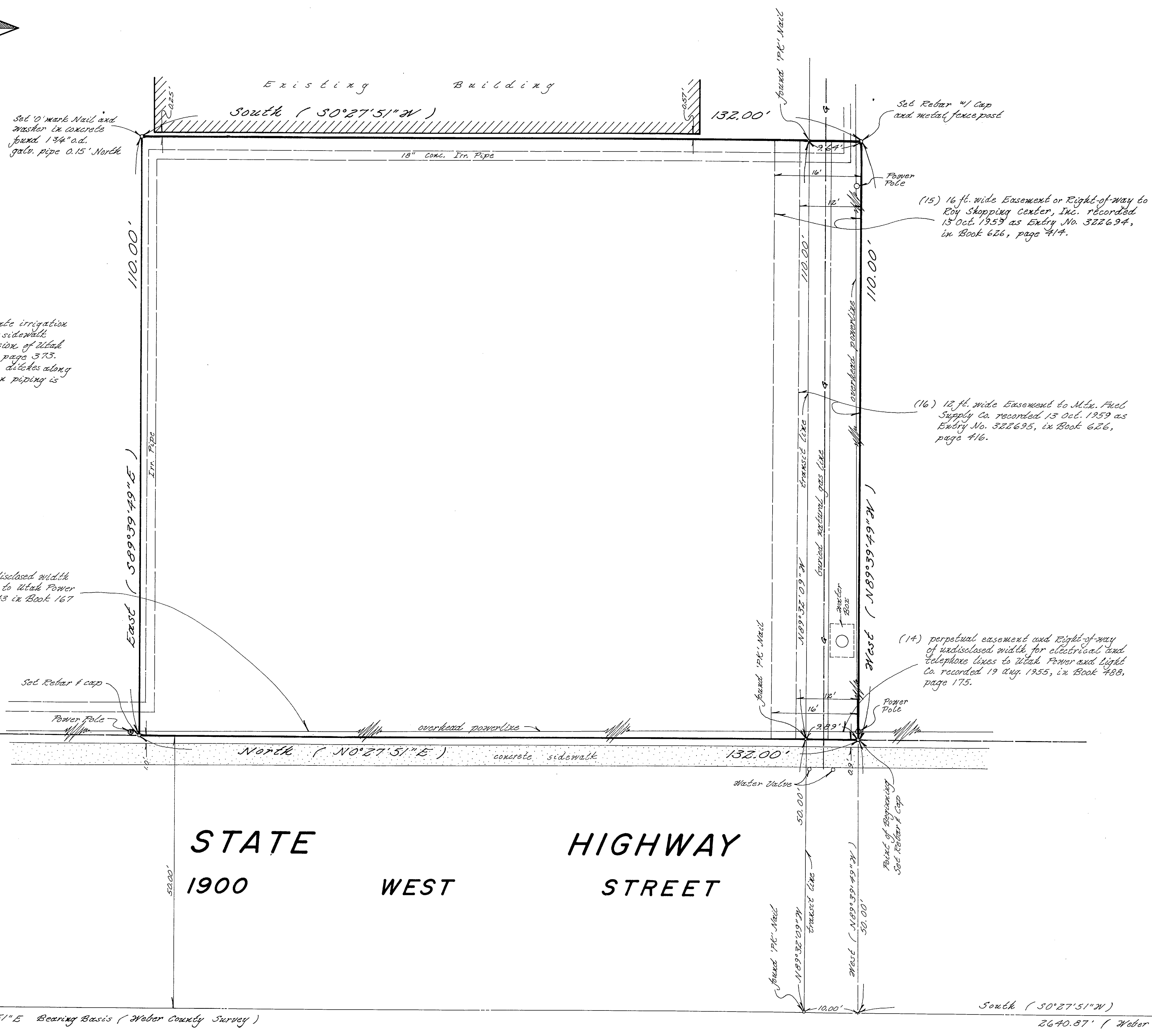




Scale: 1" = 10'



(12) permission was granted to relocate irrigation ditches and earthwork cut and fill for sidewalk grading from the State Road Commission of Utah recorded 21 July, 1941 in Book 147, page 373. There is no evidence of irrigation ditches along the adjoining highway. The Irrigation piping is as shown.

