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MIDLAND DRIVE PARCEL
(TO BE DEDICATED AS A WIDENING OF MIDLAND DRIVE)

Beginning at the intersection of the south line of Midland Drive and the section line, said point being North 89°07'24" West 374.29 feet along the section line from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence South 79°56'21" West 444.13 feet along south line of Midland Drive;
thence southwesterly 537.25 feet along the arc of a 1090.92 foot radius curve to the left, (center bears South 10°03'39" East and long chord bears South 65°49'51" West 531.84 feet, with a central angle of 28°13'01") along the south line of Midland Drive;
thence South 51°43'20" West 939.57 feet along the south line of Midland Drive;
thence southwesterly 293.95 feet along the arc of a 2810.00 foot radius curve to the left, (center bears South 38°16'40" East and long chord bears South 48°43'42" West 293.82 feet, with a central angle of 5°59'37") along the south line of Midland Drive;
thence South 45°43'43" West 248.84 feet along the south line of Midland Drive;
thence North 88°21'50" West 30.63 feet;
thence North 45 43'43" East 270.15 feet;
thence northeasterly 296.25 feet along the arc of a 2832.00 foot radius curve to the right, (center bears South 44°16'17" East and long chord bears North 48°43'42" East 296.12 feet, with a central angle of 5°59'37");
thence North 51°43'20" East 939.57 feet;
thence northeasterly 548.09 feet along the arc of a 1112.92 foot radius curve to the right, (center bears South 38°16'40" East and long chord bears North 65°49'51" East 542.57 feet, with a central angle of 28°13'01");
thence North 79°56'21" East 220.82 feet;
thence North 85°13'26" East 238.86 feet to the south line of Midland Drive;
thence South 79°56'21" West 14.53 feet along the south line of Midland Drive to the point of beginning.

Contains 52,285 square feet, 1.200 acres.

RIVERBEND TOWNHOUSES PARCEL

Beginning at a point on the south line of Midland Drive, said point being North 89 07'24" West 1557.29 feet along the section line and South 0 52'36" West 525.30 feet from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence southeasterly 929.03 feet along the arc of a 2819.18 foot radius curve to the left, (center bears North 52°05'16" East and long chord bears South 47°21'03" East 924.84 feet, with a central angle of 18° 52'38") to the westerly line of the Denver and Rio Grande Western Railroad;
thence South 34 19'57" West 176.06 feet along the westerly line of the Denver and Rio Grande Western Railroad to a fence line;
thence North 88°44'15" West 1104.79 feet along a fence line;
thence North 88°21'50" West 344.76 feet along a fence line to the south line of Midland Drive;
thence North 45°43'43" East 248.84 feet along the south line of Midland Drive;
thence northeasterly 293.95 feet along the arc of a 2810.00 foot radius curve to the right, (center bears South 44°16'17" East and long chord bears North 48°43'31" East 293.82 feet, with a central angle of 5° 59'37") along the south line of Midland Drive;
thence North 51°43'20" East 597.10 feet along the south line of Midland Drive to the point of beginning.

Contains 622,668 square feet, 14.29 acres.

THE PINES APARTMENTS TOTAL PARCEL

Beginning at the intersection of the south line of Midland Drive and the westerly line of the Denver and Rio Grande Western Railroad, said point being North 89 07'24" West 113.34 feet along the section line to the westerly line of the Denver and Rio Grande Western Railroad and North 34°19'57" East 48.27 feet along the westerly line of the Denver and Rio Grande Western Railroad from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence South 34°19'57" West 1416.34 feet along the westerly line of the Denver and Rio Grande Western Railroad;
thence northwesterly 929.03 feet along the arc of a 2819.18 foot radius curve to the right, (center bears North 31°12'38" East and long chord bears North 47°21'03" West 924.84 feet, with a central angle of 18° 52'38") to the south line of Midland Drive;
thence North 51 43'20" East 341.87 feet along the south line of Midland Drive;
thence northeasterly 537.25 feet along the arc of a 1090.92 foot radius curve to the right, (center bears South 38°16'40" East and long chord bears North 65°49'51" East 531.84 feet, with a central angle of 28° 13'01") along the south line of Midland Drive;
thence North 79°56'21" East 458.66 feet along the south line of Midland Drive;
thence North 85 13'26" East 162.93 feet along the south line of Midland Drive;
thence North 79 56'21" East 113.22 feet along the south line of Midland Drive to the point of beginning.

