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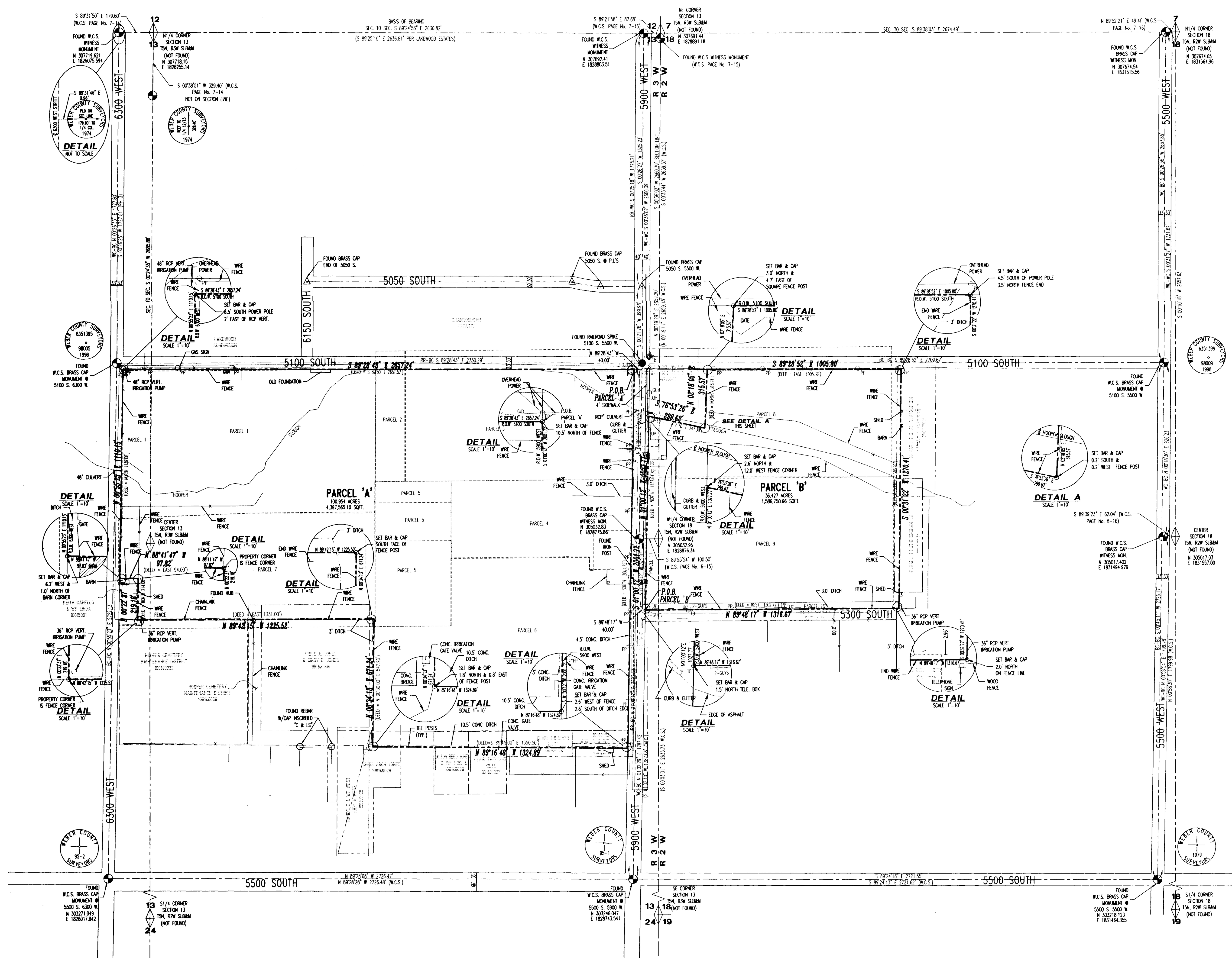

