002031

SURVEYED DESCRIPTIONS

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF SECTION 7, THE SOUTHWEST QUARTER OF SECTION 8, THE NORTHWEST QUARTER OF SECTION 17, AND THE NORTHEAST QUARTER OF SECTION 18, T.6N., R.1W., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N89°12'45"W ALONG THE MONUMENT LINE OF SECOND STREET 1084.22 FEET AND N00°47'15"E 425.45 FEET FROM THE MONUMENT THAT IS 30 FEET WEST OF THE INTERSECTION OF SAID SECOND STREET AND WALL AVENUE, SAID POINT ALSO BEING S89°00'18"E ALONG THE SECTION LINE 1181.99 FEET AND S00°59'42"W 1019.22 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE ALONG AN EXISTING FENCE N00°49'35"E 590.45 FEET AND N01°08'31"E 341.97 FEET TO THE SOUTH LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PROPERTY; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES: (1) N89°00'18"W 670.88 FEET, (2) N00°59'39"E 86.81 FEET TO THE NORTH LINE OF SAID SECTION 17, AND (3) N01°08'07"E 612.46 FEET; THENCE N89°00'18"W 132.00 FEET; THENCE N00°31'26"E 651.87 FEET TO THE MONUMENT LINE OF NORTH STREET AND THE SOUTH LINE OF THE OGDEN CITY 33-FOOT RIGHT-OF-WAY; THENCE N89°09'45"W ALONG SAID LINE 381.83 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE N00°39'26"E ALONG SAID SECTION LINE 15.14 FEET TO THE EXTENSION OF THE SOUTH LINE OF THE GORDON FRISBEY PARCEL; THENCE N88°50'58"W ALONG SAID EXTENSION 30.41 FEET; THENCE S00°39'26"W 343.60 FEET; THENCE N89°22'05"W 132.01 FEET; THENCE N00°39'26"E 344.80 FEET TO SAID EXTENSION OF SAID SOUTH LINE; THENCE N88°50'58"W ALONG SAID EXTENSION AND SOUTH LINE 826.89 FEET; THENCE S03°48'42"E 1291.30 FEET; THENCE N89°22'05"W 67.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE ALONG SAID LINE S03°48'42"E 1283.49 FEET TO A POINT ON A 4330.28-FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S86°11'18"W; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1°26'42" A DISTANCE OF 109.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SECOND STREET; THENCE S89°12'45"E ALONG SAID LINE 532.40 FEET; THENCE N01°47'30"E 298.64 FEET; THENCE S89°12'45"E 129.33 FEET; THENCE S00°59'39"W 298.60 FEET TO SAID NORTH LINE; THENCE S89°12'45"E ALONG SAID LINE 20.00 FEET; THENCE N00°59'39"E 203.00 FEET; THENCE S89°12'45"E 642.67 FEET; THENCE S00°12'00"W 203.01 FEET TO SAID NORTH LINE; THENCE S89°12'45"E ALONG SAID LINE 173.20 FEET; THENCE N00°12'00"E 203.01 FEET; THENCE S89°12'45"E 341.91 FEET; THENCE N00°58'00"E 164.45 FEET; THENCE S89°12'45"E 178.73 FEET TO THE POINT OF BEGINNING, CONTAINING 97.49 ACRES.

