

**LOCATION**  
 BEING A PART OF THE NORTH HALF OF SECTION 19, T. 6 N., R. 3 W., S.L.B.M. IN WEBER COUNTY, UTAH.

**NARRATIVE**  
**BASIS OF ESTABLISHMENT**  
 OUR INSTRUMENT WAS SET ON THE MONUMENT AT THE NORTHEAST CORNER OF SECTION 19, T. 6 N., R. 3 W., S.L.B.M. AND THE MONUMENT AT THE NORTHWEST CORNER OF SECTION 19 WAS SITED AS SHOWN AS OUR BASIS OF BEARING, FROM THIS POINT THE CORNERS WERE ESTABLISHED AS SHOWN.

**PURPOSE OF SURVEY**  
 TO LOCATE THE PROPERTY FOR THE REALTOR WITH INTENT TO SALE.

**FOUND MONUMENTS**  
 FOUND MONUMENTS INCLUDE THE TWO 3" DIA. BRASS MONUMENTS SET IN CONCRETE AT THE NORTHEAST AND NORTHWEST CORNERS OF SECTION 19, T. 6 N., R. 3 W., S.L.B.M.

**BOUNDARY DESCRIPTIONS**

**EXISTING OVERALL DESCRIPTION**  
 THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 4, AND 5, AND THAT PART OF LOTS 2 AND 3 LYING NORTH OF THE S.P. RAILROAD COMPANY RIGHT-OF-WAY, ALL IN SECTION 19, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CONTAINING 297.50 ACRES.  
 EXCEPT RAILROAD RIGHT-OF-WAY.  
 EXCEPT COUNTY ROAD (550-345)  
 EXCEPT U.S.A. ACCESS ROAD AND EASEMENT (573-251) (1714-344)  
 SUBJECT TO 50 FOOT RIGHT-OF-WAY (705-193)  
 EXCEPT A PORTION OF LAND CONVEYED TO WEBER COUNTY (866-112)

**BOUNDARY DESCRIPTIONS**

**ROAD EASEMENT**  
 A PERPETUAL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND IMPROVEMENT OF AN ACCESS ROAD, A PERPETUAL EASEMENT FOR THE CONSTRUCTION, ERECTION, MAINTENANCE, OPERATION, REMOVAL AND REPLACEMENT OF WATER PIPE LINES, POWER LINES AND COMMUNICATION LINES IN THE FOLLOWING DESCRIBED PROPERTY:  
 ALL THAT REAL PROPERTY SITUATED IN SECTION 19, T. 6 N., R. 3 W., S.L.B.M. DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT SOUTH 89°05'00" WEST 1813.4 FEET FROM THE NORTHEAST CORNER OF SECTION 19, T. 6 N., R. 3 W., S.L.B.M. WHICH POINT IS THE SOUTH RIGHT-OF-WAY BOUNDARY OF A WEBER COUNTY ROAD KNOWN AND DESIGNATED AS 1150 SOUTH STREET AT P.C. STATION 317+84.11; THENCE S 01°4'30" W 7.51 FT.; THENCE ON A CURVE TO THE LEFT FROM A BEARING OF N 89°48'30" W, HAVING A RADIUS OF 768.51 FT. AND A CENTRAL ANGLE OF 40°37'00" FOR 544.84 FT.; THENCE S 49°37'30" W 169.04 FT.; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 868.51 FT. AND A CENTRAL ANGLE OF 51°19'30" FOR 778.00 FT.; THENCE N 79°03' W 484.86 FT.; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 768.51 FT. AND A CENTRAL ANGLE OF 13°06'00" FOR 198.57 FT.; THENCE N 87°51'00" W 1454.30 FT.; THENCE NORTH 100.08 FT.; THENCE N 87°51'00" E 1450.90 FT.; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 868.51 FT. AND A CENTRAL ANGLE OF 13°06'00" FOR 198.57 FT.; THENCE S 79°03' E 484.64 FT.; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 768.51 FT. AND A CENTRAL ANGLE OF 51°19'30" FOR 688.42 FT.; THENCE N 49°37'30" E 309.04 FT.; THENCE N 65°34'00" E 139.61 FT.; THENCE SOUTH 32.86 FT.; THENCE S 89°47'00" E 332.10 FT. TO THE POINT OF BEGINNING.

**NEW PARCEL**  
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, T. 6 N., R. 3 W., S.L.B.M. AND RUNNING THENCE S 89°23'44" E 3137.69 FT. ALONG THE SECTION LINE; THENCE SOUTH 17.52 FT.; THENCE ALONG THE NORTHERLY LINE OF A 100 FT. WIDE ROAD (1150 SOUTH STREET) IN THE FOLLOWING SIX COURSES: S 65°34' W 139.61 FT., S 49°37'30" W 309.04 FT., 688.42 FT. ALONG THE ARC OF A 768.51 FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°19'30" (RADIUS POINT BEARS N 40°22'30" W FROM THE BEGINNING OF THE CURVE), N 79°03' W 484.86 FT., 198.57 FT. ALONG THE ARC OF A 868.51 FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°06'00" (RADIUS POINT BEARS S 10°57' W FROM THE BEGINNING OF THE CURVE), S 87°51'00" W 1462.77 FT.; THENCE N 0°33'55" E 425.26 FT. ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 26.50 ACRES.

SCALE: 1" = 200'  
 JANUARY, 1998

**SURVEYOR'S CERTIFICATE**

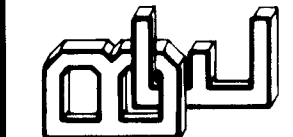
I, DAVID K. BALLING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 175114 AS PRESCRIBED BY THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY IS CORRECT.  
 DAVID K. BALLING  
 UTAH SURVEYOR NO. 175114

RECEIVED

APR 14 1998

Weber County Surveyors

**BALLING ENGINEERING**  
 CIVIL ENGINEERING + SURVEYING + PLANNING  
 PHONE: (801) 295-7237



SURVEY FOR:  
 ROBERT HENRY  
 SMOOT COMMERCIAL BROKERS  
 200 WEST 400 NORTH  
 CENTERVILLE, UTAH 84014

SURVEYED BY: D. BALLING  
 DATE SURVEYED: JAN. 23, 1998  
 DRAFTING BY: D. BALLING  
 CHECKED BY: S. LONG  
 FILE NUMBER: OF 2

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