

SCALE: 1" = 100'

# BOUNDARY LINE ADJUSTMENT BROPAR CO LLC A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M. U.S. SURVEY WEBER COUNTY, UTAH JULY, 2012

### SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THE DESCRIBED PROPERTY WAS MADE BY ME OR UNDER MY DIRECTION AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SIGNED THIS 30<sup>th</sup> DAY OF July, 2012.

*Matthew Abram Murdock*  
MATTHEW ABRAM MURDOCK, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
No. 6541909  
07/30/12  
STATE OF UTAH

### AS SURVEYED BOUNDARY DESCRIPTION OVERALL

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH MOST CORNER OF PARCEL "B" AS SHOWN IN DEER MEADOWS SUBDIVISION - PHASE 1 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, WHICH POINT IS SOUTH 00°52'08" WEST 734.31 FEET AND SOUTH 89°07'51" EAST 5.39 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34; RUNNING THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION - PHASE 1; (1) NORTH 78°32'10" EAST 119.96 FEET; (2) NORTH 69°50'22" EAST 215.46 FEET; (3) NORTH 02°44'24" EAST 77.09 FEET; (4) NORTH 56°17'39" WEST 145.58 FEET; (5) NORTH 01°52'30" EAST 65.04 FEET; (6) NORTH 30°57'39" EAST 136.32 FEET; (7) NORTH 00°30'58" EAST 31.91 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 2083 AT PAGE 2193; THENCE SOUTH 83°22'51" EAST 68.12 FEET ALONG SAID NORTH LINE; THENCE SOUTH 02°11'30" WEST 84.42 FEET TO A FOUND REBAR AND CAP AS SHOWN ON RECORD OF SURVEY NUMBER 003093 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY; (1) SOUTH 03°17'58" WEST 117.16 FEET TO A FOUND 1/2" REBAR; (2) SOUTH 49°02'29" EAST 62.00 FEET; (3) SOUTH 89°47'49" EAST 80.00 FEET; (4) NORTH 01°12'11" EAST 217.28 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 83°22'47" EAST 106.03 FEET ALONG SAID CHAIN LINK FENCE AND AN EASTERLY EXTENSION TO A REBAR AND CAP; THENCE NORTH 06°20'31" EAST 221.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE SOUTH 83°20'37" EAST 556.26 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°18'18" WEST 175.00 FEET; THENCE SOUTH 83°20'37" EAST 100.00 FEET TO A NORTH EXTENSION OF THE WEST LINE OF COLD WATER ESTATES BLOCK 2; THENCE SOUTH 00°18'18" WEST 975.15 FEET ALONG SAID NORTH EXTENSION AND THE WEST LINE OF COLD WATER ESTATES BLOCK 2 TO THE SOUTHWEST CORNER OF SAID COLD WATER ESTATES BLOCK 2; THENCE NORTH 89°29'45" WEST 883.86 FEET TO A FOUND REBAR AND CAP; THENCE NORTH 06°24'53" WEST 262.16 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE SOUTH 89°57'57" WEST 352.70 FEET ALONG AN EXISTING WIRE FENCE TO THE SOUTHEAST MOST CORNER OF LOT 14 OF SAID DEER MEADOWS SUBDIVISION - PHASE 1; THENCE NORTH 01°09'01" EAST 315.10 FEET ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION - PHASE 1, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTHERLY 1.00 FOOT THEREON AS DESCRIBED IN BOOK 1946 AT PAGE 659 IN THE WEBER COUNTY RECORDER'S OFFICE.

CONTAINS 1,132,574 SQUARE FEET OR 26.00 ACRES MORE OR LESS.

DESCRIBED PARCEL CONTAINS 122,207 SQUARE FEET OR 2.805 ACRES MORE OR LESS IN NORTH OGDEN CITY.  
DESCRIBED PARCEL CONTAINS 1,010,367 SQUARE FEET OR 23.195 ACRES MORE OR LESS IN WEBER COUNTY.

