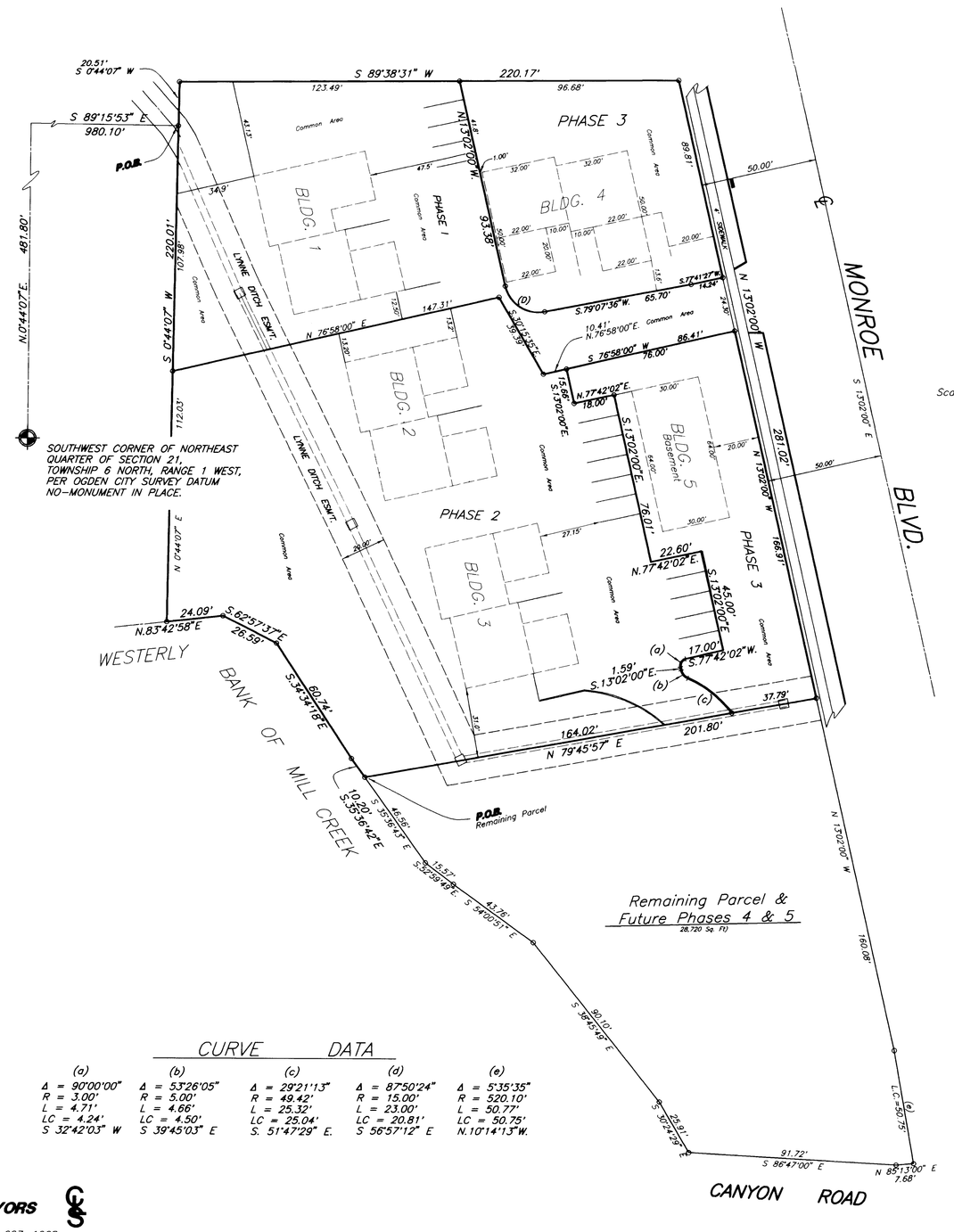
CERTIFICATION OF SURVEY
CANYON PLACE CONDOMINIUM – PHASE 1–3

A PART OF THE S.W. 1/4, N.E. 1/4 SECTION 21, T.6N., R. 1 W., S.L.B. & M.,
OGDEN CITY, WEBER COUNTY, UTAH



CURVE DATA

(a)	(b)	(c)	(d)	(e)
Δ = 90°00'00"	Δ = 5°32'6'05"	Δ = 29°21'13"	Δ = 87°50'24"	Δ = 5°35'35"
R = 3.00'	R = 5.00'	R = 49.42'	R = 15.00'	R = 520.10'
L = 4.71'	L = 4.66'	L = 25.32'	L = 23.00'	L = 50.77'
LC = 4.24'	LC = 4.50'	LC = 25.04'	LC = 20.81'	LC = 50.75'
S 32°42'03" W	S 39°45'03" E	S. 51°47'29" E.	S 56°57'12" E	N.10°14'13"W.

