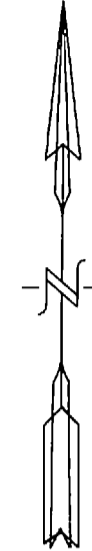


PROPERTY SURVEY

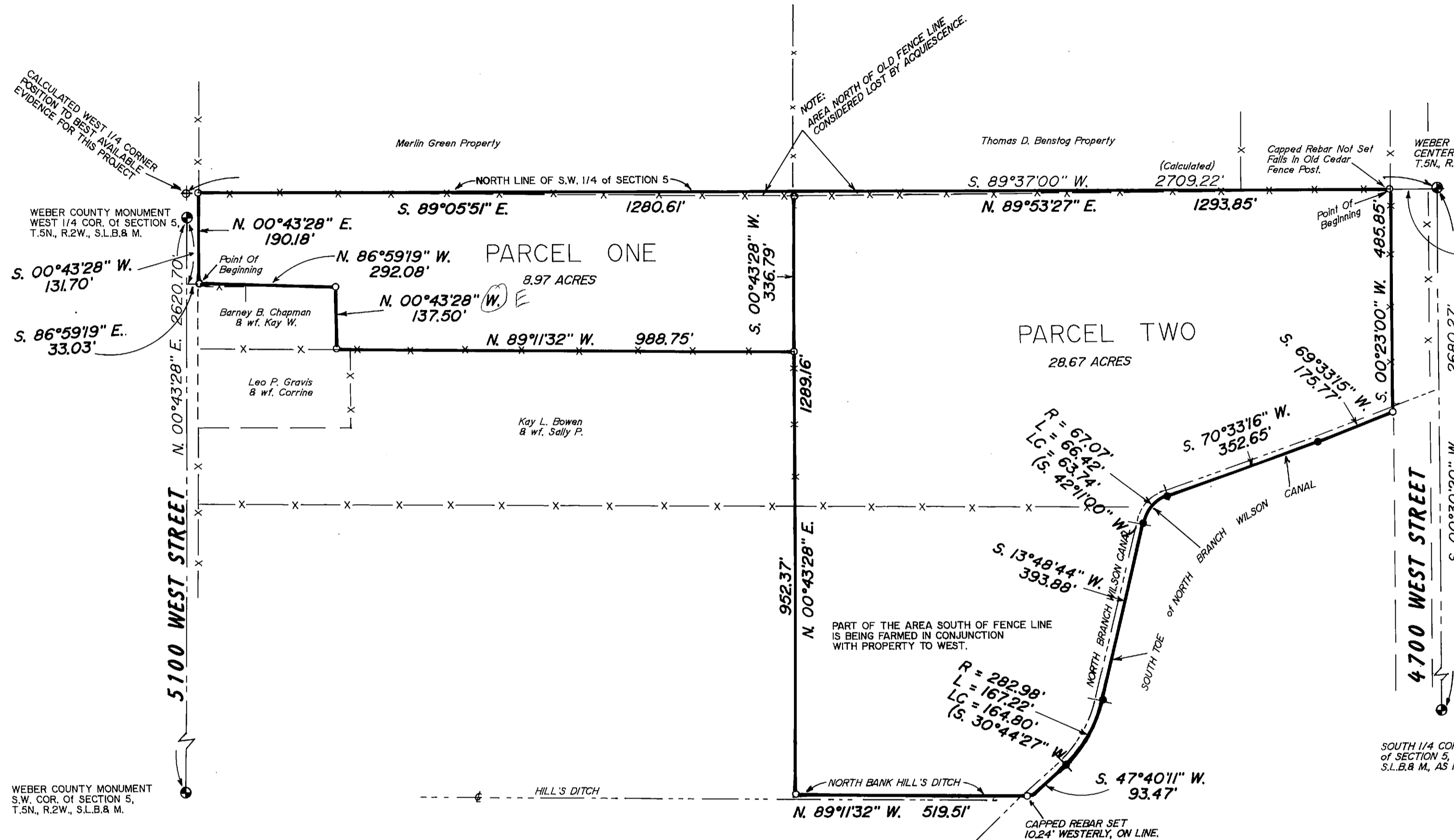


SCALE: 1" = 200'



LEGEND:
○ DENOTES A SET #5 CAPPED REBAR, 24" LONG, UNLESS OTHERWISE NOTED.
● DENOTES NO CORNER OR REBAR SET.

NARRATIVE OF SURVEY
THE PURPOSE OF THIS SURVEY WAS TO PROPERLY DEFINE THE PARCELS FOR TRANSACTION. MANY PROBLEMS WERE ENCOUNTERED. FIRST, THE MONUMENT AT THE WEST QUARTER POSITION IS 57.26 FEET TOO FAR SOUTH, AND A FEW FEET EAST OF WHERE IT SHOULD HAVE BEEN. OCCUPATIONS WERE TIED FOR THE FULL MILE, AND THE BEST LOCATION FOR THE NORTH LINE OF THE QUARTER SECTION IS AT THE OLD FENCE LINE GOING EASTERLY FROM THE ROAD. THE NEXT PROPERTY TO THE NORTH IS OCCUPYING 1320 FEET, FROM FENCE CORNER TO FENCE CORNER, AND THE DEED CALLS FOR 20 CHAINS, NORTH OF THAT FENCE. TO THE NORTH SECTION LINE THERE IS PROPERTY IN EXCESS TO THE DEEDS. NO DETERMINATION WAS MADE AS TO THE LOCATION IN AN EAST WEST POSITION. THE CENTER OF SECTION MONUMENT IS IN HARMONY WITH NORTH-SOUTH OCCUPATIONS, BUT IS PROBABLY SEVERAL FEET TO THE EAST OF WHERE A PRACTICAL LOCATION WOULD PLACE IT. THE OLD FENCE LINE ALONG THE NORTH SIDE OF THIS PROPERTY DOES NOT FOLLOW THE QUARTER SECTION LINE. HOWEVER SINCE IT BENDS EXACTLY AT THE 16TH LINE, AND HAS BEEN THERE FOR A VERY LONG TIME, IT WAS PROBABLY SURVEYED IN THAT POSITION. SINCE A QUARTER SECTION LINE DOES NOT BEND AT THE 16TH CORNER, THE OLD FENCE LINE IS CALLED AS THE LINE OF OWNERSHIP, AND THE AREA NORTH OF IT IS CONSIDERED LOST BY ACQUIESCENCE, OR TO AN ORIGINAL SURVEY OF ERROR.



