

COMMENTS

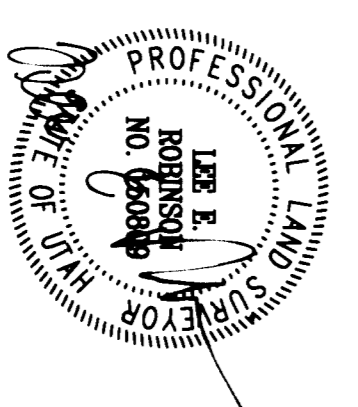
1. This survey is made at the instance of the Jordan Valley Water Conservancy District for their own uses and purposes.
2. The basis of bearing for this survey is N89°46'23"W between the North Quarter corner and Northwest corner of Section 22, T5N, R2W, SLB&M using NAD83 State Plane Coordinates determined during a 1997 GPS control survey of said Section 22.
3. A map obtained from the Railroad dated 1919 did not give explicit dimensions to the railroad right of way. Absent any other intrinsic and extrinsic evidence, the data shown on the recorded plat of Pony Acie Estates subdivision, when field verified, was used to establish the alignment for the railroad right of way.

SURVEYOR'S CERTIFICATE

I, Lee E. Robinson, a duly registered Professional Land Surveyor in the State of Utah, do hereby certify that a survey of the above described property was made under my supervision and that the findings of said survey are as shown herein.

Date: June 14, 1999

Lee E. Robinson, P.L.S.
Utah Registration No. 150809



RECORD LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 22, Township 3 North, Range 2 West, Salt Lake Meridian, U.S. Survey. Beginning at a point on the North line of said Section 22, 1060 feet West of the Northeast corner of said Quarter Section and running thence South 40 rods to railway right-of-way; thence West 260 feet; thence North 40 rods; thence East 260 feet to the place of beginning.

Except that part within 5600 South Street.

NEW LEGAL DESCRIPTIONS

Parcel A:
Beginning on the South line of 5600 South Street at a point that is N89°46'23"W along the section line 1325.83 feet, proved (record = 1320 feet), to the Northwest corner of the South Quarter of Section 22, Township 3 North, Range 2 West, Salt Lake Base and Meridian, and running thence S0°22'20"W 597.38 feet to a point on the North line of the old D&RGW Railroad right of way as determined and projected from data shown on the recorded plat of Pony Acie Estates subdivision; thence along said old Railroad right of way line N89°40'29"W 261.05 feet (record = 260 feet) to a point on West line of the NE1/4 NW1/4 of said Section 22; thence along said sixteenth section line N0°22'20"E 487.74 feet to a point that is 142.19 feet S0°22'20"W from the Northwest corner of said NE1/4 NW1/4 of Section 22; thence S89°46'23"E 187.88 feet; thence S0°22'20"E 109.19 feet to the point of beginning. Contains 3.3957 acres.

Parcel B:
Beginning on the South line of 5600 South Street at a point that is N89°46'23"W along the section line 1325.83 feet, proved (record = 1320 feet), to the Northwest corner of the NE1/4 NW1/4, and S0°22'20"W along West line of said NE1/4 NW1/4 597.38 feet to the South Quarter corner of said Section 22; thence along said sixteenth section line S0°22'20"W 109.19 feet; thence S89°46'23"E 73.27 feet; thence N0°22'20"E 109.19 feet to said South line of 5600 South Street; thence along said South line of street N89°46'23"W 73.27 feet to the point of beginning. Contains 8,000 square feet.

RELATIONS

Robinson, Biehn & Biehn, Inc. Professional Land Surveyors 5300 South 900 East, Suite 210 West Valley City, Utah 84119 (801) 266-1115 (801) 262-9144 Fax		Survey Map NW1/4 Sec 22, T5N, R2W, SLB&M Weber County, Utah		06/14/99 3105 1	
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