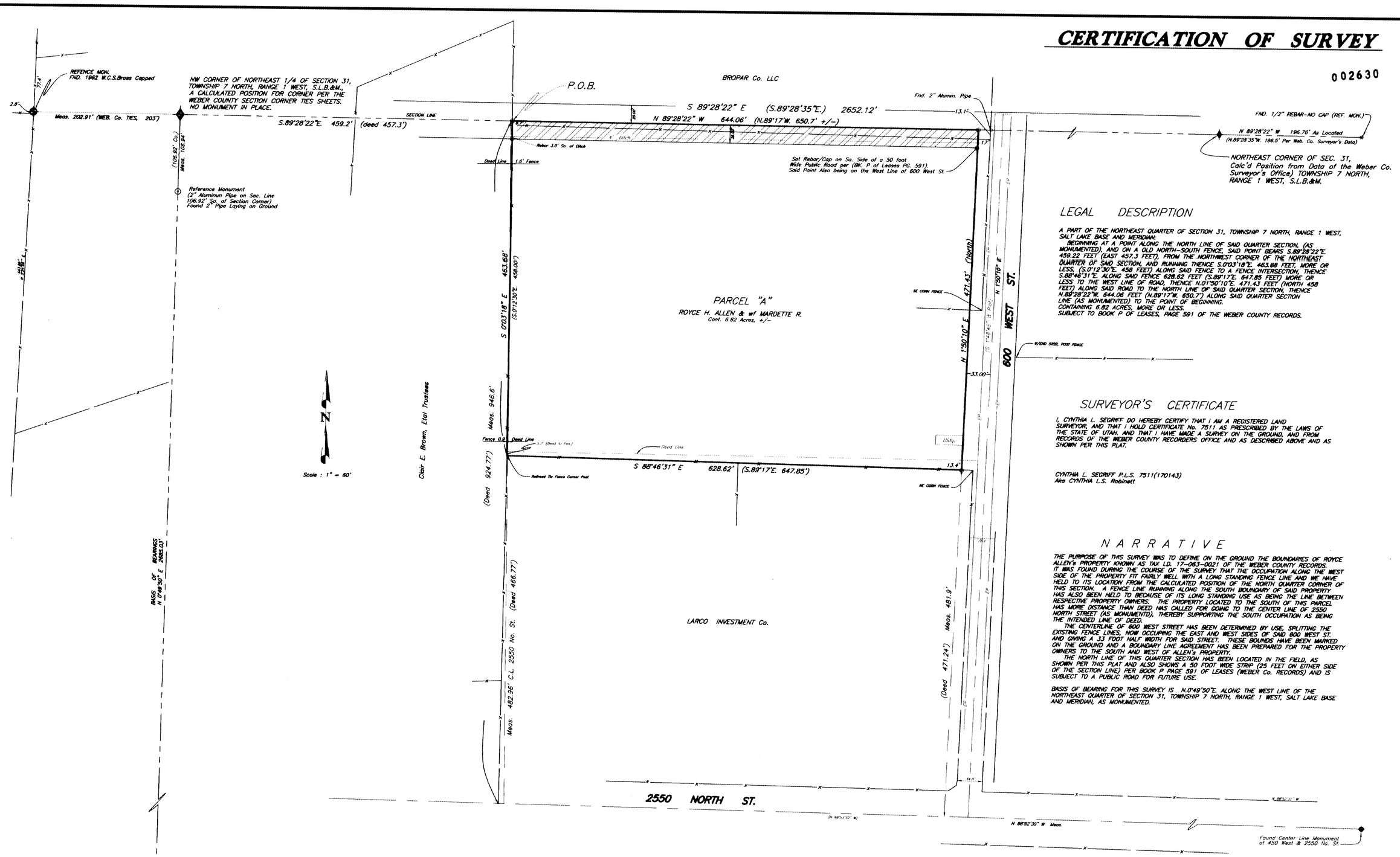
CERTIFICATION OF SURVEY

002630



LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ALONG THE NORTH LINE OF SAID QUARTER SECTION, (AS MONUMENTED), AND ON A OLD NORTH-SOUTH FENCE, SAID POINT BEARS S.89°28'22"E. 459.22 FEET (EAST 457.3 FEET), FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION, AND RUNNING THENCE S.0°03'18"E. 463.68 FEET, MORE OR LESS, (S.0°12'30"E. 458 FEET) ALONG SAID FENCE TO A FENCE INTERSECTION, THENCE S.88°46'31"E. ALONG SAID FENCE 628.62 FEET (S.89°17'E. 647.85 FEET) MORE OR LESS TO THE WEST LINE OF ROAD, THENCE N.01°50'10"E. 471.43 FEET (NORTH 458 FEET) ALONG SAID ROAD TO THE NORTH LINE OF SAID QUARTER SECTION, THENCE N.89°28'22"W. 644.06 FEET (N.89°17"W. 650.7') ALONG SAID QUARTER SECTION LINE (AS MONUMENTED) TO THE POINT OF BEGINNING.
CONTAINING 6.82 ACRES, MORE OR LESS.
SUBJECT TO BOOK P OF LEASES, PAGE 591 OF THE WEBER COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRIFT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

CYNTHIA L. SEGRIFT P.L.S. 7511(170143)
Aka CYNTHIA L.S. Robinett

N A R R A T I V E

THE PURPOSE OF THIS SURVEY WAS TO DEFINE ON THE GROUND THE BOUNDARIES OF ROYCE ALLEN's PROPERTY KNOWN AS TAX I.D. 17-063-0021 OF THE WEBER COUNTY RECORDS. IT WAS FOUND DURING THE COURSE OF THE SURVEY THAT THE OCCUPATION ALONG THE WEST SIDE OF THE PROPERTY FIT FAIRLY WELL WITH A LONG STANDING FENCE LINE AND WE HAVE HELD TO ITS LOCATION FROM THE CALCULATED POSITION OF THE NORTH QUARTER CORNER OF THIS SECTION. A FENCE LINE RUNNING ALONG THE SOUTH BOUNDARY OF SAID