PARCEL 2

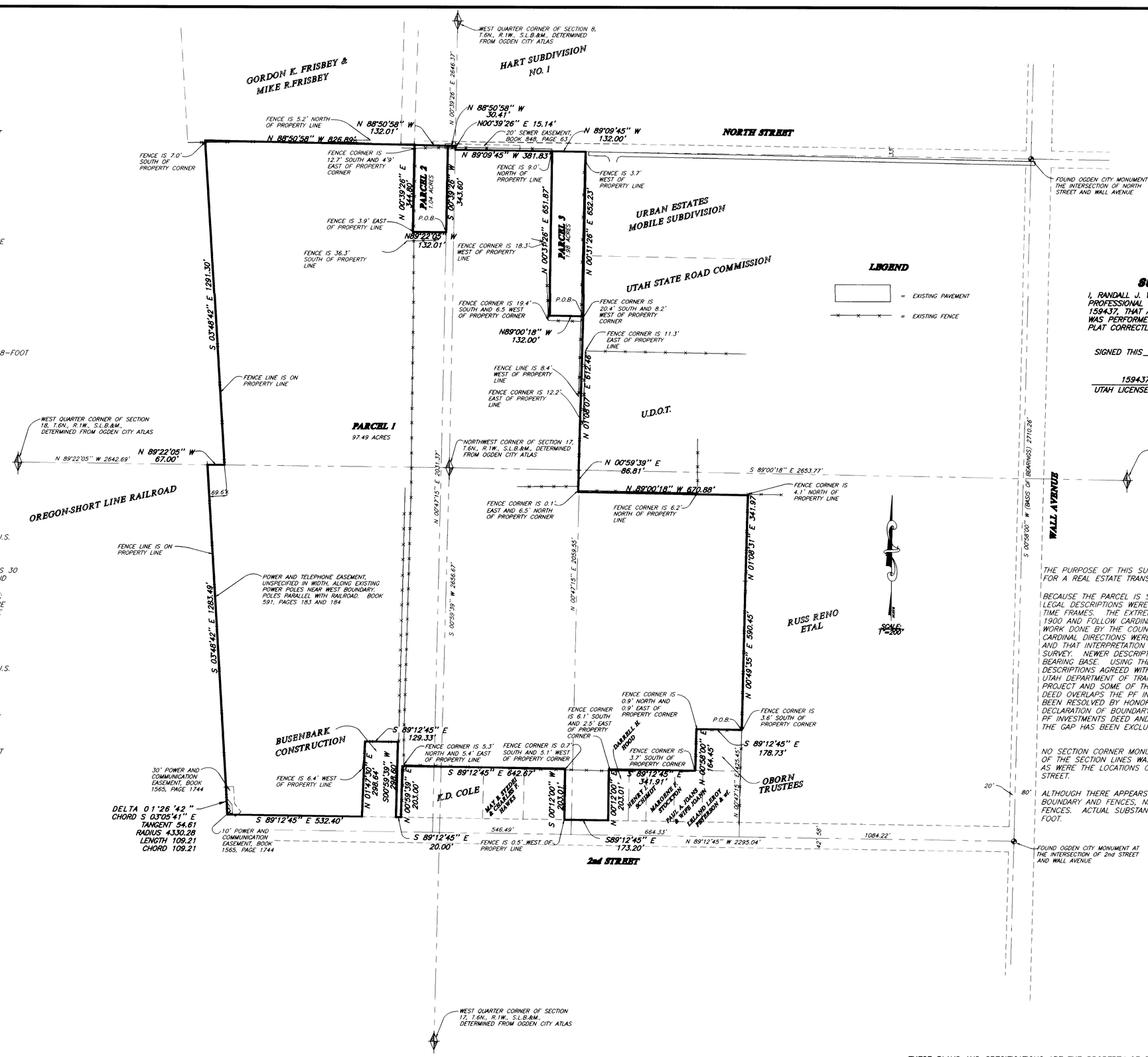
PART OF THE SOUTHEAST QUARTER OF SECTION 7, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N89°12'45"W ALONG THE MONUMENT LINE 2295.04 FEET AND N00°47'15"E 2383.96 FEET FROM THE MONUMENT THAT IS 30 FEET WEST OF THE INTERSECTION OF SECOND STREET AND WALL AVENUE; SAID POINT ALSO BEING N00°39'26"E ALONG THE SECTION LINE 939.08 FEET AND N89°20'34"W 30.40 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N89°22'05"W 132.01 FEET; THENCE N00°39'26"E 344.80 FEET TO THE EXTENSION OF THE SOUTH LINE OF THE GORDON FRISBEY PROPERTY; THENCE S88°50'58"E ALONG SAID EXTENSION 132.01 FEET; THENCE S00°39'26"W 343.60 FEET TO THE POINT OF BEGINNING, CONTAINING 1.04 ACRES.

