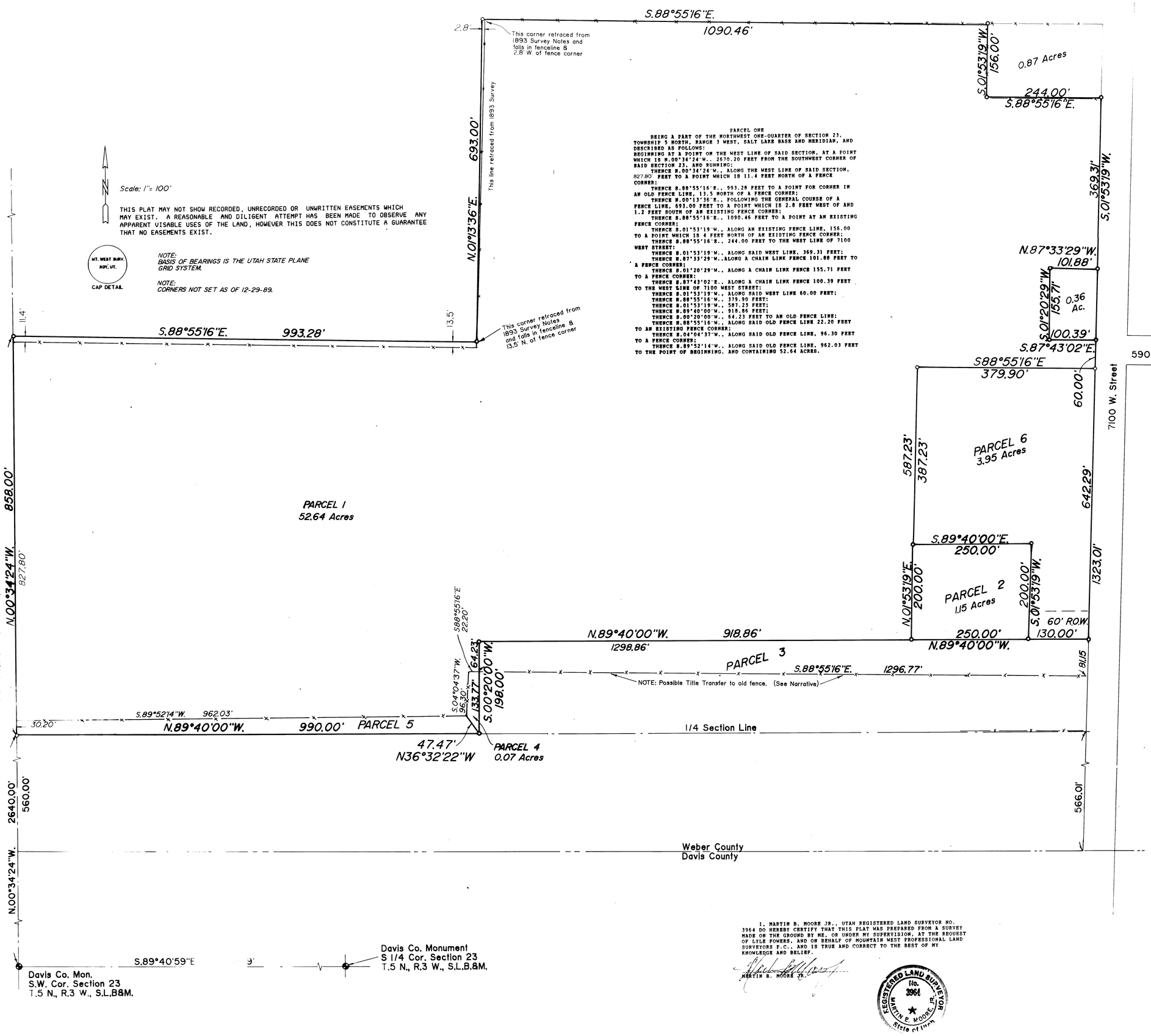

PARCEL ONE

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, AT A POINT WHICH IS N.00°34'24"W., 2630.20 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.00°34'24"W., ALONG THE WEST LINE OF SAID SECTION, 827.80' FEET TO A POINT WHICH IS 11.4 FEET NORTH OF A FENCE CORNER:
THENCE S.88°55'16"E., 993.28 FEET TO A POINT FOR CORNER IN AN OLD FENCE LINE, 13.5 NORTH OF A FENCE CORNER:
THENCE N.00°13'36"E., FOLLOWING THE GENERAL COURSE OF A FENCE LINE, 693.00 FEET TO A POINT WHICH IS 2.8 FEET WEST OF AND 1.2 FEET SOUTH OF AN EXISTING FENCE CORNER:
THENCE S.88°55'16"E., 1090.46 FEET TO A POINT AT AN EXISTING FENCE CORNER:
THENCE S.01°53'19"W., ALONG AN EXISTING FENCE LINE, 156.00 TO A POINT WHICH IS 4 FEET NORTH OF AN EXISTING FENCE CORNER:
THENCE S.88°55'16"E., 244.00 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 369.31 FEET:
THENCE N.87°33'29"W.,ALONG A CHAIN LINK FENCE 101.88 FEET TO A FENCE CORNER:
THENCE S.01°20'29"W., ALONG A CHAIN LINK FENCE 155.71 FEET TO A FENCE CORNER:
THENCE S.87°43'02"E., ALONG A CHAIN LINK FENCE 100.39 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE 60.00 FEET:
THENCE S.88°55'16"W., 379.90 FEET:
THENCE S.01°53'19"W., 587.23 FEET:
THENCE N.89°40'00"W., 918.86 FEET:
THENCE S.00°20'00"W., 64.23 FEET TO AN OLD FENCE LINE:
THENCE N.88°55'16"W., ALONG SAID OLD FENCE LINE 22.20 FEET TO AN EXISTING FENCE CORNER:
THENCE S.04°04'37"W., ALONG SAID OLD FENCE LINE, 96.30 FEET TO A FENCE CORNER:
THENCE S.89°52'14"W., ALONG SAID OLD FENCE LINE, 962.03 FEET TO THE POINT OF BEGINNING, AND CONTAINING 52.64 ACRES.

PARCEL TWO

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET, S.89°40'00"E., 990.00 FEET, N.00°20'00"E., 198.00 FEET, AND S.89°40'00"E., 918.86 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.01°53'19"E., 200.00 FEET:
THENCE S.89°40'00"E., 250.00 FEET:
THENCE S.01°53'19"W., 200.00 FEET:
THENCE N.89°40'00"W., 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES, TOGETHER WITH A 60 FOOT WIDE ROAD EASEMENT DESCRIBED AS FOLLOWS:
BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET, S.89°40'00"E., 990.00 FEET, N.00°20'00"E., 198.00 FEET, AND S.89°40'00"E., 1168.86 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.01°53'19"E., 60.00 FEET:
THENCE S.89°40'00"E., 130.00 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 60.00 FEET:
THENCE N.89°40'00"W., 130.00 FEET TO THE POINT OF BEGINNING.

PARCEL THREE

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN AN OLD FENCE LINE WHICH IS N.00°34'24"W., 2640.00 FEET, S.89°40'00"E., 990.00 FEET, N.00°20'00"E., 133.77 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.00°20'00"E., 64.23 FEET:
THENCE S.89°40'00"E., 1298.86 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 81.15 FEET TO AN OLD FENCE LINE RUNNING WESTERLY:
THENCE N.88°55'16"W., ALONG SAID OLD FENCE LINE, 1296.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.17 ACRES.

PARCEL FOUR

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET, AND S.89°40'00"E., 990.00 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.36°32'22"W., 47.47 FEET TO AN OLD FENCE CORNER:
THENCE N.04°04'37"E., ALONG AN OLD FENCE LINE 96.30 FEET TO AN EXISTING FENCE CORNER:
THENCE S.88°55'16"E., ALONG AN OLD FENCE LINE, 22.20 FEET:
THENCE S.00°20'00"W., 133.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.07 ACRES.

PARCEL FIVE

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.00°34'24"W., ALONG SAID SECTION LINE, 30.20 FEET:
THENCE N.89°52'14"E., ALONG AN OLD FENCE LINE, 962.03 FEET TO AN EXISTING FENCE CORNER:
THENCE S.36°32'22"E., 47.47 FEET:
THENCE N.89°40'00"W., 990.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES.

