

NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO REESTABLISH THE BOUNDARY OF THE HEREON DESCRIBED PARCEL.
 THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°30'20\"/>

(4) THE FOURTH COURSE WAS RETRACED PARALLEL WITH THE QUARTER SECTION LINE AT THE RECORD LENGTH. THE FOURTH COURSE OVERLAPS WITH CHARLES GREEN SUBDIVISION, BUT APPEARS TO HAVE THE SENIOR RIGHT. (5) THE FIFTH COURSE WAS RETRACED PARALLEL WITH THE SIXTEENTH LINE AT THE RECORD LENGTH. THE FIFTH COURSE OVERLAPS WITH SAID CHARLES GREEN SUBDIVISION, BUT APPEARS TO HAVE THE SENIOR RIGHT. (6) THE SIXTH COURSE WAS RETRACED SO THAT IT TERMINATED 232 FEET EAST OF THE SECTION LINE AS CALLED BY DEED. THE LOCATION WAS MORE OR LESS SUPPORTED BY EXISTING FENCELINES. THE SIXTH COURSE OVERLAPS WITH SAID CHARLES GREEN SUBDIVISION, BUT APPEARS TO HAVE THE SENIOR RIGHT. (7) THE SEVENTH COURSE WAS RETRACED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AS CALLED FOR IN BOOK 205, PAGE 271 RECORDED AT THE OFFICE OF THE WEBER COUNTY RECORDER. NOTE, THERE IS A GAP BETWEEN THE CURRENT NELSON DEED AND THE GARR DEED TO THE SOUTH. THE DESCRIBED LINE LIES SOUTH OF THE DEED LOCATION APPROXIMATELY 7.5 FEET ON SAID SOUTH LINE. THERE MAY BE AN UNRECORDED DEED THAT WOULD EXPLAIN THE DIFFERENCE BETWEEN THE CURRENT DESCRIPTION OF THE NELSON PROPERTY AND THE OLD ONE NOTED ABOVE. THE OWNER IS STRONGLY ENCOURAGED TO HAVE THE MATTER RESEARCHED BY A TITLE PROFESSIONAL AND TO REACH A BOUNDARY LINE AGREEMENT WITH THE ADJOINING LAND OWNER. (8) THE EIGHTH COURSE WAS RETRACED PARALLEL WITH SAID SOUTH LINE EXTENDING THE EAST LINE OF 4700 WEST STREET, AND 80 FOOT RIGHT OF WAY. THE EAST LINE WAS CALCULATED 40 FEET OFFSET FROM THE AVERAGE CENTERLINE OF THE EXISTING ASPHALT. (9) THE NINTH COURSE WAS RETRACED PARALLEL WITH THE SIXTEENTH LINE TO INTERSECT THE POINT OF BEGINNING.

4700 WEST

IT CALLS OUT A POINT OF BEGINNING BEGIN ON THE EAST LINE OF 4700 WEST STREET AND YET STATES THAT POINT BEING LOCATED 33 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, WHICH BASED ON THE MEASUREMENTS ON THE GROUND CANNOT BE TRUE. FOR THIS SURVEY THE STEED PROPERTY WAS ASSUMED A PARALLELOGRAM PARALLEL WITH THE SIXTEENTH LINE IN THE EAST-WEST DIRECTION AND WITH 4700 WEST STREET IN THE NORTH-SOUTH DIRECTION, AND POSITIONED COINCIDENT WITH THE SIXTEENTH LINE ON THE NORTH AND THE EAST LINE OF 4700 WEST ON THE WEST. THIS ASSUMPTION IS SUPPORTED BY THE EXISTING WIRE FENCE ON THE SOUTH OF THE STEED PROPERTY AND THE EXISTING WOOD POLE FENCE ON THE EAST OF THE STEED PROPERTY. THE NELSON DEED RECORDED IN BOOK 1674, PAGE 815 HAS BEEN ASSUMED TO BE IN ERROR. IT IS RECOMMENDED THAT THE NELSON'S QUIT-CLAIM THE HATCHED AREA ALONG THE STEED'S FRONTAGE TO THE STEEDS.