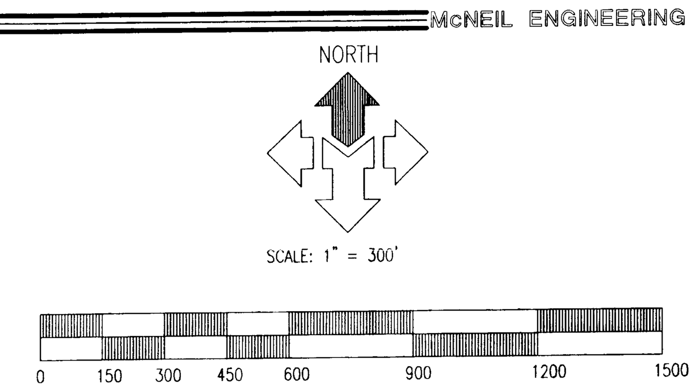

LEGEND

⊗	WATER VALVE
	FIRE HYDRANT
UP	UTILITY POLE
PP	UTILITY POLE
TB	TELEPHONE PEDESTAL
	STORM DRAIN CATCH BASIN
GUY	GUY WIRE
—P—	OVERHEAD AND/OR UNDERGROUND POWER LINE
—x—	FENCE
——	BOUNDARY LINE
	WEBER COUNTY BRASS CAP MONUMENT (FOUND)
	SECTION CORNER MONUMENT (NOT FOUND)
△	BRASS CAP MONUMENT (FOUND)
●	RAILROAD SPIKE (FOUND)
○	PROPERTY CORNER

ABBREVIATIONS

CONC.	CONCRETE
MON.	MONUMENT
W.C.S.	WEBER COUNTY SURVEYOR
WC-WC	WITNESS MONUMENT TO WITNESS MONUMENT
RR-BC	RAILROAD SPIKE TO BRASS CAP
RR-WC	RAILROAD SPOKE TO WITNESS MONUMENT
WC-BC	WITNESS MONUMENT TO BRASS CAP

LEGAL DESCRIPTIONS FOR THE LDS CHURCH, HOPPER, UTAH, SURVEY

PARCEL 'A'

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF 5900 WEST STREET AND THE SOUTH BOUNDARY OF 5100 SOUTH STREET, HOOPER, WEBER COUNTY, UTAH, SAID INTERSECTION BEING NORTH 01°00'12" EAST 902.20 FEET AND NORTH 89°28'43" WEST 40.00 FEET FROM A WEBER COUNTY BRASS CAP WITNESS MONUMENT, SAID WITNESS MONUMENT BEING SOUTH 89°55'54" WEST 100.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 01°00'12" WEST ALONG THE WEST BOUNDARY LINE OF SAID 5900 WEST STREET 2001.72 FEET; THENCE NORTH 89°16'48" WEST 1324.89 FEET; THENCE NORTH 00°34'13" EAST ALONG AN EXISTING FENCE LINE AND LINE EXTENDED 671.24 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 89°42'15" WEST ALONG AN EXISTING FENCE LINE 1225.52 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 00°22'37" EAST ALONG AN EXISTING FENCE LINE 219.18 FEET TO A FENCE CORNER; THENCE NORTH 88°41'47" WEST ALONG AN EXISTING FENCE LINE 97.82 FEET TO THE EAST BOUNDARY LINE OF 6300 WEST STREET; THENCE NORTH 00°55'23" EAST ALONG SAID EAST BOUNDARY LINE OF 6300 WEST STREET 1110.15 FEET TO THE SOUTH BOUNDARY LINE OF 5100 SOUTH STREET; THENCE SOUTH 89°28'43" EAST ALONG SAID SOUTH BOUNDARY OF 5100 SOUTH STREET 2657.24 FEET TO THE POINT OF BEGINNING.

CONTAINS: 100.954 ACRES

PARCEL 'B'

