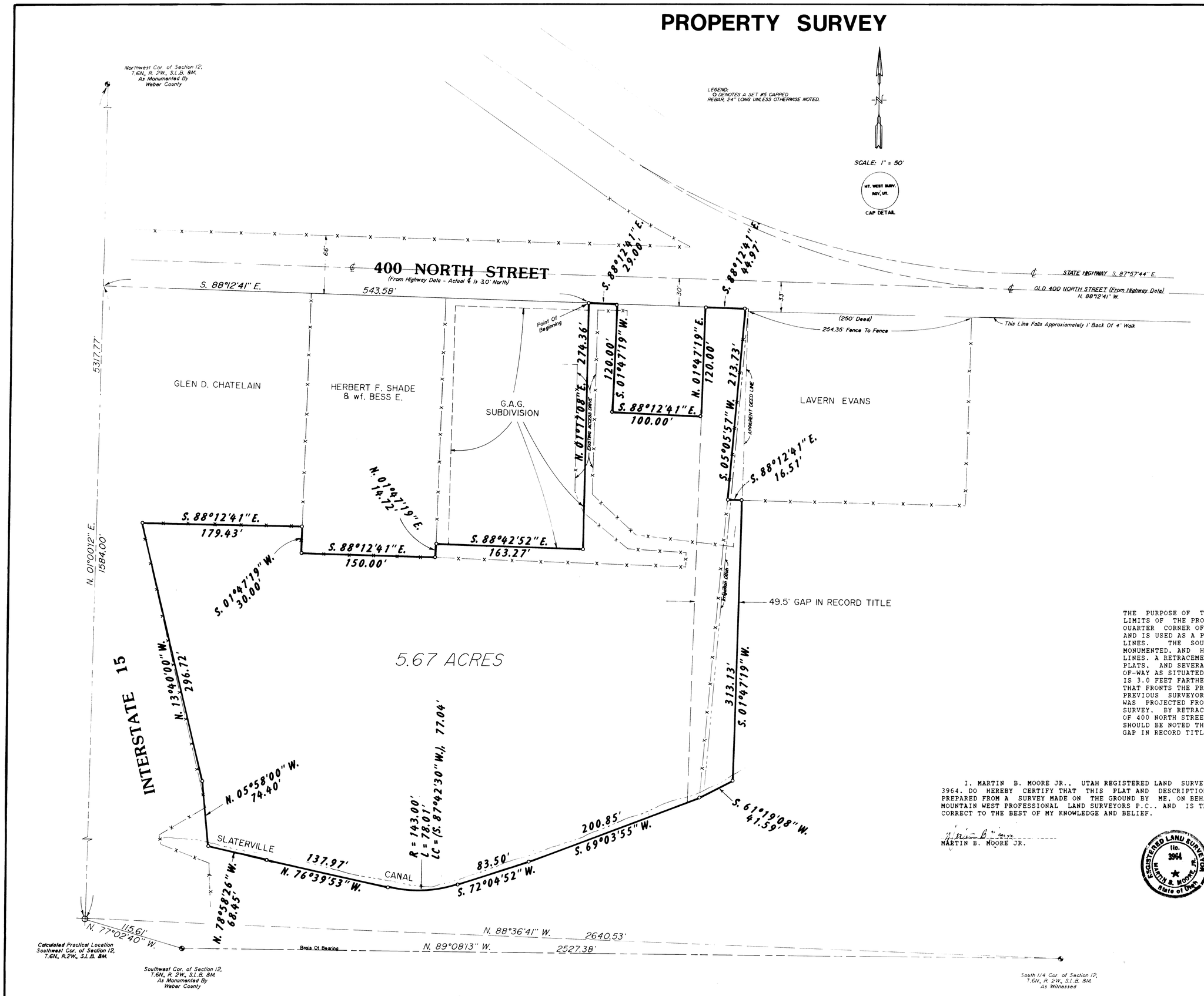
PROPERTY SURVEY



PROPERTY DESCRIPTION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12. TOWNSHIP 6 NORTH. RANGE 2 WEST. SALT LAKE BASE AND MERIDIAN. AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 400 NORTH STREET. SAID POINT BEING SITUATED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12. AS MONUMENTED. THENCE N.89°08'13"W.. 2527.38 FEET TO THE WEBER COUNTY MONUMENT MARKED AS BEING THE SOUTHWEST CORNER OF SECTION 12. THENCE N.77°02'40"W.. 115.61 FEET TO A MORE PRACTICAL LOCATION FOR THE SAID SOUTHWEST CORNER OF SAID SECTION 12. THENCE N.01°00'12"E.. 1584.00 FEET. THENCE S.88°12'41"E.. 543.58 FEET TO THE TRUE POINT OF BEGINNING. AND RUNNING:

THENCE S.88°12'41"E.. ALONG THE SOUTH LINE OF 400 NORTH STREET. 29.00 FEET:

THENCE S.01°47'19"W.. 120.00 FEET:

THENCE S.88°12'41"E.. 100.00 FEET:

THENCE N.01°47'19"E.. 120.00 FEET TO THE SOUTH LINE OF 400 NORTH STREET:

THENCE S.88°12'41"E.. ALONG SAID SOUTH LINE. 44.97 FEET. TO THE INTERSECTION WITH AN OLD FENCE LINE RUNNING SOUTHERLY:

