

0 02512

FILE: 1968FIN	
DATE: 02-01-99	1998
CHECKED BY:	
DRAWN BY: D.L.G.	
REVISIONS:	
SURVEYED APRIL 1998	
CLIENT: LARRY BUTTARS	
2005 GRANT AVE. SUITE 300 OGDEN UTAH 84401	
LANDMARK SURVEYING	
A COMPLETE SURVEYING SERVICE	



**•NARRATIVE•**

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARIES AND COMBINE TWO SEPARATE PARCELS. THIS AREA OF 12TH STREET IS WELL KNOWN FOR PROBLEMS WITH DESCRIPTIONS (DEED GAPS AND OVERLAPS) TO THE POINT OF TAX DEED SALES OF 7 WIDE PARCELS. THE PROBLEMS WERE INCURRED WITH THE RECONSTRUCTION OF 12TH STREET AT WHICH POINT AN ACCURATE LOCATION FOR THE OLD CENTER-LINE OF THE STREET WAS LOST. PARCELS DESCRIBED FROM THE CENTER OF SECTION (NOT IN PLACE) AS BEING 15.8 CHAINS AND 15.3 CHAINS NORTH OF 12TH STREET WHICH A DIFFERENCE OF 33' (THE OLD 1/2 OCCUPATION LINES IN THE AREA TWO MAJOR DISCREPANCIES WERE FOUND WITH THIS SURVEY. THERE IS A DEED OVERLAP WITH PARCELS 0022 AND 0023 WHERE 0023 CALLS 141 FEET FROM THE SOUTH LINE OF 12TH STREET TO A POINT IN THE CENTER OF LANN DITCH (141 FEET SOUTH OF 12TH STREET) AND PROCEEDS TO A LINE THAT IS 174.5 FEET SOUTH OF THAT LINE BUT EXCLUDES ANY PORTION OF THE PROPERTY THAT IS WITHIN THE BOUNDARIES OF 12TH STREET. THIS OVERLAP IS 33.5 FEET. I HAVE SET THE BOUNDARY ACCORDING TO THE CALLS OF 0023 BASED ON THE GROUND EVIDENCE AND CLARITY OF THE DEED BUT THE DISCREPANCY IN THE DEED DESCRIPTIONS SHOULD BE RESOLVED BY TITLE ACTION. THE DEED SHOWS AN EXCESS OF DEEDS OF APPROXIMATELY 7 THAT HAS BEEN SHOWN AND SOLD AS A TAX DEED ADJACENT TO 0018. THE DEED GAP IS AN EXCESS OF PROPERTY THAT HAS BEEN INCLUDED WITHIN THE OCCUPATIONAL LINES OF 0016 AND RECOGNIZED BY THE OCCUPATION LINES OF 0018, 0022 AND 0016 FOR MANY YEARS. IT IS MY OPINION THAT UNWRITTEN RIGHTS EXIST FOR THIS EXCESS PROPERTY AND IT HAS NEVER BEEN AVAILABLE AS A "FOR SALE" PARCEL.