BEGINNING AT THE INTERSECTION OF THE EAST BOUNDARY LINE OF 5900 WEST STREET AND THE NORTH BOUNDARY LINE OF 5300 SOUTH STREET, HOOPER, WEBER COUNTY, UTAH, SAID INTERSECTION BEING SOUTH 01°00'12" WEST 375.91 FEET AND SOUTH 89°48'17" EAST 40.00 FEET FROM A WEBER COUNTY BRASS CAP WITNESS MONUMENT, SAID MONUMENT BEING SOUTH 89°55'54" WEST 100.50 FEET FROM THE WEST QUARTER CORNER, OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°00'12" EAST ALONG SAID EAST BOUNDARY LINE OF 5900 WEST STREET 1027.77 FEET; THENCE SOUTH 76°53'26" EAST 299.62 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 02°18'05" EAST 315.57 FEET TO THE SOUTH BOUNDARY LINE OF 5100 SOUTH STREET; THENCE SOUTH 89°28'52" EAST ALONG SAID SOUTH BOUNDARY LINE OF 5100 SOUTH STREET 1005.80 FEET; THENCE SOUTH 00°31'22" WEST 1270.41 FEET TO THE NORTH BOUNDARY LINE OF 5300 SOUTH STREET; THENCE NORTH 89°48'17" WEST ALONG SAID WEST BOUNDARY LINE 1316.67 FEET TO THE POINT OF BEGINNING.

CONTAINS: 36.427 ACRES

NARRATIVE

THIS SURVEY WAS PREPARED FOR SEAN FLEMING OF NAI UTAH COMMERCIAL REAL ESTATE, INC. IN BEHALF OF THE LDS CHURCH TO ESTABLISH THE OVERALL BOUNDARY OF THE (2) ABOVE DESCRIBED PARCELS IN ANTICIPATION OF THE PROPERTY BEING SOLD. BECAUSE OF THE NUMEROUS DISCREPANCIES IN THE DEED DESCRIPTIONS, INCLUDING OVERLAPS AND GAPS, WE HAVE ATTEMPTED TO ESTABLISH THE BOUNDARY LINES USING THE BEST EVIDENCE AVAILABLE. IT IS RECOMMENDED THAT THIS SURVEY BE SHOWN TO ALL ADJACENT PROPERTY OWNERS AND, WHERE POSSIBLE, BOUNDARY LINE AGREEMENTS BE DRAWN UP AND EXECUTED. WITHOUT BOUNDARY LINE AGREEMENTS, THE WEST BOUNDARY OF PARCEL 'A' THE NORTHWEST CORNER AND THE EAST BOUNDARY LINE OF PARCEL 'B' ARE SUBJECT TO OUR INTERPRETATION OF THE "BEST EVIDENCE". THE CONTROL FOR THIS SURVEY ARE THE WEBER COUNTY BRASS CAP MONUMENTS FOUND AND SHOWN. THE BASIS OF BEARING IS THE MONUMENT LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AS WITNESSED BY THE WEBER COUNTY MONUMENTS SET, ESTABLISHED AND MAINTAINED BY THE WEBER COUNTY SURVEYOR, WHICH EQUALS SOUTH 89°24'53" EAST.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEY IS BASED ON OWNERSHIP PLATS, TAX DESCRIPTIONS, ETC., OBTAINED FROM THE WEBER COUNTY RECORDER AND SURVEYS, SUBDIVISION PLATS, MONUMENT TIES, ETC., OBTAINED FROM THE WEBER COUNTY SURVEYOR. NO OTHER INFORMATION AS TO EASEMENTS, BOUNDARY LINE AGREEMENTS, ETC., THAT MAY BE EVIDENCED BY A TITLE SEARCH WERE PROVIDED.

NOTES

1) THE COORDINATES SHOWN HEREON ARE UTAH STATE PLANE GRID COORDINATES. THE DISTANCE ON THIS PLAT ARE GROUND DATA BETWEEN THE COUNTY MONUMENTS.

2) CHAINS TO FEET CONVERSION SHOWN IN ( ) NOT PART OF ORIGINAL DEED TAX DESCRIPTION.

SURVEYOR'S CERTIFICATE

I, SCOTT F. McNEIL, DEPOSE AND SAY THAT I AM A DULY REGISTERED LAND SURVEYOR ACCORDING TO THE RULES AND REGULATIONS OF THE STATE OF UTAH. I FURTHER STATE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THE RESULTS OF THAT SURVEY ARE DEPICTED HEREON.