PLEASE NOTE THE HATCHED AREA OF 1923 SQUARE FEET LYING SOUTH OF THE EXISTING NELSON DEED LINE APPEARS TO BELONG TO THE NELSONS AS IT WAS PART OF THE ORIGINAL GREEN PROPERTY (SEE DEED RECORDED AT WEBER COUNTY RECORDERS OFFICE IN BOOK 205, PAGE 271 ON JAN 30, 1934) AND THERE DOES NOT APPEAR TO BE A RECORDED INSTRUMENT CONVEYING SAID AREA TO SOMEONE ELSE. HOWEVER, PINNACLE ENGINEERING CANNOT GUARANTEE THAT THERE ISN'T A VALID UNRECORDED DEED DISPUTING THIS CONCLUSION. THERE IS A DEED GAP OF APPROXIMATELY 15.99 FEET BETWEEN THE CURRENT NELSON DEED AND THE GARR DEED. PINNACLE ENGINEERING STRONGLY RECOMMENDS THAT A BOUNDARY LINE AGREEMENT BE RECORDED BETWEEN SAID PARTIES AS APPROPRIATE SOLIDIFYING THE LOCATION OF THE SOUTH QUARTER OF THE NELSON PROPERTY.

CURRENT NELSON DESCRIPTION (08-037-0021) BOOK 1653, PAGE 1407
 A PART OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SECTION LINE 238 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER, RUNNING THENCE EAST 296 FEET, THENCE SOUTH 16 FEET, THENCE WEST 64 FEET; THENCE SOUTH 406 FEET, THENCE WEST 232 FEET TO THE QUARTER SECTION LINE; THENCE WEST 12 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF 4700 WEST STREET; THENCE NORTH ALONG SAID ROAD RIGHT-OF-WAY 422 FEET TO A POINT 12 FEET, MORE OR LESS, WEST OF THE POINT OF BEGINNING; THENCE EAST 12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED PROPERTY FOR PURPOSES OF INGRESS AND EGRESS, PART OF THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT WHICH IS SOUTH 238 FEET FROM NORTHWEST CORNER OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 5; THENCE EAST 296 FEET; THENCE SOUTH 16 FEET; THENCE WEST 315 FEET TO ROAD; THENCE NORTH 16 FEET; THENCE EAST 19 FEET TO BEGINNING.

PRIOR NELSON DESCRIPTION - BOOK 1405, PAGE 1674

A PART OF THE NW ¼ AND NE ¼ OF SECTION 5, T.S.N., R.2.W., S.L.B.&M., U.S. SURVEY; BEGINNING AT A POINT ON THE SECTION LINE 238 FEET SOUTH FROM THE NW CORNER OF THE SW ¼ OF THE SAID NE ¼; RUNNING THENCE EAST 288 FEET; THENCE NORTH 238 FEET; THENCE EAST 8 FEET TO THE POINT 296 FEET EAST OF THE NW CORNER OF THE SW ¼ OF THE SAID NE ¼; THENCE SOUTH 254 FEET; THENCE WEST 64 FEET; THENCE SOUTH 406 FEET; THENCE WEST 232 FEET TO THE ¼ SECTION LINE; THENCE WEST 12 +/- FEET TO THE EAST R/W LINE OF 4700 WEST STREET; THENCE NORTH ALONG SAID ROAD R/W 422 FEET TO A POINT 12 +/- FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 12 +/- FEET TO THE POINT OF BEGINNING.

STEED PROPERTY DEED DESCRIPTION (08-037-0020)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF 4700 WEST STREET, WHICH POINT IS EAST 33 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5, RUNNING THENCE EAST 288 FEET; THENCE SOUTH 238 FEET; THENCE WEST 288 FEET TO THE EAST LINE OF 4700 WEST STREET; THENCE NORTH 238 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, STEPHEN FACKRELL, DO HEREBY DEPOSE THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND REPRESENT THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY.

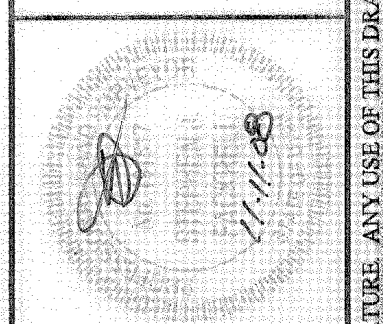
SURVEYED DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°30'20\"/>

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5, AND RUNNING THENCE SOUTH 00°30'13\"/>

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant
 1513 North Hillfield Rd., Suite #2
 Layton, UT 84041
 Phone: (801) 866-0676
 Fax: (801) 866-0678

NELSON SURVEY
 BOUNDARY SURVEY
 FOR: EARL NELSON
 3520 SOUTH 4700 WEST
 WEST HAVEN, UTAH
 PROJ. #: 07-092



REVISION	DATE	BY	DATE

SHEET #	TW	DESIGNED BY	DATE	DRAWN BY	DATE	APPROVED BY	DATE
1	OF	SPB	01/14/08	SPB	01/14/08	S/F	
2	OF						