Contains 821,127 square feet, 18.851 acres.

THE PINES APARTMENTS 1A PARCEL

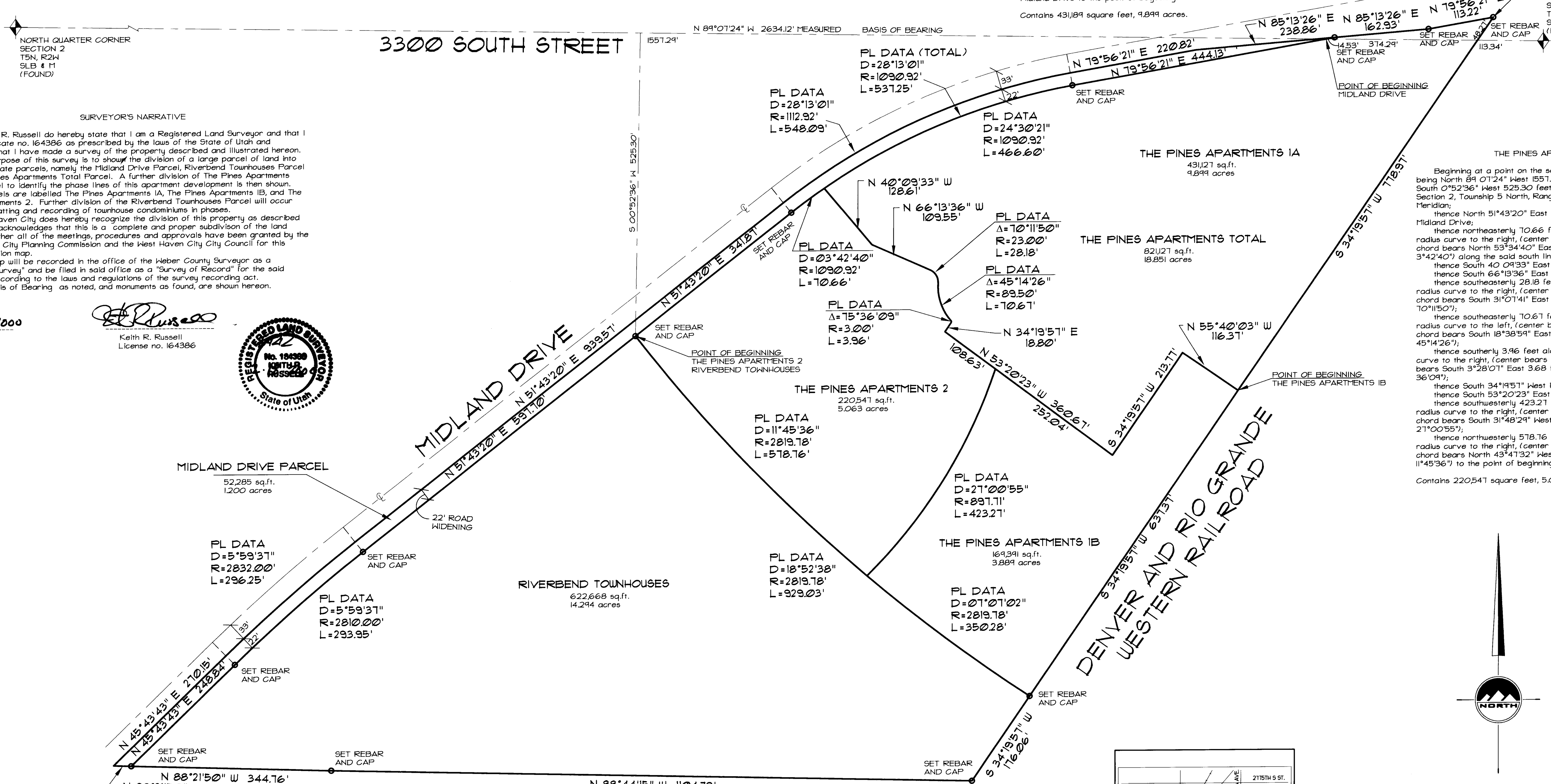
Beginning at the intersection of the south line of Midland Drive and the westerly line of the Denver and Rio Grande Western Railroad, said point being North 89 07'24" West 113.34 feet along the section line to the westerly line of the Denver and Rio Grande Western Railroad and North 34°19'57" East 48.27 feet along the westerly line of the Denver and Rio Grande Western Railroad from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence South 34°19'57" West 778.97 feet along the westerly line of the Denver and Rio Grande Western Railroad;
thence North 55°40'03" West 116.37 feet;
thence South 34°19'57" West 213.77 feet;
thence North 53°20'23" West 360.67 feet;
thence North 34°19'57" East 18.80 feet;
thence northerly 3.96 feet along the arc of a 3.00 foot radius curve to the left, (center bears North 55°40'03" West and long chord bears North 3°28'07" West 3.68 feet, with a central angle of 75° 36'09");
thence northwesterly 70.67 feet along the arc of a 89.50 foot radius curve to the right, (center bears North 48°43'48" East and long chord bears North 18°38'59" West 68.85 feet, with a central angle of 45 °14'26");
thence northwesterly 28.18 feet along the arc of a 23.00 foot radius curve to the left, (center bears North 86°01'46" West and long chord bears North 31°07'41" West 26.45 feet, with a central angle of 70° 11'50");
thence North 66°13'36" West 109.55 feet;
thence North 40°09'33" West 128.61 feet to the south line of Midland Drive;
thence northeasterly 466.60 feet along the arc of a 1090.92 foot radius curve to the right, (center bears South 34°34'00" East and long chord bears North 67°41'10" East 463.05 feet, with a central angle of 24°30'21") along the south line of Midland Drive;
thence North 79°56'21" East 458.66 feet along the south line of Midland Drive;
thence North 85 13'26" East 162.93 feet along the south line of Midland Drive;
thence North 79 56'21" East 113.22 feet along the south line of Midland Drive to the point of beginning.