(13) Easement and Right-of-way of undisclosed width for electrical and telephone lines to Utah Power and Light Co. recorded 1 June 1943 in Book 167 of Seissas, page 466.

(15) 16 ft. wide Easement or Right-of-way to Roy Shopping Center, Inc. recorded 13 Oct. 1953 as Entry No. 322694, in Book 626, page 414.

(16) 12 ft. wide Easement to M.L. Fuel Supply Co. recorded 13 Oct. 1959 as Entry No. 322695, in Book 626, page 416.

(14) perpetual easement and Right-of-way of undisclosed width for electrical and telephone lines to Utah Power and Light Co. recorded 19 Aug. 1955, in Book 488, page 175.

NARRATIVE

This survey was requested by Zane Froerer of Froerer Real Estate Inc., in order to establish the boundaries of the Mountain Oil Property. The East Quarter Corner (Brass Cap Monument) and the Northeast Corner of Section 23, (Brass Cap Monument) Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey were found to be in place. A bearing of South 0°27'51" West (Utah State Plane Grid Bearings as established by Weber County) along a line between these two monuments was used as a basis of bearings. The bearing on the North and South Property lines was used from a previous survey done by Great Basin Engineering, Inc., fitting 5700 South Street. A rebar and Great Basin Cap were set at all corners except the Southwest where an '0' Mark Nail and Great Basin washer was set.

DESCRIPTION

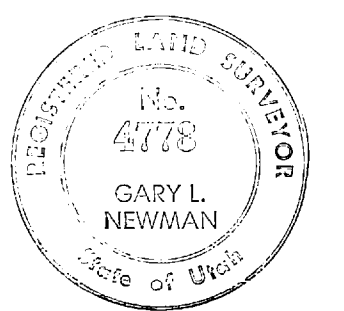
Beginning on the West line of the State Highway at a point 387.3 feet South (South 0°27'51" West along the Section Line), and 50 feet West (North 89°39'49" West) of the Northeast corner of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence West (North 89°39'49" West) 110 feet; thence South (South 0°27'51" West) parallel with the West line of State Highway 132 feet; thence East (South 89°39'49" East) 110 feet; thence North (North 0°27'51" East) along the West line of the State Highway 132 feet to the place of beginning.

Contains 14,520 Square Feet

I, GARY L. NEWMAN, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4778, as prescribed by the Laws of the State of Utah, and I have made a survey of the above described property. I further certify that the above Plat correctly shows the true dimensions of the property surveyed.

DATE 8-9-88

*Gary L. Newman*  
Gary L. Newman



**STATE HIGHWAY 1900 WEST STREET**

E 1/4 Corner Section 23, T.5N, R.2W, S.13B.M., U.S. Survey found Brass Monument

NE Corner Section 23, T.5N, R.2W, S.13B.M., U.S. Survey found Brass Monument

N 0°27'51" E Bearing Basis (Weber County Survey)

South (0°27'51" W) 387.30' (Weber County Survey monument positions map.)

NOTE: Numbers in parenthesis preceding each easement recording paragraph corresponds with Schedule B exception numbers as disclosed in Title Report Commitment No. 61226, dated 14 July, 1988 by Security Title Company.

**GREAT BASIN ENGINEERING, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
OGDEN & SALT LAKE CITY, UTAH

Property Survey for Froerer Real Estate Inc. a part of the NE 1/4 of Sec. 23, T.5N, R.2W, S.13B.M.

RECEIVED

AUG 21 1988

Weber County Survey

DATE	SCALE	APPROVED	DATE NO.
4 August 1988	1" = 10'	PS-88-85	