THENCE S.05°05'57"W.. ALONG SAID OLD FENCE. 213.73 FEET:

THENCE S.88°12'41"E.. 16.51 FEET:

THENCE S.01°47'19"W.. (SOUTH) 313.13 FEET TO THE SOUTH BANK OF THE SLATERVILLE CANAL:

THENCE WESTERLY ALONG SAID SOUTH BANK. THE FOLLOWING 6 COURSES:

1.S.61°19'08"W.. 41.59 FEET:

2.S.69°03'55"W.. 200.85 FEET:

3.S.72°04'52"W.. 83.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT:

4.ALONG SAID CURVE HAVING A RADIUS OF 143.00 FEET. A DISTANCE OF 78.01 FEET (LONG CHORD BEARS S.87°42'30"W.. 77.04 FEET):

5.N.76°39'53"W.. 137.97 FEET:

6.N.78°58'26"W.. 68.45 FEET TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 15:

THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY. THE FOLLOWING 2 COURSES:

1.N.05°58'00"W.. 74.40 FEET TO A HIGHWAY RIGHT-OF-WAY MONUMENT:

2.N.13°40'00"W.. 296.72 FEET:

THENCE S.88°12'41"E.. ALONG AN OLD FENCE LINE MAINTAINING THE SOUTH LINE OF THE GLEN D. CHATELAIN PROPERTY. 179.43 FEET TO A POINT ON THE WEST LINE OF THE HERBERT F. SHADE PROPERTY:

THENCE S.01°47'19"W.. ALONG AN OLD FENCE LINE. 30.00 FEET TO THE SOUTHWEST CORNER OF THE SAID SHADE PROPERTY:

THENCE S.88°12'41"E.. ALONG AN OLD FENCE MAINTAINING THE SOUTH LINE OF THE SAID SHADE PROPERTY. 150.00 FEET TO AN OLD FENCE CORNER MAINTAINING THE SOUTHEAST CORNER OF THE SAID SHADE PROPERTY:

THENCE N.01°47'19"E..ALONG AN OLD FENCE LINE. 14.72 FEET:

THENCE S.88°42'52"E.. PASSING THE SOUTHWEST CORNER OF THE G.A.G. SUBDIVISION AT 13.27 FEET. AND CONTINUING FOR A TOTAL DISTANCE OF 163.27 FEET TO THE SOUTHEAST CORNER OF THE SAID G.A.G. SUBDIVISION:

THENCE N.01°17'08"E.. ALONG THE EAST LINE OF THE SAID G.A.G. SUBDIVISION. PASSING THE NORTHEAST CORNER OF SAME AT 266.67 FEET. AND CONTINUING FOR A TOTAL DISTANCE OF 274.36 FEET TO THE SOUTH LINE OF 400 NORTH STREET. AND THE POINT OF BEGINNING AND CONTAINING 5.67 ACRES.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RECONSTRUCT AND DEFINE THE LIMITS OF THE PROPERTY. TO BE USED FOR TRANSACTION. THE SOUTH QUARTER CORNER OF THE SECTION APPEARS TO BE IN PROPER POSITION. AND IS USED AS A POINT OF COMMENCEMENT. TO RETRACE ORIGINAL DEED LINES. THE SOUTHWEST CORNER OF THE SECTION IS ERRONEOUSLY MONUMENTED. AND HAS NO CONTROL OVER LOCATION OF ORIGINAL DEED LINES. A RETRACEMENT OF 400 NORTH STREET WAS DONE FROM HIGHWAY PLATS. AND SEVERAL FOUND RIGHT-OF-MONUMENTS. THE HIGHWAY RIGHT-OF-WAY AS SITUATED EAST OF THE NORTHEAST CORNER OF THIS PROPERTY. IS 3.0 FEET FARTHER SOUTH. THAN THE SOUTH LINE OF THE OLD PORTION THAT FRONTS THE PROPERTY BEING SURVEYED. IT IS APPARENT THAT SOME PREVIOUS SURVEYOR. (G.A.G. SUBDIVISION) USED A RIGHT-OF-WAY THAT WAS PROJECTED FROM THE EAST. BEYOND 1600 WEST STREET. THIS SURVEY. BY RETRACING A MORE PRECISE LOCATION FOR THE SOUTH LINE OF 400 NORTH STREET. HARMONIZES WITH OLD EXISTING OCCUPATIONS. IT SHOULD BE NOTED THAT THIS SURVEY ENCOMPASSES A LARGE PORTION OF A GAP IN RECORD TITLE. AS SHOWN.

I. MARTIN B. MOORE JR.. UTAH REGISTERED LAND SURVEYOR NO. 3964. DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED FROM A SURVEY MADE ON THE GROUND BY ME. 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.

REGISTERED LAND SURVEYOR No. 3964 MARTIN B. MOORE JR. State of Utah

511

RECEIVED

APR 29 1991

RECORD OF SURVEY for KATHY CAPELL

A Part Of The Southwest One-Quarter Of Section 12, Township 6 North, Range 2 West, S.L.B. &M.

Date 4/05/91	No. 91-024	Drawn BLW	Ckd MBM

MOUNTAINWEST PROFESSIONAL LAND SURVEYORS P.C.

000511

000511

000511

000511