PROPERTY HAS ALSO BEEN HELD TO BECAUSE OF ITS LONG STANDING USE AS BEING THE LINE BETWEEN RESPECTIVE PROPERTY OWNERS. THE PROPERTY LOCATED TO THE SOUTH OF THIS PARCEL HAS MORE DISTANCE THAN DEED HAS CALLED FOR GOING TO THE CENTER LINE OF 2550 NORTH STREET (AS MONUMENTD), THEREBY SUPPORTING THE SOUTH OCCUPATION AS BEING THE INTENDED LINE OF DEED.

THE CENTERLINE OF 600 WEST STREET HAS BEEN DETERMINED BY USE, SPLITTING THE EXISTING FENCE LINES, NOW OCCUPING THE EAST AND WEST SIDES OF SAID 600 WEST ST. AND GIVING A 33 FOOT HALF WIDTH FOR SAID STREET. THESE BOUNDS HAVE BEEN MARKED ON THE GROUND AND A BOUNDARY LINE AGREEMENT HAS BEEN PREPARED FOR THE PROPERTY OWNERS TO THE SOUTH AND WEST OF ALLEN's PROPERTY.

THE NORTH LINE OF THIS QUARTER SECTION HAS BEEN LOCATED IN THE FIELD, AS SHOWN PER THIS PLAT AND ALSO SHOWS A 50 FOOT WIDE STRIP (25 FEET ON EITHER SIDE OF THE SECTION LINE) PER BOOK P PAGE 591 OF LEASES (WEBER Co. RECORDS) AND IS SUBJECT TO A PUBLIC ROAD FOR FUTURE USE.

BASIS OF BEARING FOR THIS SURVEY IS N.0°49'50"E. ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS MONUMENTED.

LEGEND:

( ) DISTANCE AND OR BEARING PER DEED OR PLAT.

NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.

EXISTING FENCES.

SET 5/8" REBAR/C. & L.S. CAP.

RECEIVED
JAN 09 2001
Weber County Surveyor

002630

PREPARED BY:
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CLIENT: ROYCE ALLEN

SURVEY LOCATION: N.E. 1/4 SEC. 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEY DATE: 10/11/00

JOB No. PS00-47C

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