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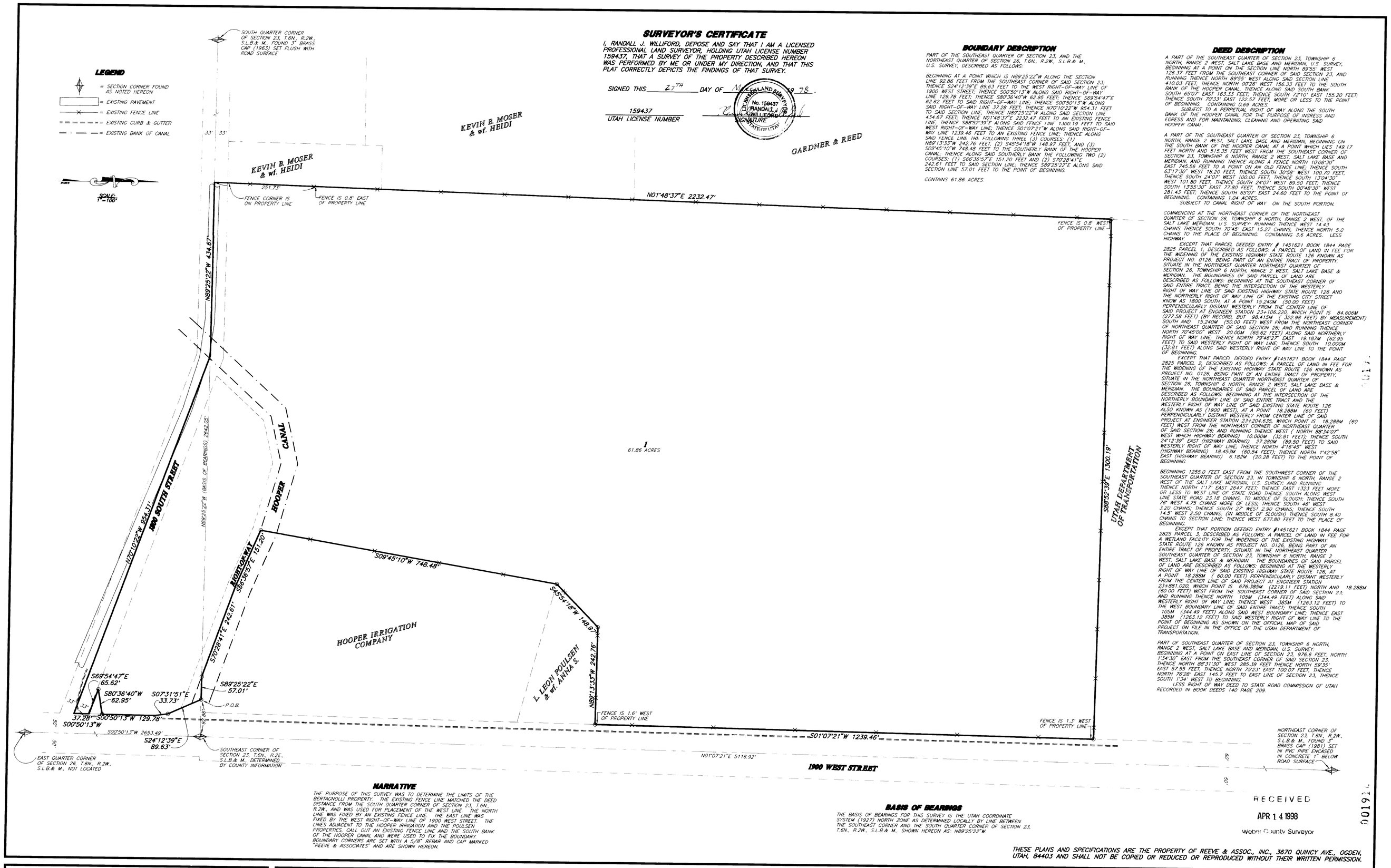

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, DEPOSE AND SAY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, HOLDING UTAH LICENSE NUMBER 159437, THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT THIS PLAT CORRECTLY DEPICTS THE FINDINGS OF THAT SURVEY.

SIGNED THIS 27TH DAY OF MARCH 19 98.

