

# PROPERTY SURVEY

## PROPERTY DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N.00°43'28"E., 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 5, AS MONUMENTED, AND RUNNING:

THENCE N.00°43'28"E., ALONG THE WEST LINE OF SAID SECTION 5, 210.00 FEET;

THENCE S.89°34'03"E., 170.00 FEET;

THENCE N.00°43'28"E., 253.00 FEET;

THENCE N.89°34'03"W., 170.00 FEET TO THE AFORESAID WEST LINE OF SECTION 5;

THENCE N.00°43'28"E., ALONG SAID LINE, 167.91 FEET TO THE PROJECTION OF AN OLD FENCE LINE RUNNING EAST;

THENCE S.89°16'32"E., ALONG SAID FENCE LINE, 1320.00 FEET;

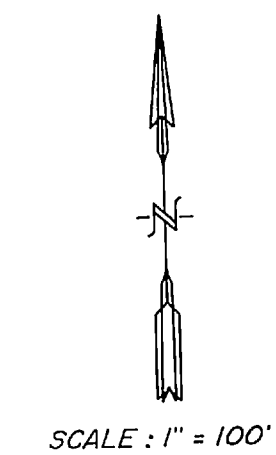
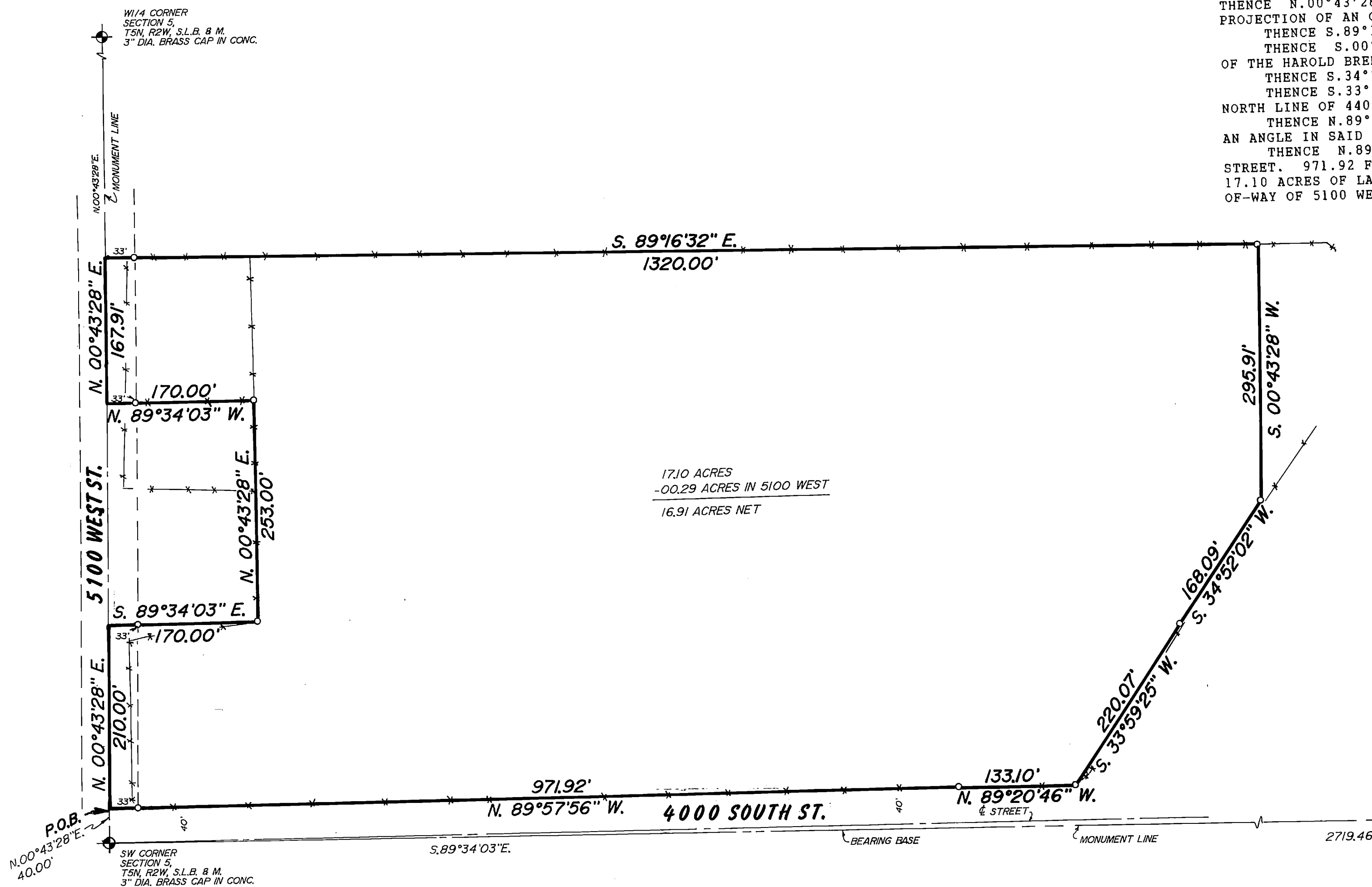
THENCE S.00°43'28"W., 295.91 FEET TO THE NORTHWESTERLY LINE OF THE HAROLD BRENT ANDERSON PARCEL;

