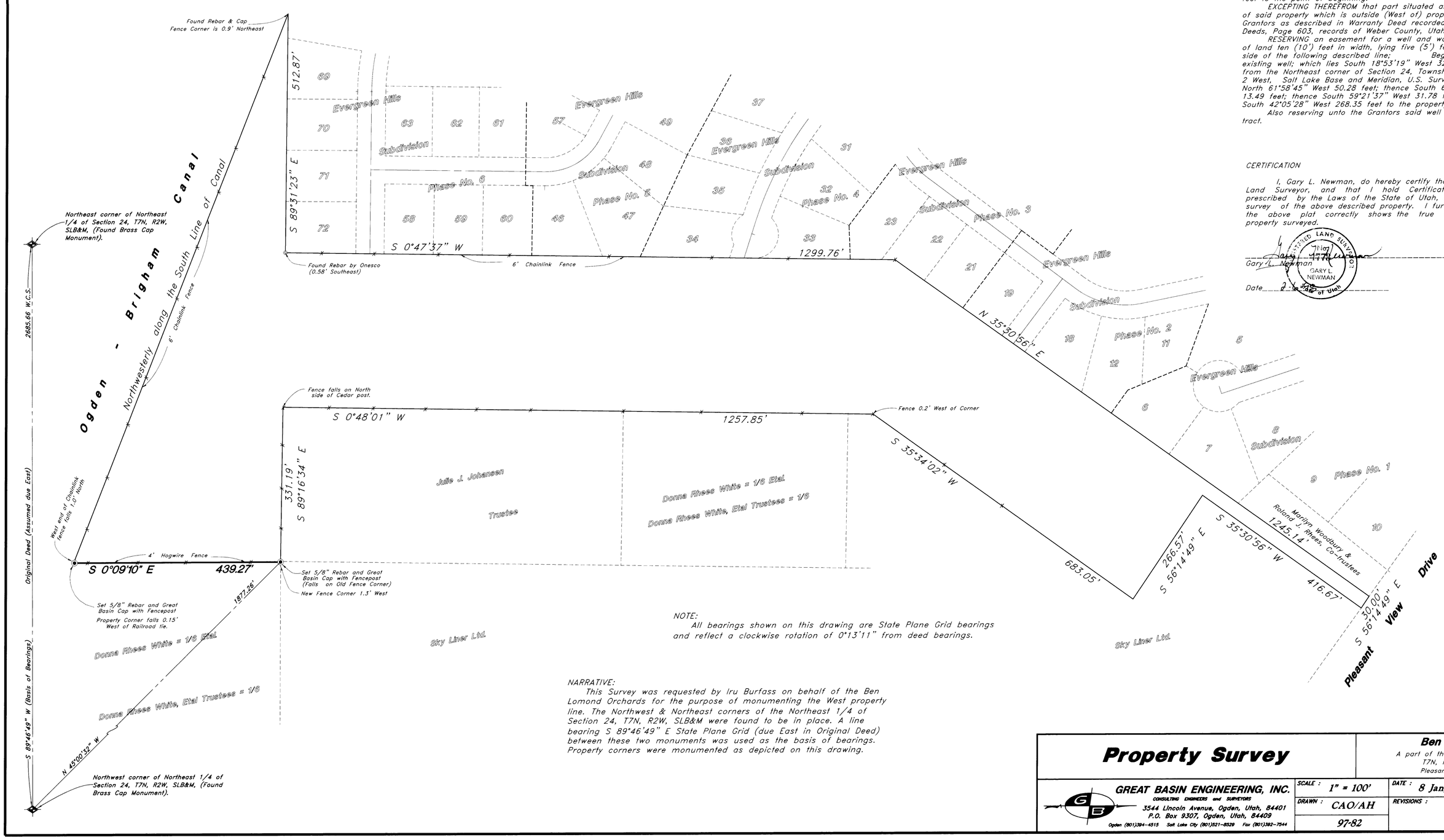
001881

Scale : 1" = 100'

Legend:

- Set 5/8" Rebar & Great Basin Cap w/ Fencepost
- Found Rebar & Cap



NOTE:
All bearings shown on this drawing are State Plane Grid bearings and reflect a clockwise rotation of 0°13'11" from deed bearings.

NARRATIVE:
This Survey was requested by Iru Burfass on behalf of the Ben Lomond Orchards for the purpose of monumenting the West property line. The Northwest & Northeast corners of the Northeast 1/4 of Section 24, T7N, R2W, SLB&M were found to be in place. A line bearing S 89°46'49" E State Plane Grid (due East in Original Deed) between these two monuments was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

DESCRIPTION

Part of the East One-Half of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point South 45°13'43" East (Assumed true East along North line of said East One-Half of Section 24) 1877.26 feet from the Northwest corner of said East One-Half of Section 24; thence South 89°29'45" East 331.19 feet, along a fence; thence South 00°34'50" West 1257.85 feet along a fence; thence South 35°20'51" West 683.05 feet along a fence; thence South 56°28' East 266.57 feet; thence South 35°17'45" West 416.67 feet to the North line of Pleasant View Drive; thence South 56°28' East 30 feet along said North line of Pleasant View Drive; thence North 35°17'45" East 1245.14 feet along a fence
right-of-way; thence North 00°34'26" East 1299.76 feet along a fence right-of-way; thence South 89°44'34" East 512.87 feet to the Ogden-Brigham Canal; thence Northwesterly along the South line of said Canal to a point North 00°22'21" West 439.27 feet from the point of beginning; thence South 00°22'21" East 439.27 feet to the point of beginning.

EXCEPTING THEREFROM that part situated along the West line of said property which is outside (West of) property owned by Grantors as described in Warranty Deed recorded in Book 185 of Deeds, Page 603, records of Weber County, Utah;

RESERVING an easement for a well and waterline over a strip of land ten (10') feet in width, lying five (5') feet on each side of the following described line: Beginning at an existing well; which lies South 18°53'19" West 3200.85 feet from the Northeast corner of Section 24, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; running thence North 61°58'45" West 50.28 feet; thence South 65°30'03" West 13.49 feet; thence South 59°21'37" West 31.78 feet; thence South 42°05'28" West 268.35 feet to the property line.

Also reserving unto the Grantors said well situated on said tract.

CERTIFICATION

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.

Gary L. Newman

Date 2-5-98

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

RECEIVED
MAR 03 1998
Weber County Surveyor

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Property Survey		**Ben Lomond Orchards** A part of the Northeast 1/4 of Section 24, T7N, R2W, SLB&M, U.S. Survey Pleasant View, Weber County, Utah	
GREAT BASIN ENGINEERING, INC. CONSULTING ENGINEERS and SURVEYORS 3544 Lincoln Avenue, Ogden, Utah, 84401 P.O. Box 9307, Ogden, Utah, 84409 Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)392-7544	SCALE : 1" = 100' DRAWN : CAO/AH 97-82	DATE : 8 Jan, 1998 REVISIONS :	DRWG. NO. PS-97-82

C:\ACAD14\Dwgs\97-82.Dwg Fri Jan 30 16:22:47 1998 AH