BOUNDARY DESCRIPTION

(PHASES 1 – 3)
A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS N.00°44'07"E. 481.80 FEET (NORTH 7.3 CHAINS) AND S.89°15'53"E. 980.10 FEET (EAST 14.85 CHAINS) FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE S.0°44'07"W. (SOUTH) 220.01 FEET, MORE OR LESS TO THE SOUTHEASTERLY BANK OF MILL CREEK, THENCE FOUR COURSES ALONG SAID CREEK AS FOLLOWS: N.83°42'58"E. 24.09 FEET, S.62°57'37"E. 26.59 FEET, S.34°34'18"E. 60.74 FEET, AND S.35°36'42"E. 10.20 FEET, THENCE N.79°45'57"E. 201.80 FEET, MORE OR LESS YO THE WEST LINE OF MONROE BLVD., THENCE N.13°02'00"W. 281.02 FEET ALONG SAID MONROE BLVD., THENCE S.89°38'31"W. 220.17 FEET, THENCE S.00°44'07"W. 20.51 FEET TO THE POINT OF BEGINNING.
(Containing 1.64 Ac./71,638 SQ. FT.).

REMAINING PARCEL
A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT WHICH BEARS N.00°44'07"E. 481.80 FEET (NORTH 7.3 CHAINS) AND S.89°15'53"E. 980.10 FEET (EAST 14.85 CHAINS), S.0°44'07"W. (SOUTH) 220.01 FEET, MORE OR LESS TO THE SOUTHEASTERLY BANK OF MILL CREEK, THENCE FOUR COURSES ALONG SAID CREEK AS FOLLOWS: N.83°42'58"E. 24.09 FEET, S.62°57'37"E. 26.59 FEET, S.34°34'18"E. 60.74 FEET, AND S.35°36'42"E. 10.20 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE FIVE COURSES ALONG SAID CREEK AS FOLLOWS: S.35°36'42"E. 45.56 FEET, S.52°59'48"E. 15.57', S.54°00'51"E. 43.76 FEET, S.38°45'49"E. 90.10 FEET AND S.30°24'29"E. 25.91 FEET, MORE OR LESS TO THE NORTH SIDE OF CANYON ROAD, THENCE S.86°47'00"E. 91.72 FEET ALONG SAID ROAD, THENCE N.85°13'00"E. 7.68 FEET ALONG SAID ROAD TO A POINT OF CURVE ON THE WEST LINE OF MONROE BLVD., THENCE ALONG THE ARC OF A 520.10 FOOT RADIUS CURVE TO THE LEFT 50.77 FEET (L.C. BEARS N.10°14'13"W. 50.75 FEET) ALONG THE WEST LINE OF MONROE BLVD., THENCE N.13°02'00"W. 160.08 FEET ALONG SAID BLVD., THENCE S.79°45'57"W. 201.80 FEET MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 0.65 Ac./28,720 Sq. Ft.:

SURVEYORS CERTIFICATE

I, CYNTHIA L. ROBINETT, A DULY REGISTERED LAND SURVEYOR, AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO THEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED TRACT OF LAND ON THE GROUND AND FROM THE RECORDS OF WEBER COUNTY RECORDERS OFFICE.

SIGNED THIS 30TH DAY OF January 1998.

Cynthia L. Robinett
CYNTHIA L. ROBINETT P.L.S. 7511

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

RECEIVED
JUN 1 1 1998
Weber County Surveyor

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE FOR DEVELOPMENT PURPOSES THE PHASES IN WHICH MARK FERNANDES WAS GOING TO DEVELOPE CANYON PLACE CONDOMINIUMS. A PREVIOUS SURVEY OF THE BOUNDARY OF PROPERTY WAS DETERMINED IN 1995 FOR BILL DeYOUNG (JOB #PS95-46).

A BOUNDARY LINE AGREEMENT HAS SINCE BEEN MET SINCE 1995 ALONG THE NORTH LINE OF THE AS SHOWN PROPERTY.

BASIS OF BEARING IS PER OGDEN CITY DATUM ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN. OGDEN CITY DATUM IS SHOWING N.0°44'07"E. ALONG THE PLATTED POSITION OF SAID 1/4 SECTION LINE.

PREPARED BY:
CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
PH. (801) 399-4935 OGDEN, UTAH FAX (801) 627-1068

CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD
OGDEN, UTAH 84404
(801) 399-4935

CLIENT: MARK FERNANDES

SURVEY LOCATION:
N.E. 1/4 SEC. 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 1/15/98

JOB No. CS96-04

CANPLC4.DWG

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