JAN 17 '00 — DATE

Scott F. McNeil (signature)
SCOTT F. McNEIL P.E. & L.S.
LICENSE NO. 150786

DEED TAX DESCRIPTIONS:

PARCEL 1

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 138.70 FEET NORTH FROM THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION RUNNING THENCE NORTH 88°07' EAST 513.28 FEET; THENCE SOUTH 89°31' EAST 653.00 FEET; THENCE NORTH 00°22' EAST 76. 94 FEET TO THE CENTER LINE OF THE STREET; THENCE NORTH 89°50' WEST 1171.00 FEET ALONG THE CENTER OF THE STREET TO THE WEST LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 778.04 FEET TO THE PLACE OF BEGINNING.

CONTAINS: 20.67 ACRES, MORE OR LESS.

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 2.10 CHAINS (138.6 FEET) NORTH FROM THE SOUTHEAST CORNER OF THE SAID QUARTER SECTION; THENCE RUNNING NORTH 11.79 CHAINS (778.14 FEET); THENCE NORTH 88°20' WEST 2.22 CHAINS (146.52 FEET); THENCE SOUTH 11.927 CHAINS (787.182 FEET); THENCE NORTH 88°07' EAST 2.22 CHAINS (146.52 FEET) TO THE PLACE OF BEGINNING.

CONTAINS: 2.6 ACRES, MORE OR LESS.

PARCEL 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 4.79 CHAINS (316.14 FEET) NORTH AND 20 CHAINS (1320.00 FEET) WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER RUNNING THENCE WEST 154.00 FEET, MORE OR LESS, TO THE EAST PROPERTY LINE AS CONVEYED BY DEED RECORDED IN BOOK 24 OF DEEDS, PAGE 347; THENCE NORTH 00°22' EAST 10.50 CHAINS; THENCE EAST 154.00 FEET TO A POINT 10.50 CHAINS (693.00 FEET) NORTH OF BEGINNING; THENCE SOUTH 10.50 CHAINS (693.10 FEET) TO BEGINNING.

CONTAINS: 2.45 ACRES

PARCEL 3

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 140.00 FEET WEST AND 4.79 CHAINS (316.14 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 1180.00 FEET; THENCE NORTH 10.50 CHAINS (693.00 FEET); THENCE EAST 963.00 FEET; THENCE SOUTH TO THE NORTH LINE OF 5100 SOUTH STREET; THENCE EAST 217.00 FEET, MORE OR LESS, TO A POINT NORTH OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 4

PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD, WEST 140.00 FEET AND NORTH 49.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; RUNNING THENCE NORTH 267.14 FEET; THENCE WEST 940.00 FEET; THENCE SOUTH 413.00 FEET; THENCE EAST 722.00 FEET; THENCE SOUTH 68.00 FEET; THENCE EAST 18.50 FEET; THENCE NORTH 209.00 FEET; THENCE EAST 200.00 FEET TO BEGINNING.

CONTAINS: 8.29 ACRES, MORE OR LESS.

PARCEL 5

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 1166.00 FEET EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 203.70 FEET; THENCE WEST 396.00 FEET; THENCE SOUTH 203.70 FEET, THENCE WEST 396.00 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO PART OF THE SOUTHEAST QUARTER OF SECTION 13, SAID TOWNSHIP AND RANGE: BEGINNING AT A POINT 1320.00 FEET EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE EAST 242.00 FEET; THENCE SOUTH 450.00 FEET; THENCE WEST 396.00 FEET, MORE OR LESS; THENCE NORTH 450.00 FEET; THENCE EAST TO THE PLACE OF BEGINNING.

ALSO: QUIT CLAIMS ALL THEIR RIGHT AND TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT OF LAND IN WEBER COUNTY, UTAH: PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 1080.00 FEET WEST AND 203.70 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; RUNNING THENCE WEST 396.00 FEET; THENCE NORTH 112.40 FEET; THENCE EAST 396.00 FEET; THENCE SOUTH 112.40 FEET TO THE PLACE OF BEGINNING.

PARCEL 6

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE WEST SIDE OF THE STATE ROAD, SAID POINT BEARS WEST 140.00 FEET AND SOUTH 160.00 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; RUNNING THENCE WEST 218.50 FEET; THENCE NORTH 68.00 FEET; THENCE WEST 722.00 FEET; THENCE SOUTH 245.00 FEET (SHOULD READ 358.00 FEET); THENCE WEST 396.00 FEET; THENCE SOUTH 00°30' WEST 547.90 FEET; THENCE SOUTH 89°45' EAST 1350.50 FEET TO THE WEST LINE OF THE STATE ROAD; THENCE NORTH 837.90 FEET ALONG SAID WEST LINE TO THE PLACE OF BEGINNING.

