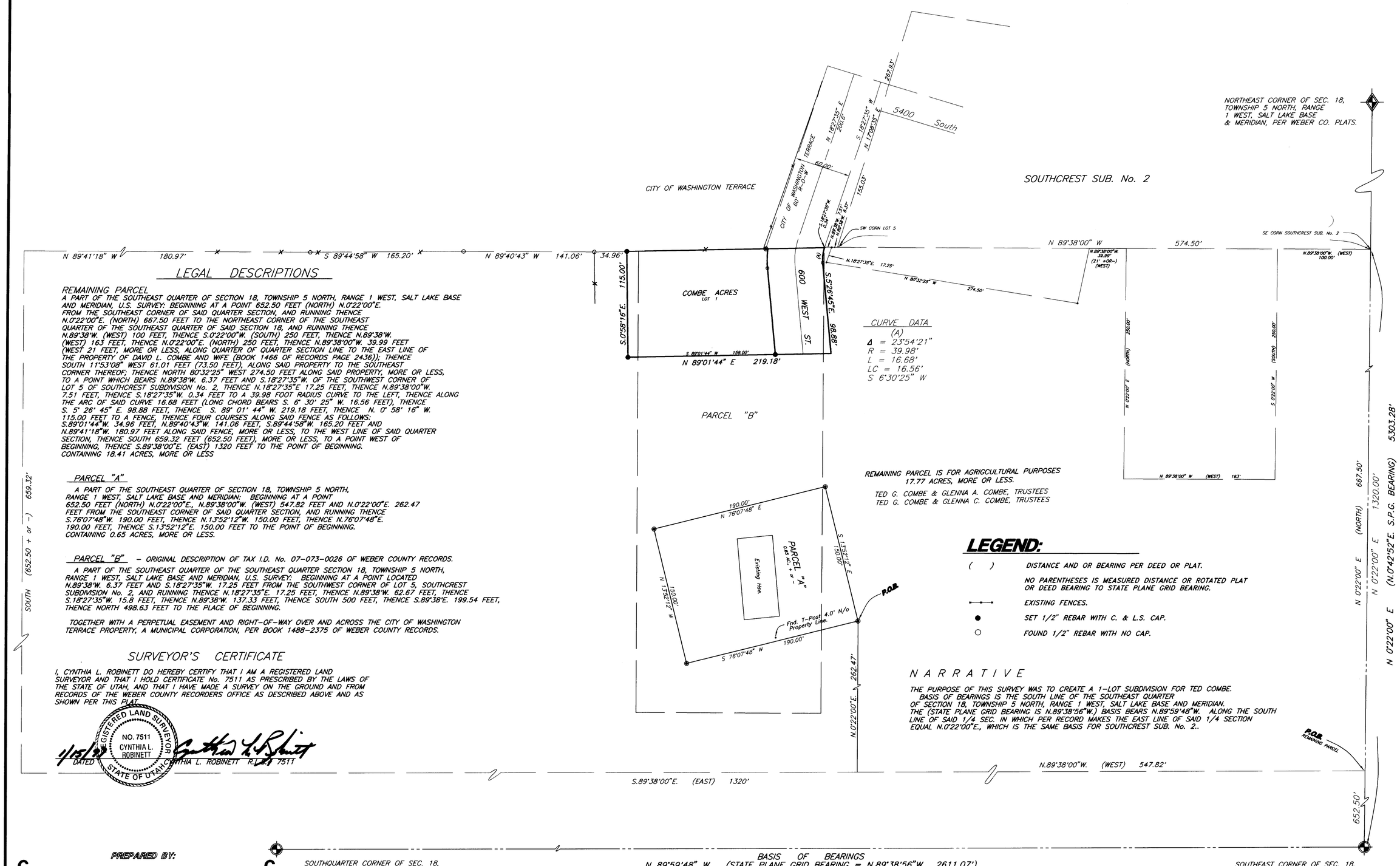

LEGAL DESCRIPTIONS

REMAINING PARCEL

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 652.50 FEET (NORTH) N.0°22'00"E. FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE N.0°22'00"E. (NORTH) 667.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, AND RUNNING THENCE N.89°38'W. (WEST) 100 FEET, THENCE S.0°22'00"W. (SOUTH) 250 FEET, THENCE N.89°38'W. (WEST) 163 FEET, THENCE N.0°22'00"E. (NORTH) 250 FEET, THENCE N.89°38'00"W. 39.99 FEET (WEST 21 FEET, MORE OR LESS, ALONG QUARTER OF QUARTER SECTION LINE TO THE EAST LINE OF THE PROPERTY OF DAVID L. COMBE AND WIFE (BOOK 1466 OF RECORDS PAGE 2436)); THENCE SOUTH 11°53'08" WEST 61.01 FEET (73.50 FEET), ALONG SAID PROPERTY TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 80°32'25" WEST 274.50 FEET ALONG SAID PROPERTY, MORE OR LESS, TO A POINT WHICH BEARS N.89°38'W. 6.37 FEET AND S.18°27'35"W. OF THE SOUTHWEST CORNER OF LOT 5 OF SOUTHCREST SUBDIVISION No. 2, THENCE N.18°27'35"E 17.25 FEET, THENCE N.89°38'00"W. 7.51 FEET, THENCE S.18°27'35"W. 0.34 FEET TO A 39.98 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 16.68 FEET (LONG CHORD BEARS S. 6° 30' 25" W. 16.56 FEET), THENCE S. 5° 26' 45" E. 98.88 FEET, THENCE S. 89° 01' 44" W. 219.18 FEET, THENCE N. 0° 58' 16" W. 115.00 FEET TO A FENCE, THENCE FOUR COURSES ALONG SAID FENCE AS FOLLOWS: S.89°01'44"W. 34.96 FEET, N.89°40'43"W. 141.06 FEET, S.89°44'58"W. 165.20 FEET AND N.89°41'18"W. 180.97 FEET ALONG SAID FENCE, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER SECTION, THENCE SOUTH 659.32 FEET (652.50 FEET), MORE OR LESS, TO A POINT WEST OF BEGINNING, THENCE S.89°38'00"E. (EAST) 1320 FEET TO THE POINT OF BEGINNING. CONTAINING 18.41 ACRES, MORE OR LESS

PARCEL "A"

