

CURVE INFORMATION

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	16°28'03"	N78°13'01"E	28.81	185.28	53.25	53.06
C2	02°42'01"	N85°06'03"E	7.19	304.88	14.37	14.37

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 3RD DAY OF MAY 1999.
 159437
 UTAH LICENSE NUMBER

SURVEYED DESCRIPTION

PART OF THE NORTH HALF OF SECTION 20, T.6N., R.2E., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 5, COTTONWOOD RIVERS SUBDIVISION WHICH IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COTTONWOOD LANE, SAID POINT ALSO BEING 500'20"02" W ALONG THE SECTION LINE 1066.33 FEET AND S89°39'58"E 1303.68 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N86°27'03"E 125.20 FEET TO A POINT ON A 185.28-FOOT RADIUS CURVE THE CENTER OF WHICH BEARS S20°01'00"E (2) EASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°28'03" A DISTANCE OF 53.25 FEET (3) N86°27'03"E 81.86 FEET TO A POINT ON A 304.88-FOOT RADIUS CURVE THE CENTER OF WHICH BEARS N02°51'49"W AND (4) EASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°42'01" A DISTANCE OF 14.37 FEET; THENCE S00°13'52"E 465.56 FEET TO THE EXTENSION LINE OF THE SOUTHERLY LINE OF LOT 3, SAID SUBDIVISION; THENCE N89°46'05"E ALONG SAID EXTENSION AND THE SOUTHERLY LINE OF SAID LOT 3 1510.00 FEET TO THE EASTERLY LINE OF SAID LOT 3; THENCE N00°13'35"E ALONG SAID LINE 132.71 FEET; THENCE S89°55'51"E 499.49 FEET; THENCE S01°53'44"E 1321.32 FEET TO THE EXTENSION OF AN EXISTING FENCE LINE; THENCE S89°51'20"W ALONG SAID EXTENSION AND FENCE LINE 1951.50 FEET; THENCE N17°40'29"E 393.26 FEET; THENCE N06°19'31"W 204.60 FEET; THENCE N41°19'31"W 132.00 FEET; THENCE N77°49'31"W 165.00 FEET; THENCE S51°40'29"W 247.50 FEET TO THE EXTENSION OF THE EASTERLY LINE OF LOT 5 SAID COTTONWOOD RIVERS SUBDIVISION; THENCE N01°19'31"W ALONG SAID EXTENSION LINE 1034.66 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 60.07 ACRES

NARRATIVE

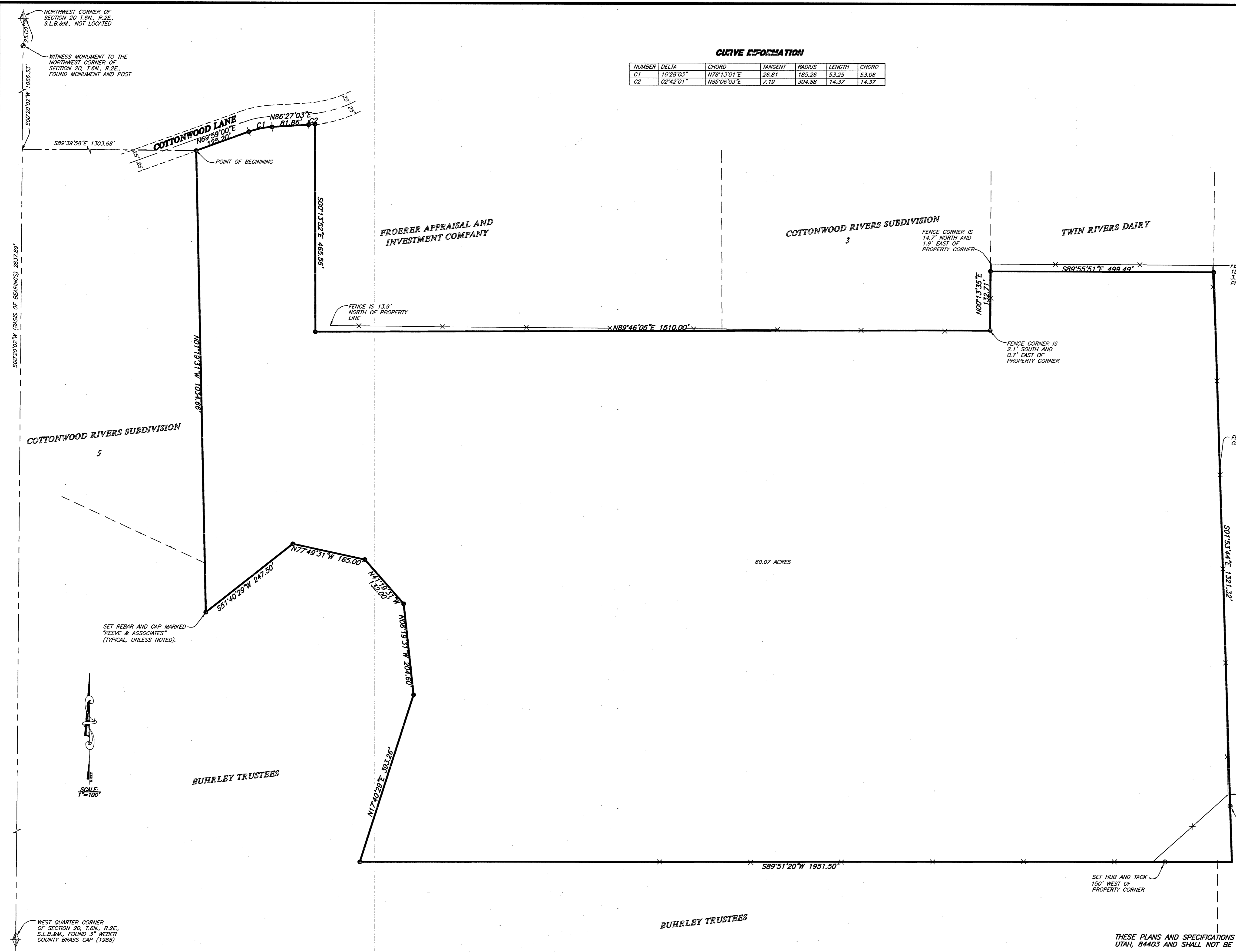
THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE LIMITS OF THE FROERER PARCEL. THE WEST AND NORTH LINES WERE FIXED BY THE COTTONWOOD RIVERS SUBDIVISION. THE SOUTHWESTERLY LINES ARE FIXED BY THE RIVER. THE SOUTHLINE WAS FIXED BY THE QUARTER SECTION LINE WHICH WAS DETERMINED TO BE THE FENCE AS BEST EVIDENCE OF THE ORIGINAL SECTION LINE. THE EAST LINE WAS FIXED BY THE FENCE AS BEST EVIDENCE OF THE ORIGINAL LINE. ALL OTHER LINES WERE FIXED BY DEEDS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES", UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 20, T.6N., R.2E., S.L.B.&M., SHOWN HEREON AS: S00°20'02"W