PARCEL SIX

BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET, S.89°40'00"E., 990.00 FEET, N.00°20'00"E., 198.00 FEET, AND S.89°40'00"E., 1168.86 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.01°53'19"E., 200.00 FEET:
THENCE N.89°40'00"W., 250.00 FEET:
THENCE N.01°53'19"E., 387.23 FEET:
THENCE N.88°55'16"E., 379.90 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 642.29 FEET:
THENCE N.89°40'00"W., 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.95 ACRES, SUBJECT TO A 60 FOOT WIDE ROAD EASEMENT DESCRIBED AS FOLLOWS:
BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS N.00°34'24"W., 2640.00 FEET, S.89°40'00"E., 990.00 FEET, N.00°20'00"E., 198.00 FEET, AND S.89°40'00"E., 1168.86 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUNNING:
THENCE N.01°53'19"E., 60.00 FEET:
THENCE S.89°40'00"E., 130.00 FEET TO THE WEST LINE OF 7100 WEST STREET:
THENCE S.01°53'19"W., ALONG SAID WEST LINE, 50.00 FEET:
THENCE N.89°40'00"W., 130.00 FEET TO THE POINT OF BEGINNING.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE LINES OF TITLE AND ESTABLISH SEPARATE PARCELS AS SHOWN.

THERE ARE MANY CONFUSING PROBLEMS WHEN SURVEYING WEST OF THE HOOPER TOWNSITE, NAMELY, MANY OF THE SECTION CORNER MONUMENTS HAVE BEEN ERRONEOUSLY SITUATED, CAUSING DIFFICULTY IN RETRACEMENT. HOWEVER, OLD SURVEY RECORDS WERE AVAILABLE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR, ALLOWING AN ACCURATE RETRACEMENT OF CONDITIONS AS THEY EXISTED IN 1893. THE SOUTHWEST CORNER OF THE SECTION LIES IN DAVIS COUNTY, AND IS PROPERLY MONUMENTED ACCORDING TO 1893 SURVEY NOTES. THE WEST QUARTER CORNER IS NOT IN PLACE, HOWEVER THE POSITION MORE PRACTICAL THAN ANY FALLS 2640 FEET NORTHERLY FROM THE SAID SOUTHWEST CORNER. AN OLD FENCE IN THE IMMEDIATE VICINITY OF SAID WEST QUARTER CORNER IS STILL IN THE SAME APPARENT LOCATION AS IT WAS IN 1893., AND ALLOWED FOR A RETRACEMENT FROM THE SOUTHWEST CORNER, TO THE NORTHWEST CORNER. THE NORTHWEST CORNER MONUMENT IS IN PLACE BUT IS A FEW FEET IN ERROR. CONTINUED RETRACE ALONG THE NORTH SECTION LINE, AND SOUTHERLY, TO THE TWO NORTH CENTER CORNERS, SHOWN AS BEING RETRACED FROM THE 1893 SURVEY. THE RELATIVE LOCATION TO EXISTING OCCUPATIONS, CONFIRMS RETRACEMENT.

THE OLD FENCE LINE ALONG THE SOUTH SIDE OF THE PROPERTY IS OBVIOUSLY NOT IN THE POSITION OF THE DEED LINES. HOWEVER, THERE IS A POSSIBILITY THAT TITLE HAS TRANSFERRED BY ACQUIESCENCE, VIA THE ANCIENT FENCE RULE. THERE IS DOCUMENTATION THAT AT LEAST THE WESTERN PORTION OF THE OLD FENCE HAS BEEN IN EXISTENCE SINCE THE SURVEY OF 1893, AND HAS APPARENTLY BEEN RECOGNIZED AS THE COMMON BOUNDARY.

I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 3964 DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, AT THE REQUEST OF LYLE FOWERS, AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR.

REGISTERED LAND SURVEYOR No. 3964 MARTIN B. MOORE, JR. State of Utah

RECEIVED
JAN 10 1990
Weber County Surveyor

RECORD OF BOUNDARY SURVEY

Part of the N.W. 1/4 Section 23, T.5 N., R.3 W., S.L.B.& M.

for

LYLE FOWERS

Date Sept. 25, 1989	No 89-1053	Drwn JNM	Ckd MBM

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, PC
Roy, Utah