**•BOUNDARY DESCRIPTION•**

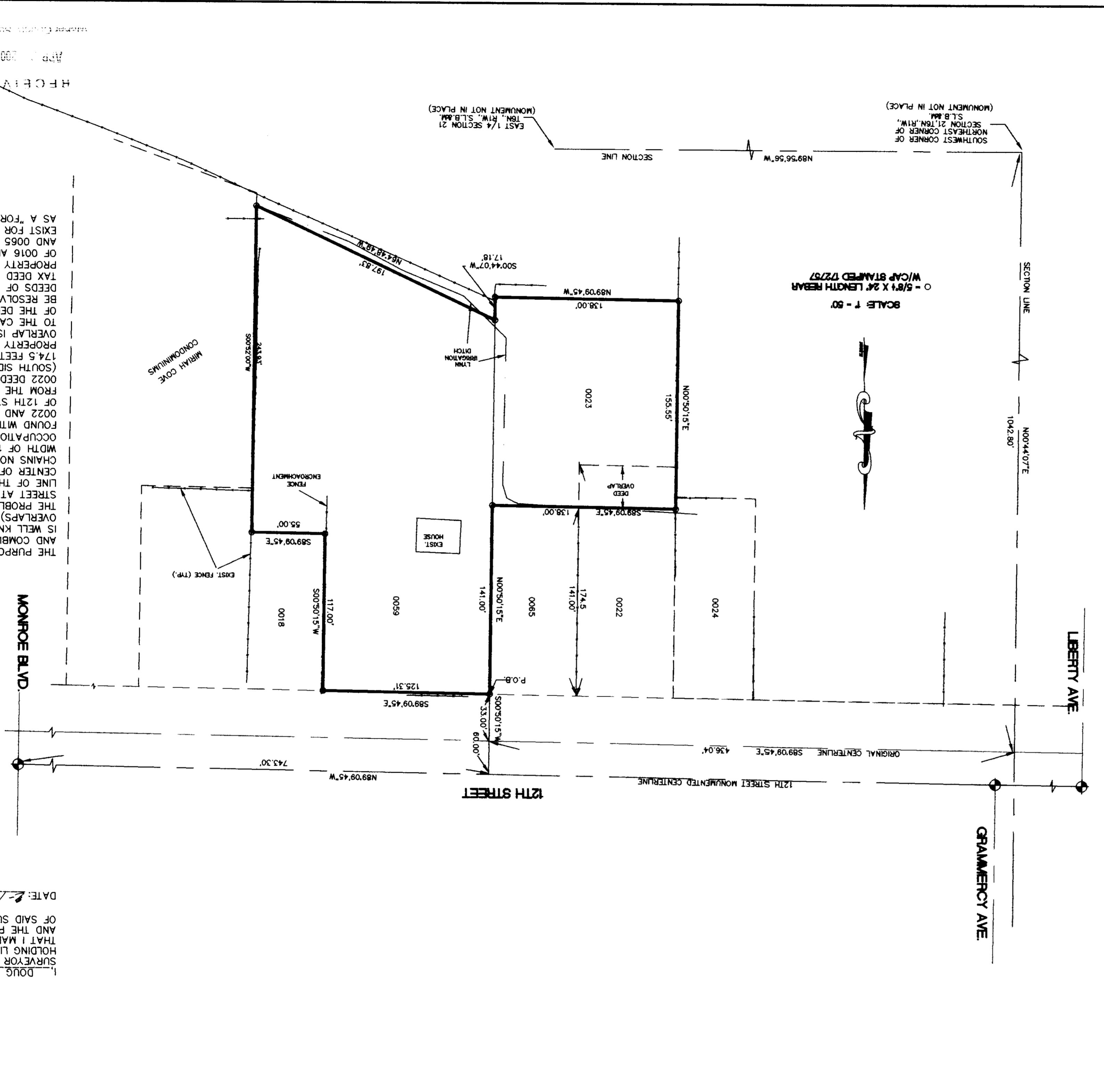
A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF 12TH STREET, SAID POINT BEING N00°44'07"E 1042.80 FEET; S89°09'45"E 436.04 FEET AND S00°50'15"W 33 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; SAID POINT ALSO BEING N89°09'45"W 743.30 FEET AND S05°01'5"W 60.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT 12TH STREET AND MONROE BOULEVARD, RUNNING THENCE S89°09'45"E 125.31 FEET TO AN EXISTING FENCELINE; THENCE ALONG SAID FENCE S05°01'5"W 117.00 FEET; THENCE S89°09'45"E 55.00 FEET TO THE CENTER OF THE LYNN IRRIGATION CANAL; THENCE N84°48'49"W ALONG SAID CANAL 197.83 FEET; THENCE S00°44'07"W 17.18 FEET; THENCE N89°09'45"W 138.00 FEET; THENCE N00°50'15"E 155.55 FEET; THENCE S89°09'45"E 138.00 FEET; THENCE N00°50'15"E 141.00 FEET TO THE POINT OF BEGINNING.

**•SURVEYORS CERTIFICATE•**

I, DOUG L. GRAHAM, A PROFESSIONAL LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 17275, DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE DESCRIBED PROPERTY AND THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATE: 8-1-99

SIGNATURE: *[Signature]*



0 02512

002512

002512

002512

002512