WEBER COUNTY MONUMENT S.W. COR. OF SECTION 5, T.5N., R.2W., S.L.B. & M.

SOUTH 1/4 CORNER of SECTION 5, T.5N., R.2W., S.L.B. & M., AS MONUMENTED.

PARCEL ONE
BEING A PART OF THE WEST ONE-HALF 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 ON THE EAST LINE OF 5100 WEST STREET, SAID POINT BEING S.00°43'28" W., 131.70 FEET FROM THE WEBER COUNTY MONUMENT MARKED AS BEING THE WEST QUARTER CORNER OF SAID SECTION 5. MONUMENT IS IN REALITY, SITUATED 57.26 FEET SOUTH OF THE MOST PRACTICAL QUARTER SECTION LINE, BASED ON THE BEST INFORMATION AVAILABLE, AND RUNNING: (FOR FURTHER CLARIFICATION, SEE THE PLAT OF SURVEY ON FILE IN THE OFFICE OF THE WEBER COUNTY SURVEYOR, AS PREPARED BY MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C.).
THENCE N.00°43'28" E., ALONG THE SAID EAST LINE OF 5100 WEST STREET, 190.18 FEET TO AN OLD FENCE LINE RUNNING EASTERLY, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5:
THENCE S.89°05'51" E., ALONG AN OLD FENCE LINE MAINTAINING THE COMMON LINE BETWEEN THIS PROPERTY AND THE PROPERTY OF MERLIN GREEN, 1280.61 FEET, TO A POINT ON THE EAST LINE THE WEST ONE-HALF OF THE SAID NORTHWEST QUARTER:
THENCE S.00°43'28" W., PARALLEL WITH THE WEST MONUMENT LINE, 336.79 FEET TO THE NORTHEAST CORNER OF THE KAY L. BOWEN PROPERTY:
THENCE N.89°11'32" W., ALONG THE NORTH LINE OF THE SAID BOWEN PROPERTY, 988.75 FEET, TO THE SOUTHEAST CORNER OF THE BARNEY B. CHAPMAN PROPERTY:
THENCE N.00°43'28" E., ALONG THE EAST LINE OF THE SAID CHAPMAN PROPERTY, 137.50 FEET TO THE NORTHEAST CORNER THEREOF:
THENCE N.86°59'19" W., ALONG THE NORTH LINE OF THE SAID CHAPMAN PROPERTY, 292.08 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.97 ACRES.

PARCEL TWO
BEING A PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF 4700 WEST STREET, SAID POINT BEING S.89°56'22" W., 101.87 FEET FROM THE WEBER COUNTY MONUMENT MARKED AS BEING THE CENTER OF SAID SECTION 5, AND RUNNING:
THENCE S.00°23'00" W., ALONG THE WEST LINE OF SAID 4700 WEST STREET, 485.85 FEET TO THE SOUTH TOE OF THE NORTH BRANCH OF THE WILSON CANAL;
THENCE SOUTHWESTERLY ALONG THE SAID SOUTH TOE, (SAID TOE BEING CONSIDERED TO BE AN AVERAGE OF 13.00 FEET FROM THE CENTERLINE OF AN 8 FOOT WIDE CONCRETE LINED CANAL) THE FOLLOWING SIX CALLS:
1. S.69°33'15" W., 175.77 FEET;
2. S.70°33'16" W., 352.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
3. ALONG SAID CURVE HAVING A RADIUS OF 67.07 FEET, A DISTANCE OF 66.42 FEET (LONG CHORD BEARS S.42°11'00" W., 63.74 FEET);
4. S.13°48'44" W., 393.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
5. ALONG SAID CURVE HAVING A RADIUS OF 282.98 FEET, A DISTANCE OF 167.22 FEET (LONG CHORD BEARS S.30°44'27" W., 164.80 FEET);
6. S.47°40'11" W., 93.47 FEET TO THE NORTH LINE OF HILLS' DITCH EXTENDED:
THENCE N.89°11'32" W., ALONG THE NORTH LINE OF SAID HILLS' DITCH, 519.51 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF SAID SOUTHWEST QUARTER OF SECTION 5:
THENCE N.00°43'28" E., ALONG SAID LINE, 1289.16 FEET TO THE INTERSECTION OF AN OLD EAST-WEST FENCE LINE:
THENCE N.89°53'27" E., ALONG SAID OLD FENCE MAINTAINING THE COMMON LINE BETWEEN THIS PARCEL AND THE PROPERTY OF THOMAS D. BENSTOG, 1293.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.67 ACRES.

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.
MARTIN B. MOORE JR.

481
RECEIVED
MAR 04 1991
Weber County Surveyor

RECORD OF SURVEY
for
WESTERN FARM CREDIT BANK
A Part Of The Southwest 1/4 Of Section 5,
T.5N., R.2W., S.L.B. & M.

Date	11/20/90	No.	90-1075	Drwn	RLW	Ckd	MBM
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MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.
Roy, Utah