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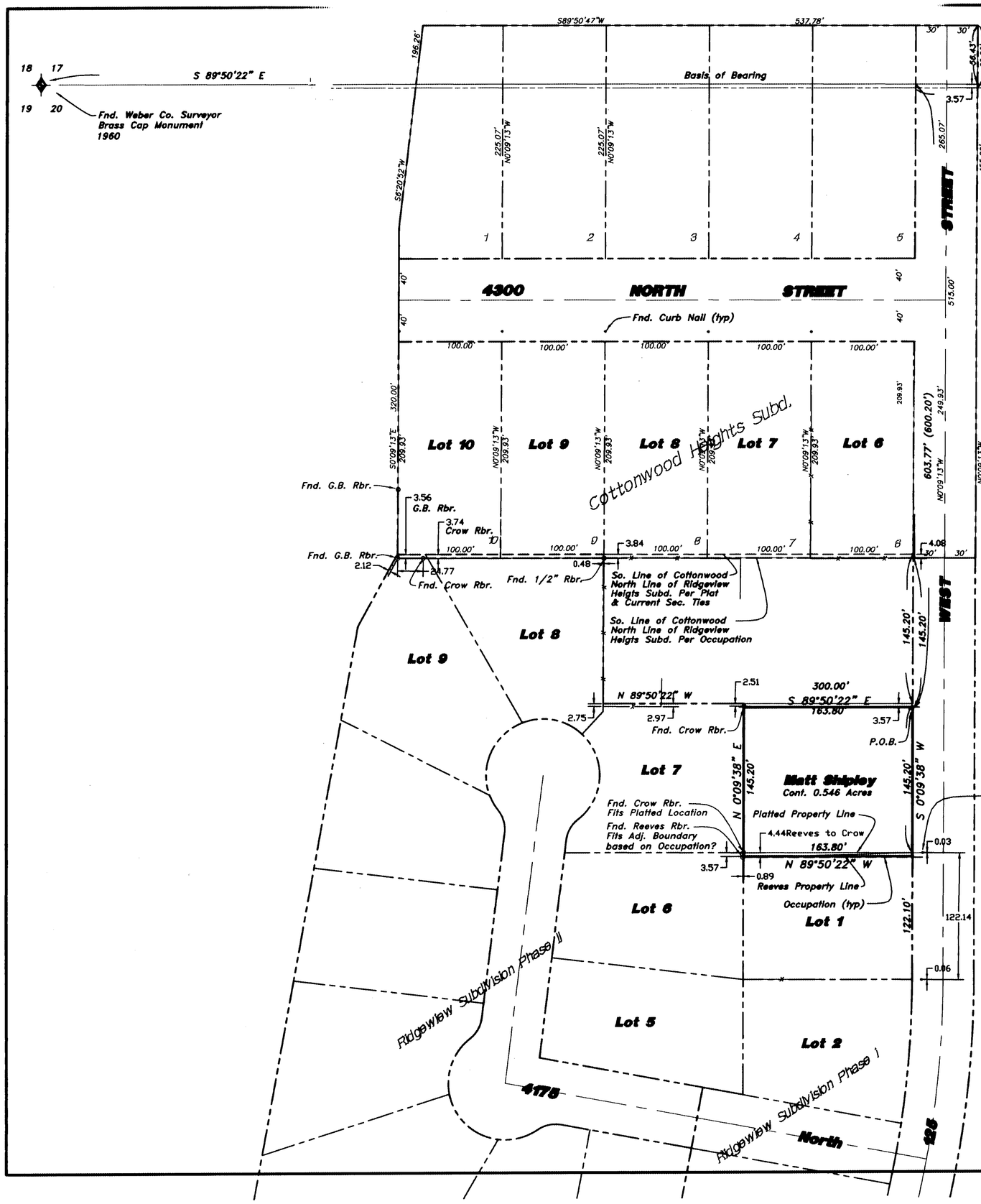

As-Survyed Property Description

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 125 WEST STREET LOCATED NORTH 89°50'22" WEST 598.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 00°09'38" WEST 603.76 FEET (600.20 FEET BY RECORD) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 00°09'38" WEST 145.20 FEET; THENCE NORTH 89°50'22" WEST 163.80 FEET; THENCE NORTH 00°09'38" EAST 145.20 FEET; THENCE SOUTH 89°50'22" EAST 163.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.546 ACRES.

Narrative

The purpose of this survey was to establish and set the property corners of the Matt Shipley Property. The Control used to set the property corners was the existing Weber Co. Surveyor Monumentation along the north line of Section 20, T7N, R1W, SLB&M. Based on occupation lines in the Cottonwood Heights Subdivision and the Edmunds and Shipley Property, it appears that the North Quarter Corner of said section was in a different location in 1983 when Cottonwood Heights was filed than its present location. The records in the Weber County Surveyors office show this corner being monumented in 1975 and its current condition is good and looks non disturbed which causes some confusion why the error exists. There is a 3.57 foot overlap in a north-south direction of the Ridgeview Subd. Phase 2 on to the Cottonwood subdivision and the Matt Shipley Property. Rebar set by Wayne Crow were found and appear to somewhat fit the Ridgeview Subd. per plat. Also, found curb nails set by Reeves for both phase 1 and 2 of Ridgeview Subd. fit per plat. But the found rebars set by Reeves in the back of the lots north of lots 7 of Ridgeview are more in harmony with the location of the Cottonwood Subdivision.
The Shipley property was staked on this survey in the location that is in harmony with Cottonwood Heights and the other occupation lines. Obviously, this creates an overlap on to lot 1 of the Ridgeview Subd. Phase 1 of the 3.57 feet.

Scale: 1" = 50'

SURVEY CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 167819 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

K. Greg Hansen, R.L.S. No. 167819 — 05/07/01 date

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

002714
RECEIVED
AUG 09 2001
Weber County Surveyor

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3491 Ogden 399-4905 Logan 752-8272

Drawn By: KGH Date: 05/04/01
Designed By:
Checked By:
Approved By:
Scale: 1" = 50'
Drawing File: 01-3-58.DWG
JOB NUMBER: 01-3-58

PROPERTY SURVEY FOR
Matt Shipley
4261 North 125 West
Pleasant View, Weber County, Utah
A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.& M.

SHEET 1 OF 1 SHEETS

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