159437
UTAH LICENSE NUMBER

SURVEYOR SEAL: No. 159437 RANDALL J. WILLIFORD STATE OF UTAH

SIGNATURE

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, T.6N., R.2W., S.L.B.& M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°25'22"W ALONG THE SECTION LINE 92.86 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S24°12'39"E 89.63 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET; THENCE S00°50'13"W ALONG SAID RIGHT-OF-WAY LINE 129.78 FEET; THENCE S80°36'40"W 62.95 FEET; THENCE S69°54'47"E 62.62 FEET TO SAID RIGHT-OF-WAY LINE; THENCE S00°50'13"W ALONG SAID RIGHT-OF-WAY LINE 37.28 FEET; THENCE N70°10'22"W 954.31 FEET TO SAID SECTION LINE; THENCE N89°25'22"W ALONG SAID SECTION LINE 434.67 FEET; THENCE N01°48'37"E 2232.47 FEET TO AN EXISTING FENCE LINE; THENCE S88°52'39"E ALONG SAID FENCE LINE 1,300.19 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S01°07'21"W ALONG SAID RIGHT-OF-WAY LINE 1239.46 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: (1) N89°13'33"W 242.76 FEET, (2) S45°54'18"W 148.97 FEET, AND (3) S09°45'10"W 748.48 FEET TO THE SOUTHERLY BANK OF THE HOOPER CANAL; THENCE ALONG SAID SOUTHERLY BANK THE FOLLOWING TWO (2) COURSES: (1) S86°36'57"E 151.20 FEET AND (2) S70°28'41"E 242.61 FEET TO SAID SECTION LINE; THENCE S89°25'22"E ALONG SAID SECTION LINE 57.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 61.86 ACRES

DEED DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SECTION LINE NORTH 89°55' WEST 126.37 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°55' WEST ALONG SAID SECTION LINE 410.03 FEET; THENCE NORTH 00°26' WEST 156.33 FEET TO THE SOUTH BANK OF THE HOOPER CANAL; THENCE ALONG SAID SOUTH BANK SOUTH 85°07' EAST 163.33 FEET; THENCE SOUTH 72°10' EAST 155.20 FEET; THENCE SOUTH 70°33' EAST 122.52 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.69 ACRES.

SUBJECT TO A PERPETUAL RIGHT OF WAY ALONG THE SOUTH BANK OF THE HOOPER CANAL FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR MAINTAINING, CLEANING AND OPERATING SAID HOOPER CANAL.

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, HANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEGINNING ON THE SOUTH BANK OF THE HOOPER CANAL AT A POINT WHICH LIES 149.17 FEET NORTH AND 515.35 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG A FENCE NORTH 10°08'30" EAST 745.56 FEET TO A POINT ON AN OLD FENCE LINE; THENCE SOUTH 63°17'30" WEST 18.20 FEET; THENCE SOUTH 30°58' WEST 100.70 FEET; THENCE SOUTH 24°07' WEST 100.00 FEET; THENCE SOUTH 13°04'30" WEST 101.80 FEET; THENCE SOUTH 24°07' WEST 89.50 FEET; THENCE SOUTH 13°55'30" EAST 77.80 FEET; THENCE SOUTH 00°48'30" WEST 281.43 FEET; THENCE SOUTH 65°07' EAST 24.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES.

SUBJECT TO CANAL RIGHT OF WAY ON THE SOUTH PORTION.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE MERIDIAN, U.S. SURVEY; RUNNING THENCE WEST 14.43 CHAINS THENCE SOUTH 70°45' EAST 15.27 CHAINS, THENCE NORTH 5.0 CHAINS TO THE PLACE OF BEGINNING. CONTAINING 3.6 ACRES. LESS HIGHWAY.

EXCEPT THAT PARCEL DEEDED ENTRY # 1451621 BOOK 1844 PAGE 2825 PARCEL 1, DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 126 KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY. SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, BEING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 126 AND THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING CITY STREET KNOW AS 1800 SOUTH, AT A POINT 15.240M (50.00 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 23+106.220, WHICH POINT IS 84.606M (277.58 FEET) (BY RECORD, BUT 98.415M (322.98 FEET) BY MEASUREMENT) SOUTH AND 15.240M (50.00 FEET) WEST FROM THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 26, AND RUNNING THENCE NORTH 70°45'00" WEST 20.00M (65.62 FEET) ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 79°46'27" EAST 19.187M (62.95 FEET) TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 10.000M (32.81 FEET) ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PARCEL DEEDED ENTRY #1451621 BOOK 1844 PAGE 2825 PARCEL 2, DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 126 KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY. SITUATE IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY RIGHT OF WAY LINE OF SAID EXISTING STATE ROUTE 126 ALSO KNOWN AS (1900 WEST), AT A POINT 18.288M (60 FEET) PERPENDICULARLY DISTANT WESTERLY FROM CENTER LINE OF SAID PROJECT AT ENGINEER STATION 23+204.635, WHICH POINT IS 18.288M (60 FEET) WEST FROM THE NORTHEAST CORNER OF NORTHEAST QUARTER OF SAID SECTION 26; AND RUNNING THENCE WEST (NORTH 88°34'07" WEST WHICH HIGHWAY BEARING) 10.00M (32.81 FEET); THENCE SOUTH 24°12'39" EAST (HIGHWAY BEARING) 27.280M (89.50 FEET) TO SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 4°16'45" WEST (HIGHWAY BEARING) 18.453M (60.54 FEET); THENCE NORTH 1°42'58" EAST (HIGHWAY BEARING) 6.182M (20.28 FEET) TO THE POINT OF BEGINNING.