DEED DESCRIPTION

PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, RUNNING THENCE EAST 1081.74 FEET, THENCE NORTH 1053' WEST 1321.32 FEET, THENCE WEST 509.88 FEET, THENCE SOUTH 133 FEET, THENCE WEST 1526.72 FEET, THENCE NORTH 490 FEET, THENCE WEST TO THE EAST LINE OF A 20 FOOT RIGHT OF WAY AS DESCRIBED IN BOOK 839, PAGE 140, THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY TO A POINT EAST 9.46 CHAINS AND SOUTH 1.49 CHAINS AND SOUTH 4045 EAST 12.80 CHAINS AND SOUTH 9046' WEST 250 FEET AND SOUTH 8809'10" EAST 180 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 32050'10" WEST 180 FEET MORE OR LESS, THENCE SOUTH 9041' WEST 106.40 FEET TO THE RIVER; THENCE IN A SOUTHERLY DIRECTION ALONG THE RIVER TO A POINT 80 RODS EAST 38.81 RODS NORTH AND 44.93 RODS NORTH 650 WEST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 650 EAST 44.93 RODS; THENCE SOUTH 6.81 RODS; THENCE NORTH 530 EAST 3.75 CHAINS; THENCE SOUTH 6703'10" EAST 2.5 CHAINS; THENCE SOUTH 400 EAST 2 CHAINS; THENCE SOUTH 20 EAST 3.1 CHAINS; THENCE SOUTH 190 WEST 4.50 CHAINS TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST TO THE PLACE OF BEGINNING.
 SUBJECT TO RIGHT-OF-WAY (839-140)



FENCE IS 0.5' EAST OF PROPERTY LINE

FENCE CORNER IS 4.0' WEST OF PROPERTY LINE

SET HUB AND TACK 125' NORTH OF PROPERTY CORNER

SET HUB AND TACK 150' WEST OF PROPERTY CORNER

CLARK B. WANGSGARD & w.f. SIDNEY A.

RECEIVED
 MAY 04 1999
 Weber County Surveyor

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REVISIONS

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

PROJECT NO.: 2887-03 SURVEYOR: R. WILLIFORD
 DATE: 4-2-99 DRAWING: H. GREENFIELD
 SCALE: 1"=100' CHECKED:

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

RECORD OF SURVEY

FROERER PROPERTY
 PART OF THE NORTH HALF OF SECTION 20, T.6N., R.2E., S.L.B.&M.
 WEBER COUNTY, UTAH
 APRIL, 1998

SHEET
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 SHEETS