

REVISIONS

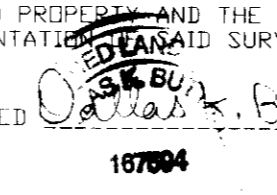
SEP 12 2003

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: 3-25-02

SIGNED: Dallas K. Buttars



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

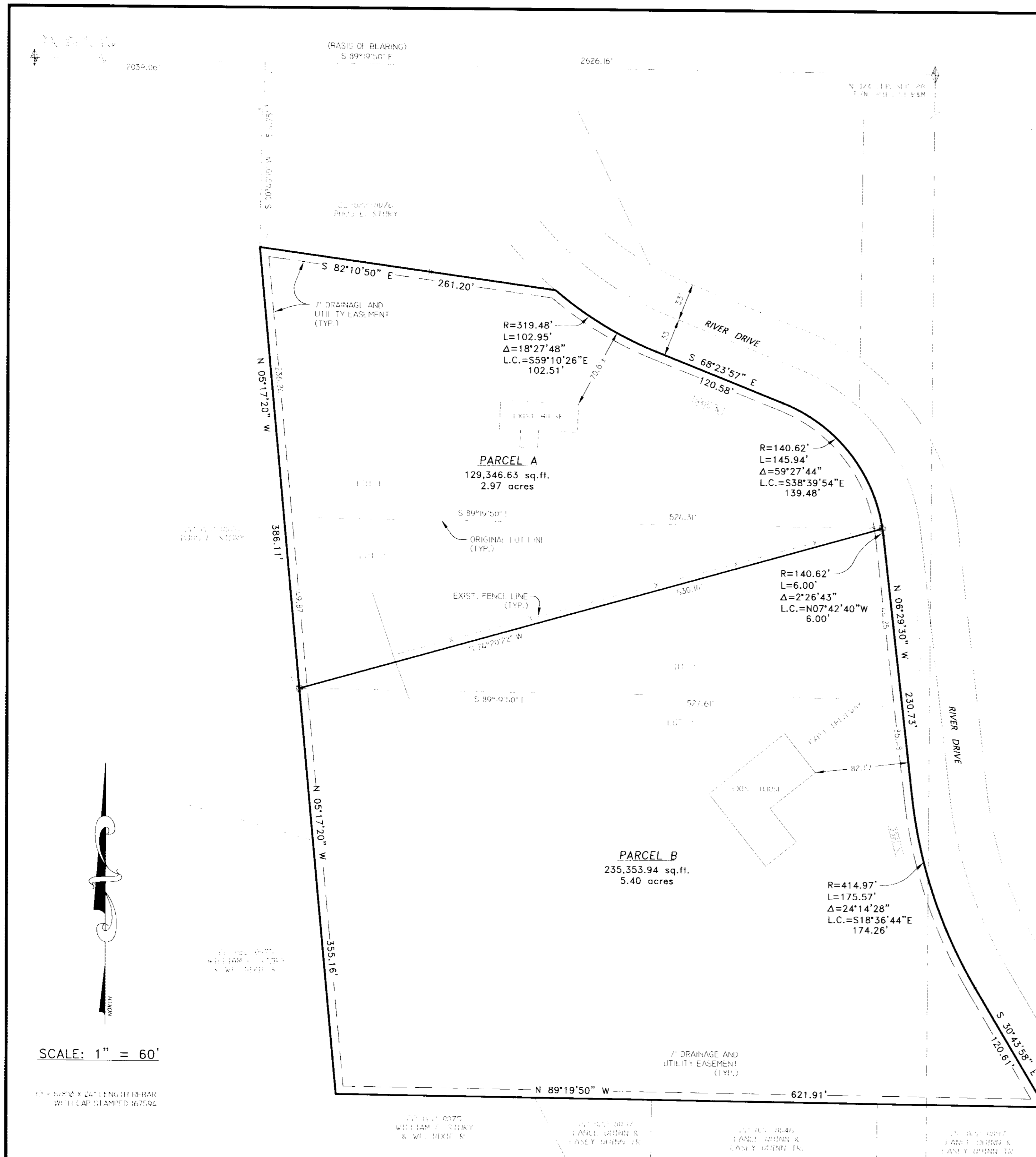
ALL OF LOT 3, NIPKO ESTATES, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PARCEL OF LAND DESCRIBED AS FOLLOWS: A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SAID 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 05°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); (3) THE SOUTHEAST CORNER OF LOT 1, NIPKO ESTATES; THENCE NORTH 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 UTAH STATE PLANE GRID BEARING AS SHOWN.

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

Table with client, location, survey date, and revision information.



SCALE: 1" = 60'

UTAH STATE PLANE GRID BEARING

003116

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