### RECORDED LEGAL DESCRIPTIONS ENTRY NO. 1718214 BOOK 2083 PAGE 2193 17-082-0005

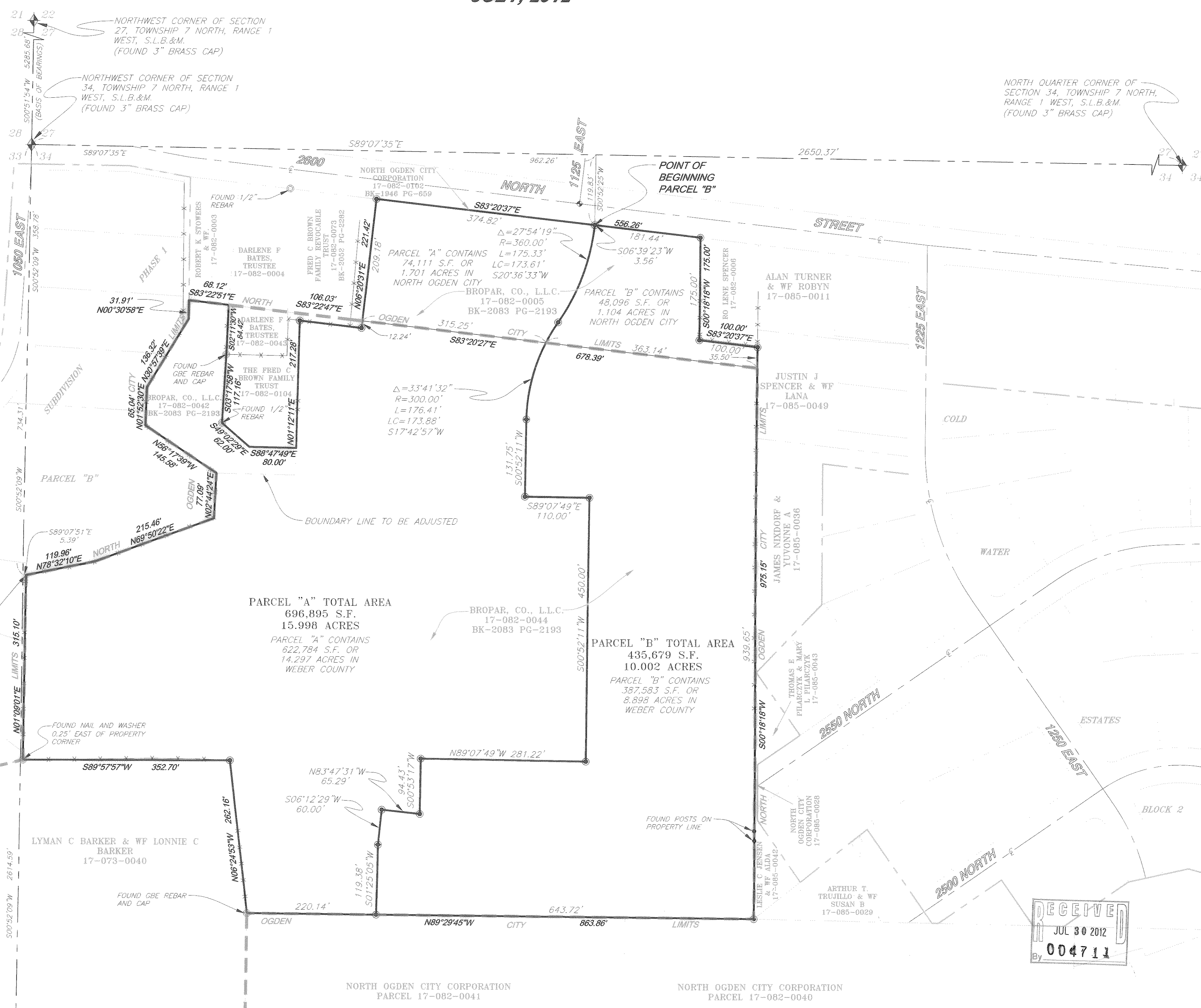
Part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point which is due South 1075.5 feet; thence North 88D28' East 338 feet; thence South 12D41' East 239.5 feet; thence South 89D27' East 858.2 feet; thence due North 1161.47 feet to the Northwest corner of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at this point North 84D26' West along the Southerly side line of 2600 North Street 100 feet; thence due South 175 feet; thence South 84D26' East 100 feet; thence due South 35.5 feet; thence North 84D26' West 688.98 feet to a point South 235.94 feet and East 540.88 feet from the Northwest corner of said Section 34; thence North 5D34' East 208.43 feet to the South line of 2650 North Street; thence South 84D26' East along said South line 577.8 feet to beginning.

EXCEPT THE Northerly 1.00 foot thereon.

