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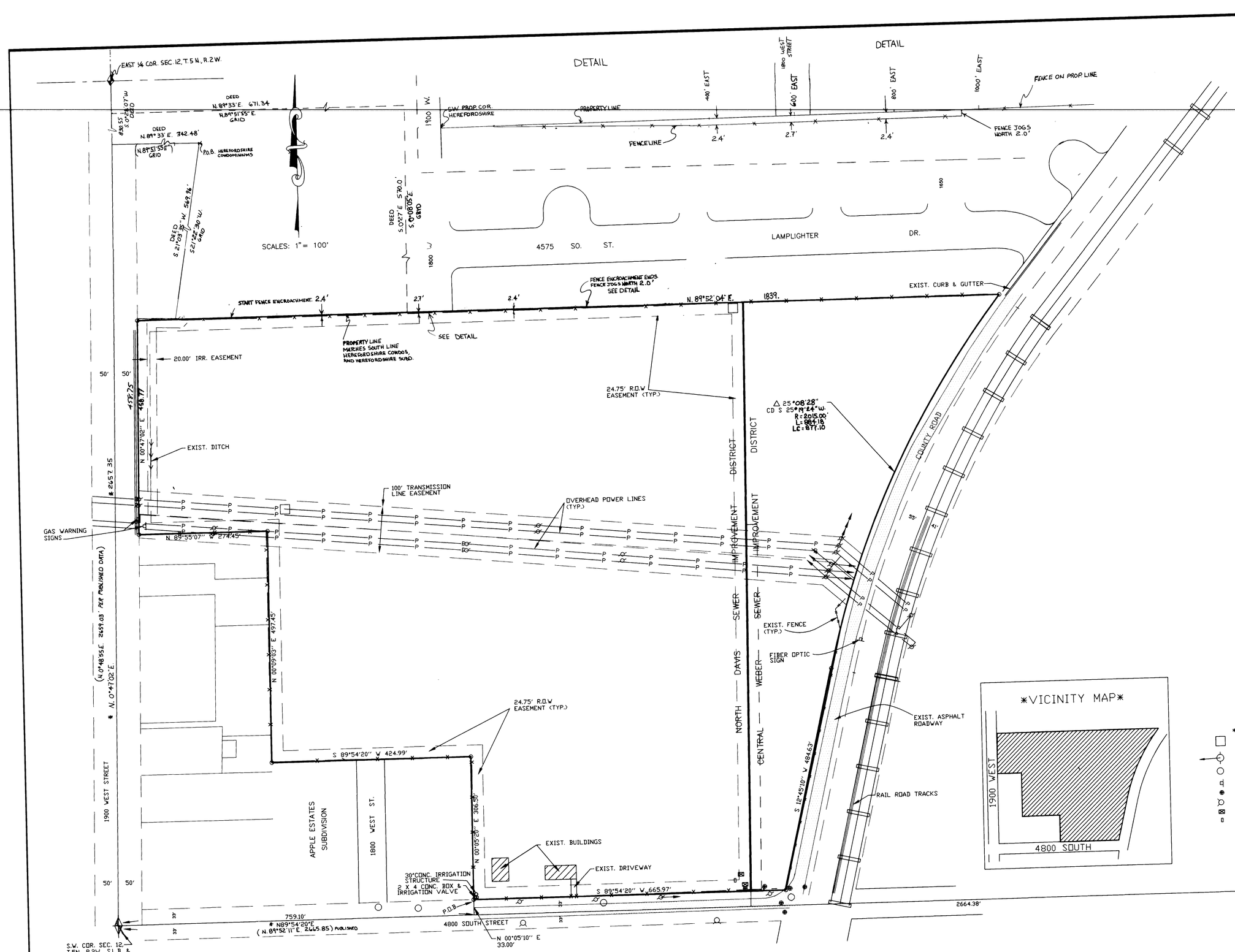

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO _____ AND AFFILIATES AND TO _____ TITLE COMPANY, THAT THE SURVEY WAS PREPARED BY THE UNDERSIGNED AND WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT ANY UTILITY TRANSFORMER LOCATED ON THE PREMISES IS DEPICTED HEREON AND THOSE TRANSFORMERS LABELED AS CONTAINING PCB'S ARE SPECIFICALLY NOTED; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCEL DESCRIBED HEREIN DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED: 'FLOOD INSURANCE RATE MAP', 'FLOOD BOUNDARY AND FLOODWAY MAP' PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS SURVEY IS MADE IN ACCORDANCE WITH THE 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

SIGNATURE _____

DATE OCT. 1, 1997

REGISTERED LAND SURVEYOR CRAIG K. BUTTARS STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY AND ACREAGE OF THIS PROPERTY. BASIS OF BEARING IS STATE PLANE GRID BEARING BETWEEN THE SOUTH 1/4 COR. OF SECTION 12, AND THE SW COR. OF SEC. 12, T.5N., R.2W., S.L.B. & M. - THIS IS AN AMMENDMENT TO THE PLAT FILED EARLIER DUE TO THE S.W. CORNER OF SECTION 12, POSITION CHANGE PER WEBER COUNTY SURVEYOR'S OFFICE, JULY 1997.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4800 SOUTH STREET, SAID POINT BEING NORTH 89°54'20" EAST 759.10 FEET ALONG THE SECTION LINE, (BASIS OF BEARING), AND NORTH 00°05'10" WEST 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 00°05'20" EAST 306.50 FEET; THENCE SOUTH 89°54'20" WEST 424.99 FEET; THENCE NORTH 00°09'03" EAST 497.45 FEET; THENCE NORTH 89°55'07" WEST 274.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1900 WEST STREET; THENCE NORTH 00°47'02" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 458.77 FEET; THENCE NORTH 89°52'04" EAST 1839.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF A COUNTY ROAD (700 WEST STREET); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF A 2015.00 FOOT RADIUS CURVE TO THE LEFT 884.18 FEET, WITH A CENTRAL ANGLE OF 25°08'28" LC= SOUTH 25°19'24" WEST 877.10 FEET; THENCE SOUTH 12°45'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 484.63 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 4800 SOUTH STREET; THENCE SOUTH 89°54'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 665.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 36.81 ACRES

LEGEND

- 4 x 4 CONCRETE BOX
- POWER POLE & GUY WIRE
- SEWER MANHOLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- 2 X 3 CONC. BOX
- 1 X 2 CONC. HEAD GATE

RECEIVED
JUN 1 9 1998
Weber County Surveyor

REVISIONS			
1.) 7-29-97 CT/SW COR.	5.)	DRAWN BY:	DATE: 11-29-96
2.)	6.)	CHECKED BY:	SCALE: 1" = 100'
3.)	7.)		
4.)	8.)	JOB NO. 1800	

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2465 GRANT AVEENUE SUITE 310-B OGDEN, UTAH. 84401
PHONE 627-4014

ALTA/ACSM LAND TITLE SURVEY

ZANE MORRIS / DAWSON PROPERTY
ROY, UTAH.

SHEET 1 / 1 SHEETS

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