Contains 431,189 square feet, 9.899 acres.

THE PINES APARTMENTS 1B PARCEL

Beginning at a point on the westerly line of the Denver and Rio Grande Western Railroad, said point being North 89 07'24" West 113.34 feet along the section line to the westerly line of the Denver and Rio Grande Western Railroad and South 34°19'57" West 730.70 feet along the westerly line of the Denver and Rio Grande Western Railroad from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence South 34°19'57" West 637.37 feet along the westerly line of the Denver and Rio Grande Western Railroad;
thence northwesterly 350.28 feet along the arc of a 2819.18 foot radius curve to the right, (center bears North 33°12'38" East and long chord bears North 53°13'52" West 350.05 feet, with a central angle of 7° 07'02");
thence northeasterly 423.27 feet along the arc of a 897.71 foot radius curve to the left, (center bears North 44°41'04" West and long chord bears North 31°48'29" East 419.36 feet, with a central angle of 27° 00'55");
thence South 53°20'23" East 252.04 feet;
thence North 34 19'57" East 213.77 feet;
thence South 55 40'03" East 116.37 feet to the point of beginning.

Contains 169,391 square feet, 3.889 acres.



THE PINES APARTMENTS 2 PARCEL

Beginning at a point on the south line of Midland Drive, said point being North 89 07'24" West 1557.29 feet along the section line and South 0°52'36" West 525.30 feet from the Northeast Corner of Section 2, Township 5 North, Range 2 West, Salt Lake Base and Meridian;
thence North 51°43'20" East 341.87 feet along the south line of Midland Drive;
thence northeasterly 70.66 feet along the arc of a 1090.92 foot radius curve to the right, (center bears South 38°16'40" East and long chord bears North 53°34'40" East 70.65 feet, with a central angle of 3°42'40") along the said south line of Midland Drive;
thence South 40 09'33" East 128.61 feet;
thence South 66°13'36" East 109.55 feet;
thence southeasterly 28.18 feet along the arc of a 23.00 foot radius curve to the right, (center bears South 23°46'24" West and long chord bears South 31°07'41" East 26.45 feet, with a central angle of 70°11'50");
thence southeasterly 70.67 feet along the arc of a 89.50 foot radius curve to the left, (center bears South 86°01'46" East and long chord bears South 18°38'59" East 68.85 feet, with a central angle of 45°14'26");
thence southerly 3.96 feet along the arc of a 3.00 foot radius curve to the right, (center bears South 48°43'48" West and long chord bears South 3°28'07" East 3.68 feet, with a central angle of 75° 36'09");
thence South 34°19'57" West 18.80 feet;
thence South 53°20'23" East 108.63 feet;
thence southwesterly 423.27 feet along the arc of a 897.71 foot radius curve to the right, (center bears North 71°41'59" West and long chord bears South 31°48'29" West 419.36 feet, with a central angle of 27°00'55");
thence northwesterly 578.76 feet along the arc of a 2819.18 foot radius curve to the right, (center bears North 40°19'40" East and long chord bears North 43°47'32" West 577.74 feet, with a central angle of 11°45'36") to the point of beginning.