**NARRATIVE**  
A MAP AND LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS REQUESTED BY MR. FRED BROWN AS MANAGER OF THE BROPAR CO., L.L.C. TO IDENTIFY THE PROPERTY AS SHOWN HEREON. THE PROPERTY IS BEING DIVIDED AS SHOWN AS REQUEST BY MANAGER AND MEMBERS OF THE BROPAR CO., L.L.C.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS IS SOUTH 00°51'54" WEST 5285.68 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE NORTHWEST CORNER AND THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

**PREPARED BY:**  
**WASATCH CIVIL**  
Consulting Engineering  
5320 SOUTH 1950 WEST, SUITE 1  
ROY CITY, UTAH 84067 (801) 775-9191



### AS SURVEYED BOUNDARY DESCRIPTION PARCEL "A"

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH MOST CORNER OF PARCEL "B" AS SHOWN IN DEER MEADOWS SUBDIVISION - PHASE 1 AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE, WHICH POINT IS SOUTH 00°52'08" WEST 734.31 FEET AND SOUTH 89°07'51" EAST 5.39 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34; RUNNING THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION - PHASE 1; (1) NORTH 78°32'10" EAST 119.96 FEET; (2) NORTH 69°50'22" EAST 215.46 FEET; (3) NORTH 02°44'24" EAST 77.09 FEET; (4) NORTH 56°17'39" WEST 145.58 FEET; (5) NORTH 01°52'30" EAST 65.04 FEET; (6) NORTH 30°57'39" EAST 136.32 FEET; (7) NORTH 00°30'58" EAST 31.91 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN BOOK 2083 AT PAGE 2193; THENCE SOUTH 83°22'51" EAST 68.12 FEET ALONG SAID NORTH LINE; THENCE SOUTH 02°11'30" WEST 84.42 FEET TO A FOUND REBAR AND CAP AS SHOWN ON RECORD OF SURVEY NUMBER 003093 AS RECORDED IN THE WEBER COUNTY SURVEYOR'S OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID RECORD OF SURVEY; (1) SOUTH 03°17'58" WEST 117.16 FEET TO A FOUND 1/2" REBAR; (2) SOUTH 49°02'29" EAST 62.00 FEET; (3) SOUTH 89°47'49" EAST 80.00 FEET; (4) NORTH 01°12'11" EAST 217.28 FEET TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 83°22'47" EAST 106.03 FEET ALONG SAID CHAIN LINK FENCE AND AN EASTERLY EXTENSION TO A REBAR AND CAP; THENCE NORTH 06°20'31" EAST 221.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE SOUTH 83°20'37" EAST 374.82 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT WHICH IS A SOUTH EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 1225 EAST STREET; THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: (1) SOUTH 06°39'23" WEST 3.58 FEET ALONG SAID SOUTH EXTENSION TO A POINT OF CURVATURE WITH A 360.00 FOOT RADIUS CURVE TO THE RIGHT; (2) 175.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°54'19"; (3) 178.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°41'32"; (4) SOUTH 00°52'11" WEST 131.75 FEET; (5) SOUTH 89°07'49" EAST 110.00 FEET; (6) SOUTH 00°52'11" WEST 450.00 FEET; (7) NORTH 89°07'49" WEST 281.22 FEET; (8) SOUTH 00°53'17" WEST 94.43 FEET; (9) NORTH 83°17'31" WEST 65.29 FEET; (10) SOUTH 08°12'29" WEST 60.00 FEET; (11) SOUTH 01°28'05" WEST 119.38 FEET; THENCE NORTH 89°29'45" WEST 220.14 FEET TO A FOUND REBAR AND CAP; THENCE NORTH 06°24'53" WEST 262.16 FEET ALONG THE REMNANTS OF AN OLD FENCE; THENCE SOUTH 89°57'57" WEST 352.70 FEET ALONG AN EXISTING WIRE FENCE TO THE SOUTHEAST MOST CORNER OF LOT 14 OF SAID DEER MEADOWS SUBDIVISION - PHASE 1; THENCE NORTH 01°09'01" EAST 315.10 FEET ALONG THE EAST LINE OF SAID DEER MEADOWS SUBDIVISION - PHASE 1, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTHERLY 1.00 FOOT THEREON AS DESCRIBED IN BOOK 1946 AT PAGE 659 IN THE WEBER COUNTY RECORDER'S OFFICE.

CONTAINS 696,895 SQUARE FEET OR 15.998 ACRES MORE OR LESS.

DESCRIBED PARCEL CONTAINS 74,111 SQUARE FEET OR 1.701 ACRES MORE OR LESS IN NORTH OGDEN CITY.  
DESCRIBED PARCEL CONTAINS 622,784 SQUARE FEET OR 14.297 ACRES MORE OR LESS IN WEBER COUNTY.