CONTAIN: 25.05 ACRES, MORE OR LESS.

PARCEL 7

PART OF THE SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING 138.70 FEET NORTH OF THE SOUTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 88°07' EAST 513.30 FEET; THENCE EAST 653.00 FEET; THENCE SOUTH 605.50 FEET; THENCE WEST 1331.00 FEET; THENCE NORTH 17.00 FEET; THENCE EAST 94.00 FEET; THENCE NORTH 214.00 FEET; THENCE WEST 94.00 FEET; THENCE NORTH 351.90 FEET; THENCE SOUTH 88°07' EAST 148.52 FEET TO THE BEGINNING.

CONTAINS: 16.98 ACRES

PARCEL 8

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT 4.79 CHAINS (316.14 FEET) NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 13; RUNNING THENCE WEST 2.03 CHAINS (133.98 FEET) TO CENTER OF STREET; THENCE NORTH 172.92 FEET; THENCE EAST 132.00 FEET; THENCE NORTH 99.00 FEET; THENCE WEST 132.00 FEET; THENCE NORTH 174.08 FEET, MORE OR LESS, TO CENTER OF DRAIN DITCH; THENCE SOUTH 78°10' EAST ALONG CENTER OF SAID DITCH 347.38 FEET; THENCE NORTH 318.24 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF ROAD 26 CHAINS (1716.00 FEET), MORE OR LESS, SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EAST 1005.30 FEET OT THE EXISTING FENCE LINE; THENCE SOUTH ALONG FENCE LINE 10.50 CHAINS (693.00 FEET) TO A POINT SOUTH 89°30' EAST OF BEGINNING; THENCE NORTH 89°30' WEST 1211.32 FEET TO BEGINNING. EXCEPTING THAT PORTION WITHIN THE ROAD ON THE NORTH AND WEST. EXCEPT 0.32 ACRE IN STATE ROAD (696-163).

PARCEL 9

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER 5.21 CHAINS (343.86 FEET) SOUTH; THENCE EAST 18.47 CHAINS (1219.02 FEET); THENCE NORTH 10 CHAINS(660 FEET); THENCE WEST 18.47 CHAINS (1219.02 FEET); THENCE SOUTH TO BEGINNING.

PARCEL 10

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 375.62 FEET AND WEST 67.01 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 18, RUNNING THENCE SOUTH 89°53'51" EAST 1302.77 FEET; THENCE NORTH 33.97 FEET, MORE OR LESS, THENCE WEST 1302.77 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

PARCEL 11

PART OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 5.21 CHAINS (343.86 FEET); THENCE WEST 60.00 FEET, MORE OR LESS, TO THE EAST LINE OF NEW STATE ROAD (1961), THENCE NORTH ALONG EAST LINE OF ROAD 10 CHAINS (660.00 FEET); THENCE EAST TO THE EAST LINE OF SAID SECTION, THENCE SOUTH 4.79 CHAINS (316.14 FEET) TO THE PLACE OF BEGINNING.

PARCEL 12

PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U. S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD 131.00 FEET, MORE OR LESS, WEST FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; RUNNING THENCE SOUTH 160.00 FEET; THENCE WEST 209.00 FEET; THENCE NORTH 209.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 49.00 FEET TO THE PLACE OF BEGINNING.

FEB ... 2000

McNEIL ENGINEERING AND LAND SURVEYING, L.C.
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LDS CHURCH-LAKEVIEW FARMS
HOOPER UTAH
SEC. 13 T5N, R3W, AND WEST 1/2 SEC. 18, T5N, R2W, SLB&M

BOUNDARY SURVEY

REVISIONS		
REV.	DATE	DESCRIPTION

DRAWING INFORMATION
COMP. DWG: 199723BND.DWG
JOB NO: 199723
SHEET NUMBER C1.1

Scott F. McNeil (signature) 1/17/00

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