BEGINNING 1255.0 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, IN TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN, U.S. SURVEY; AND RUNNING THENCE NORTH 1°17' EAST 2647 FEET; THENCE EAST 132.5 FEET MORE OR LESS TO WEST LINE OF STATE ROAD THENCE SOUTH ALONG WEST LINE STATE ROAD 23.18 CHAINS, TO MIDDLE OF SLOUGH; THENCE SOUTH 76° WEST 4.75 CHAINS MORE OR LESS; THENCE SOUTH 48° WEST 3.20 CHAINS; THENCE SOUTH 27° WEST 2.90 CHAINS; THENCE SOUTH 14.5° WEST 2.50 CHAINS; (IN MIDDLE OF SLOUGH) THENCE SOUTH 8.40 CHAINS TO SECTION LINE; THENCE WEST 677.80 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION DEEDED ENTRY #1451621 BOOK 1844 PAGE 2825 PARCEL 3, DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN FEE FOR A WETLAND FACILITY FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 126 KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY; SITUATE IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERLY RIGHT OF WAY LINE OF SAID EXISTING HIGHWAY STATE ROUTE 126, AT A POINT 18.288M (60.00 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTER LINE OF SAID PROJECT AT ENGINEER STATION 23+881.020, WHICH POINT IS 676.385M (2219.11 FEET) NORTH AND 18.288M (60.00 FEET) WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 23, AND RUNNING THENCE NORTH 105M (344.49 FEET) ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE WEST 385M (1263.12 FEET) TO THE WEST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 105M (344.49 FEET) ALONG SAID WEST BOUNDARY LINE; THENCE EAST 385M (1263.12 FEET) TO SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON EAST LINE OF SECTION 23, 976.6 FEET, NORTH 1°34'30" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 89°31'30" WEST 285.39 FEET THENCE NORTH 59°39' EAST 57.55 FEET; THENCE NORTH 75°23' EAST 100.07 FEET; THENCE NORTH 76°28' EAST 145.7 FEET TO EAST LINE OF SECTION 23, THENCE SOUTH 1°34' WEST TO BEGINNING.

LESS RIGHT OF WAY DEED TO STATE ROAD COMMISSION OF UTAH RECORDED IN BOOK DEEDS 140 PAGE 209

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LIMITS OF THE BERTAGNOLLI PROPERTY. THE EXISTING FENCE LINE MATCHED THE DEED DISTANCE FROM THE SOUTH QUARTER CORNER OF SECTION 23, T.6N., R.2W., AND WAS USED FOR PLACEMENT OF THE WEST LINE. THE NORTH LINE WAS FIXED BY AN EXISTING FENCE LINE. THE EAST LINE WAS FIXED BY THE WEST RIGHT-OF-WAY LINE OF 1900 WEST STREET. THE LINES ADJACENT TO THE HOOPER IRRIGATION AND THE POULSEN PROPERTIES, CALL OUT AN EXISTING FENCE LINE AND THE SOUTH BANK OF THE HOOPER CANAL AND WERE USED TO FIX THE BOUNDARY. BOUNDARY CORNERS ARE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES" AND ARE SHOWN HEREON.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, T.6N., R.2W., S.L.B.& M., SHOWN HEREON AS: N89°25'22"W.

RECEIVED
APR 14 1998
Weber County Surveyor

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REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: 2850-01 SURVEYOR: R.WILLIFORD
DATE: 3-20-98 DRAWN: JAE
SCALE: 1"=100' CHECKED:

REEVE & ASSOCIATES, INC.
ENGINEERS PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE NO.1
OGDEN, UTAH 84401
(801) 621-3100 FAX (801) 521-2666
TOLL-FREE 1-888-494-3100

RECORD OF SURVEY

BERTAGNOLLI PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 26, T.6N, R.2W., S.L.B.& M., WEST HAVEN CITY, WEBER COUNTY, UTAH
MARCH, 1998

SHEET 1 OF 1 SHEETS

G:\DWG\NOTES-AREA\2850\02-BERT\SURVEY Fri, Mar 27 09:32:43 1998 JAE

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