THENCE S.34°52'02"W., ALONG SAID LINE, 168.09 FEET;

THENCE S.33°59'25"W., ALONG SAID LINE, 220.07 FEET TO THE NORTH LINE OF 4400 SOUTH STREET;

THENCE N.89°20'46"W., ALONG SAID NORTH LINE, 133.10 FEET TO AN ANGLE IN SAID LINE;

THENCE N.89°57'56"W., ALONG THE NORTH LINE OF 4400 SOUTH STREET, 971.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.10 ACRES OF LAND, OF WHICH 0.29 ACRES LIES WITHIN THE RIGHT-OF-WAY OF 5100 WEST STREET.



LEGEND:  
 ○ SET #5 CAPPED REBAR 24" LONG

MT. WEST SURV.  
 ROY, UT.  
 CAP DETAIL

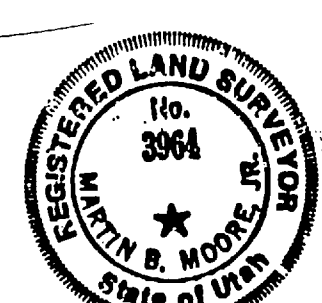
RECEIVED  
 OCT 22 1990  
 Weber County Surveyor

**NARRATIVE OF SURVEY**

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE PARCEL FOR TRANSACTION. WEBER COUNTY MONUMENTATION WAS USED AS CONTROL. THE EAST LINE OF THE PARCEL WAS ESTABLISHED BY FIRST ESTABLISHING THE WEST LINE OF THE HAROLD BRENT ANDERSON PROPERTY. THE NORTH LINE OF THE PARCEL WAS HELD TO BE THE EXISTING FENCE LINE, AS THE DEED CALLED FOR THE 1/32 DIVISION LINE, AND THERE WAS EVIDENCE OF OCCUPATION AT THE 1/16 LINE TO CONFIRM THIS LOCATION. THE WEST QUARTER CORNER MONUMENT APPEARS TO BE SOUTH OF IT'S ORIGINAL POSITION. THE NORTH LINE OF 4400 SOUTH STREET WAS DEFINED BY USING HIGHWAY DEPARTMENT INFORMATION CONTAINED ON THE COUNTY PLAT. A ONE-HALF RIGHT-OF-WAY WIDTH OF 33 FEET WAS CREATED FOR 5100 WEST STREET, TO CONFORM TO COUNTY REQUIREMENTS, BUT IS NOT DEEDED OUT.

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 WESTERN FARM CREDIT BANK, 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.



**Record of Survey**  
 for  
**Western Farm Credit Bank**

A PART OF THE SW1/4 OF SECTION 5, T5N, R2W, S.L.B. & M.

Date 09-07-90	No 90-1046	Drwn R.L.W.	Ckd MBM
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MOUNTAIN WEST PROFESSIONAL  
 LAND SURVEYORS, P.C.  
 Roy, Utah