### AS SURVEYED BOUNDARY DESCRIPTION PARCEL "B"

A PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET AND A POINT WHICH IS A SOUTH EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 1225 EAST STREET, WHICH IS SOUTH 89°07'35" EAST 382.32 FEET AND SOUTH 00°52'28" WEST 119.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34; RUNNING THENCE SOUTH 83°20'37" EAST 181.44 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 00°18'18" WEST 175.00 FEET; THENCE SOUTH 83°20'37" EAST 100.00 FEET TO A NORTH EXTENSION OF THE WEST LINE OF COLD WATER ESTATES BLOCK 2; THENCE SOUTH 00°18'18" WEST 975.15 FEET ALONG SAID NORTH EXTENSION AND THE WEST LINE OF COLD WATER ESTATES BLOCK 2 TO THE SOUTHWEST CORNER OF SAID COLD WATER ESTATES BLOCK 2; THENCE NORTH 89°29'45" WEST 643.72 FEET; THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: (1) NORTH 01°25'05" EAST 119.38 FEET; (2) NORTH 06°12'29" EAST 60.00 FEET; (3) SOUTH 83°47'31" EAST 65.29 FEET; (4) NORTH 00°53'17" EAST 94.43 FEET; (5) SOUTH 89°07'49" EAST 281.22 FEET; (6) NORTH 00°52'11" EAST 450.00 FEET; (7) NORTH 89°07'49" WEST 110.00 FEET; (8) NORTH 00°52'11" EAST 131.75 FEET TO A POINT OF CURVATURE WITH A 360.00 FOOT RADIUS CURVE TO THE RIGHT; (9) 176.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°41'32"; (10) 175.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°54'19"; (11) NORTH 06°39'23" EAST 3.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTHERLY 1.00 FOOT THEREON AS DESCRIBED IN BOOK 1946 AT PAGE 659 IN THE WEBER COUNTY RECORDER'S OFFICE.

CONTAINS 435,679 SQUARE FEET OR 10.002 ACRES MORE OR LESS.

DESCRIBED PARCEL CONTAINS 48,096 SQUARE FEET OR 1.104 ACRES MORE OR LESS IN NORTH OGDEN CITY.  
DESCRIBED PARCEL CONTAINS 387,583 SQUARE FEET OR 8.898 ACRES MORE OR LESS IN WEBER COUNTY.

**LEGEND**  
--- BOUNDARY LINE  
--- NORTH OGDEN CITY LIMITS  
--- PROPERTY LINE  
--- SECTION LINE  
--- CENTER LINE  
\* FOUND SECTION CORNER  
\* FOUND BRASS CAP SURVEY MARKER  
\* FOUND CORNER MONUMENT AS NOTED  
\* SET 5/8" REBAR & CAP MARKED

### RECORDED LEGAL DESCRIPTIONS ENTRY NO. 1718214 BOOK 2083 PAGE 2193 17-082-0042

Part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the Section line 1075.5 feet South of the Northwest corner of said Quarter Section; running thence North 57D00' West 147 feet; thence North 65.6 feet; thence North 31D30' East 137.4 feet; thence North 44.91 feet to North Ogden City limits; thence South 84D26'08" East 71.64 feet; thence South 3D48'58" West 9.04 feet; thence South 1D08'58" West 201.95 feet; thence South 5D14'40" East 62 feet; thence East 80 feet; thence South 50 feet; thence West 136.5 feet to the point of beginning.

### RECORDED LEGAL DESCRIPTIONS ENTRY NO. 1718214 BOOK 2083 PAGE 2193 17-082-0044

Part of the Northwest Quarter of Section 34, Township 7 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point on the Section line 1075.5 feet South of the Northwest corner of said Quarter Section; running thence due North 312.5 feet; thence North 68D East 352.3 feet; thence due North 73.4 feet; thence due East 136.5 feet; thence due North 279.3 feet, more or less, to North Ogden City limits; thence South 84D26'08" East 778 feet along said limits; thence South to a point 1161.47 feet South of South line of 2650 North Street; thence North 89D27' West 858.2 feet; thence North 12D41' West 239.5 feet; thence South 88D26' West 336 feet to the place of beginning.

**BOUNDARY LINE ADJUSTMENT  
BROPAR CO LLC  
RECORD OF SURVEY**  
SHEET: 1  
OF 1 SHEETS