PARCEL 3

PART OF THE SOUTHWEST QUARTER OF SECTION 8, T.6N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXTENSION OF THE WEST LINE OF URBAN ESTATES MOBILE SUBDIVISION, SAID POINT BEING N89°12'45"W ALONG THE MONUMENT LINE 1748.55 FEET AND N00°47'15"E 2059.55 FEET FROM THE MONUMENT THAT IS 30 FEET WEST OF THE INTERSECTION OF SECOND STREET AND WALL AVENUE, SAID POINT ALSO BEING N00°39'26"E ALONG THE SECTION LINE 609.43 FEET AND S89°20'34"E 515.35 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N00°31'26"E ALONG SAID EXTENSION AND LINE 652.23 FEET TO THE MONUMENT LINE OF NORTH STREET AND THE SOUTH LINE OF THE OGDEN CITY 33-FOOT RIGHT-OF-WAY; THENCE N89°09'45"W ALONG SAID LINE 132.00 FEET; THENCE S00°31'26"W 651.87 FEET; THENCE S89°00'18"E 132.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.98 ACRES.



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 23RD DAY OF JULY, 1998.

159437
UTAH LICENSE NUMBER

SIGNATURE

No. 159437 RANDALL J. WILLIFORD STATE OF UTAH

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LIMITS OF THE PROPERTY FOR A REAL ESTATE TRANSACTION.

BECAUSE THE PARCEL IS SO LARGE, IT HAS NUMEROUS ADJOINERS AND THE LEGAL DESCRIPTIONS WERE WRITTEN IN AT LEAST TWO VASTLY DIFFERENT TIME FRAMES. THE EXTREMELY OLD DESCRIPTIONS WERE CREATED PRIOR TO 1900 AND FOLLOW CARDINAL DIRECTIONS. PREVIOUS EXPERIENCE WITH WORK DONE BY THE COUNTY SURVEYOR IN THAT ERA INDICATES THAT CARDINAL DIRECTIONS WERE INTENDED TO BE PARALLEL TO SECTION LINES AND THAT INTERPRETATION WAS USED FOR OLD DESCRIPTIONS IN THIS SURVEY. NEWER DESCRIPTIONS FOLLOW THE EXISTING OGDEN CITY BEARING BASE. USING THE ABOVE MENTIONED INTERPRETATIONS, DEED DESCRIPTIONS AGREED WITH ONE ANOTHER WITH THE EXCEPTION OF THE UTAH DEPARTMENT OF TRANSPORTATION DEED ON THE EAST SIDE OF THE PROJECT AND SOME OF THE DEEDS FRONTING ON 2ND STREET. THE UDOT DEED OVERLAPS THE PF INVESTMENTS DEED BY SEVERAL FEET. THIS HAS BEEN RESOLVED BY HONORING UDOT'S FENCE LINE AS THEIR SURVEYED DECLARATION OF BOUNDARY. A THREE FOOT GAP EXISTS BETWEEN THE PF INVESTMENTS DEED AND SOME OF THOSE FRONTING ON 2ND STREET THE GAP HAS BEEN EXCLUDED FROM THIS BOUNDARY.

NO SECTION CORNER MONUMENTS EXIST ON THE GROUND SO THE LOCATION OF THE SECTION LINES WAS DETERMINED BY THE OGDEN CITY ATLAS PLATS AS WERE THE LOCATIONS OF RIGHTS-OF-WAY FOR 2ND STREET AND NORTH STREET.

ALTHOUGH THERE APPEARS TO BE NUMEROUS DESCREPENCIES BETWEEN BOUNDARY AND FENCES, NEARLY ALL FENCES ARE TEMPORARY LIVESTOCK FENCES. ACTUAL SUBSTANTIAL BOUNDARY FENCES ALL AGREE WITHIN ONE FOOT.

RECEIVED
JUL 23 1998
Weber County Surveyor

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

PROJECT NO.: 2849-04 SURVEYOR: R.WILLIFORD
DATE: 7-9-98 DRAWN: H. GUNN
SCALE: 1"=200' CHECKED:

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TOLL-FREE 1-888-494-3100

RECORD OF SURVEY

SIERRA PROPERTIES PURCHASE

SE 1/4 SEC 7, SW 1/4 SEC 8, NW 1/4 SEC 17, NE 1/4 SEC 18 T.6N., R.1W. S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH
JULY, 1998

SHEET 1 OF 1 SHEETS

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