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 652.50 FEET (NORTH) N.0°22'00"E., N.89°38'00"W. (WEST) 547.82 FEET AND N.0°22'00"E. 262.47 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE S.76°07'48"W. 190.00 FEET, THENCE N.13°52'12"W. 150.00 FEET, THENCE N.76°07'48"E. 190.00 FEET, THENCE S.13°52'12"E. 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.65 ACRES, MORE OR LESS.

PARCEL "B" – ORIGINAL DESCRIPTION OF TAX I.D. No. 07-073-0026 OF WEBER COUNTY RECORDS.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT LOCATED N.89°38'W. 6.37 FEET AND S.18°27'35"W. 17.25 FEET FROM THE SOUTHWEST CORNER OF LOT 5, SOUTHCREST SUBDIVISION No. 2, AND RUNNING THENCE N.18°27'35"E. 17.25 FEET, THENCE N.89°38'W. 62.67 FEET, THENCE S.18°27'35"W. 15.8 FEET, THENCE N.89°38'W. 137.33 FEET, THENCE SOUTH 500 FEET, THENCE S.89°38'E. 199.54 FEET, THENCE NORTH 498.63 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS THE CITY OF WASHINGTON TERRACE PROPERTY, A MUNICIPAL CORPORATION, PER BOOK 1488-2375 OF WEBER COUNTY RECORDS.

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 ON THE GROUND AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

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

1/15/97 DATED CYNTHIA L. ROBINETT R.L.S. 7511

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.

● SET 1/2" REBAR WITH C. & L.S. CAP.

○ FOUND 1/2" REBAR WITH NO CAP.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1-LOT SUBDIVISION FOR TED COMBE. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE (STATE PLANE GRID BEARING IS N.89°38'56"W.) BASIS BEARS N.89°59'48"W. ALONG THE SOUTH LINE OF SAID 1/4 SEC. IN WHICH PER RECORD MAKES THE EAST LINE OF SAID 1/4 SECTION EQUAL N.0°22'00"E., WHICH IS THE SAME BASIS FOR SOUTHCREST SUB. No. 2..

RECEIVED
DEC 08 1997
Weber County Surveyor

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

CLIENT: TED COMBE

SURVEY LOCATION: S.E. 1/4 SEC. 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 12/04/96

JOB No. PS96-19P

001839