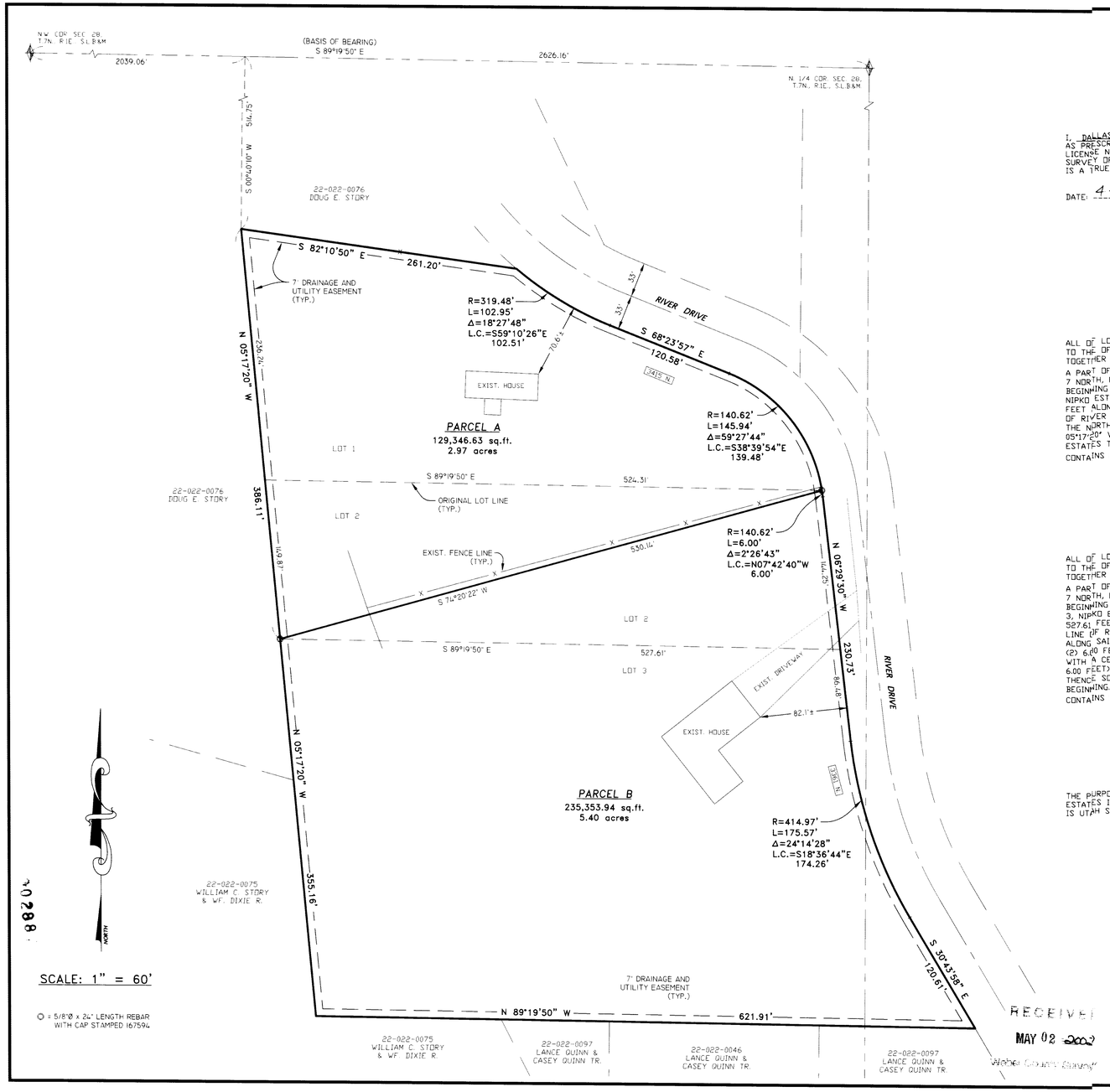
002887 002887 002887 002887



SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LICENSED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 167594, DO HEREBY CERTIFY THAT I MADE A SURVEY OF THE BELOW DESCRIBED PROPERTY AND THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATE: 4-8-02 SIGNED: Dallas K. Buttars

REGISTERED LAND SURVEYOR DALLAS K. BUTTARS 167594 STATE OF UTAH

PARCEL A BOUNDARY DESCRIPTION

ALL OF LOT 1, NIPKO ESTATES, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.
TOGETHER WITH A PARCEL OF LAND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF SAID LOT 1, NIPKO ESTATES, AND RUNNING THENCE SOUTH 89°19'50" EAST 524.31 FEET ALONG THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF RIVER DRIVE; THENCE SOUTH 74°20'22" WEST 530.14 FEET TO THE NORTHWEST CORNER OF LOT 3, NIPKO ESTATES; THENCE NORTH 05°17'20" WEST 149.87 FEET ALONG THE WEST LINE OF SAID NIPKO ESTATES TO THE POINT OF BEGINNING.
CONTAINS 2.97 ACRES.

PARCEL B BOUNDARY DESCRIPTION

ALL OF LOT 3, NIPKO ESTATES, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.
TOGETHER WITH A PARCEL OF LAND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SAID LOT 3, NIPKO ESTATES, AND RUNNING THENCE SOUTH 89°19'50" EAST 527.61 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE WEST LINE OF RIVER DRIVE; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE, (1) NORTH 06°29'30" WEST 144.25 FEET, (2) 6.00 FEET ALONG A 140.62 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°26'43" (L.C.= NORTH 07°42'40" WEST 6.00 FEET) TO THE SOUTHEAST CORNER OF LOT 1, NIPKO ESTATES; THENCE SOUTH 74°20'22" WEST 530.14 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.40 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SPLIT LOTS 1 - 3 OF NIPKO ESTATES INTO TWO PARCELS AS SHOWN. THE BASIS OF BEARING IS IS UTAH STATE PLANE GRID BEARING AS SHOWN.

002887

RECEIVED MAY 02 2002 Weber County Survey

LANDMARK SURVEYING AND ENGINEERING, INC.
A COMPLETE LAND DEVELOPMENT SERVICE
4646 S. 3500 W. #A-3, ROY, UTAH 84067
PHONE 801-731-4075

CLIENT: DICK MANLEY

LOCATION: PART OF THE NORTH 1/2 OF SEC. 28, T.7N., R.1E., S.L.B.&M.

SURVEYED: MARCH 2002

REVISIONS:		
04-08-02 L.A.		DRAWN BY: L.A.
		CHECKED BY: D.B.
		DATE: 03-25-02
		FILE: 2355ROS.DWG

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