Contains 220,541 square feet, 5.063 acres.

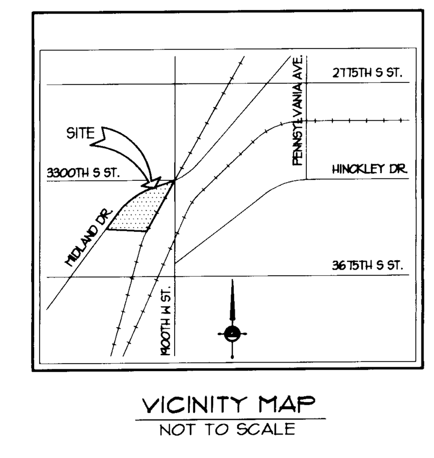
SURVEYOR'S NARRATIVE

I, Keith R. Russell do hereby state that I am a Registered Land Surveyor and that I hold certificate no. 164386 as prescribed by the laws of the State of Utah and represent that I have made a survey of the property described and illustrated hereon.
The purpose of this survey is to show the division of a large parcel of land into three separate parcels, namely the Midland Drive Parcel, Riverbend Townhouses Parcel and The Pines Apartments Total Parcel. A further division of The Pines Apartments Total Parcel to identify the phase lines of this apartment development is then shown. These parcels are labelled The Pines Apartments 1A, The Pines Apartments 1B, and The Pines Apartments 2. Further division of the Riverbend Townhouses Parcel will occur upon the platting and recording of townhouse condominiums in phases.
West Haven City does hereby recognize the division of this property as described herein and acknowledges that this is a complete and proper subdivison of the land hereon. Further all of the meetings, procedures and approvals have been granted by the West Haven City Planning Commission and the West Haven City Council for this parcel division map.
This map will be recorded in the office of the Weber County Surveyor as a "Property Survey" and be filed in said office as a "Survey of Record" for the said property according to the laws and regulations of the survey recording act.
The Basis of Bearing as noted, and monuments as found, are shown hereon.

FEB. 18, 2000
Date

Keith R. Russell
License no. 164386

REGISTERED LAND SURVEYOR No. 164386 KEITH R. RUSSELL State of Utah



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2
TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH

RECEIVED
MAR 1 2000
Weber County Surveyor

WEST HAVEN CITY PLANNING COMMISSION
APPROVED THIS ------ DAY OF FEBRUARY, 2000, BY THE WEST HAVEN CITY PLANNING COMMISSION.
Feb. 23, 00
DATE — PLANNING COMMISSION CHAIRPERSON

WEST HAVEN CITY PLANNER/ENGINEER
APPROVED THIS ------ DAY OF FEBRUARY, 2000, BY THE WEST HAVEN CITY PLANNER/ENGINEER.
Feb 23 2000
DATE — PLANNER/ENGINEER

WEST HAVEN CITY ATTORNEY
APPROVED THIS 25 DAY OF FEBRUARY, 2000, BY THE WEST HAVEN CITY ATTORNEY.
15 FEB 00
DATE — CITY ATTORNEY

WEST HAVEN CITY COUNCIL
APPROVED THIS ------ DAY OF FEBRUARY, 2000, BY THE WEST HAVEN CITY, CITY COUNCIL.
3/1/00
DATE — MAYOR
3/1/00
DATE — ATTEST: CITY RECORDER

project name:	RIVERBEND AND THE PINES MIDLAND AVE. AND 3300 SOUTH STREET WEST HAVEN CITY, UTAH FOR: MAXIM HOMES
sheet title:	PARCEL MAP
file:	F:\DWG\L98034\PARCELMAP
project no.:	L98034E
sheet:	1 of 1

No.	revision	date	by
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ENSIGN
engineering • planning • surveying
90 East Fort Union Blvd., Suite 100
Midvale, Utah 84047
(801) 255-0529
fax (801)-255-4449

project manager: KEITH RUSSELL — drawn by: L. K. STRAUB — date: 11/29/99