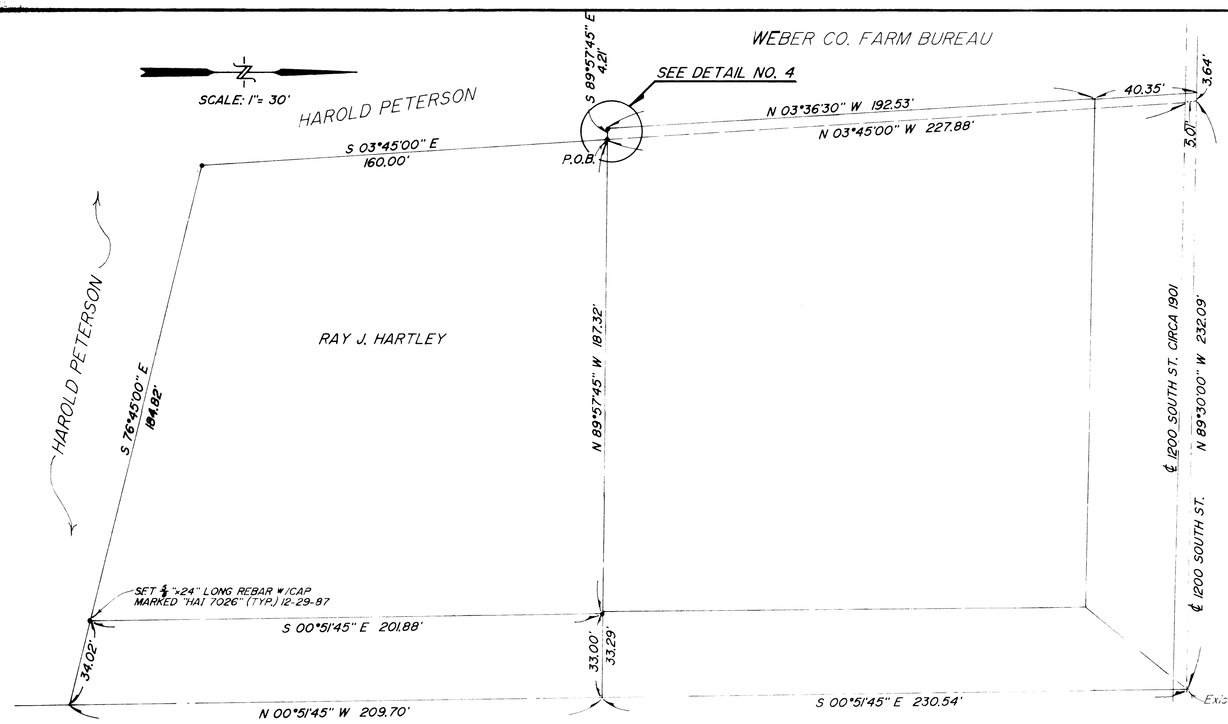
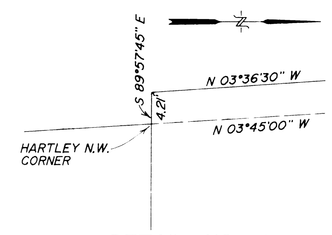
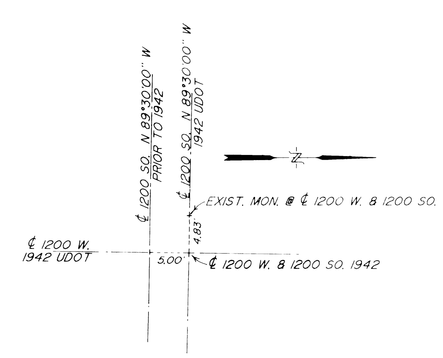


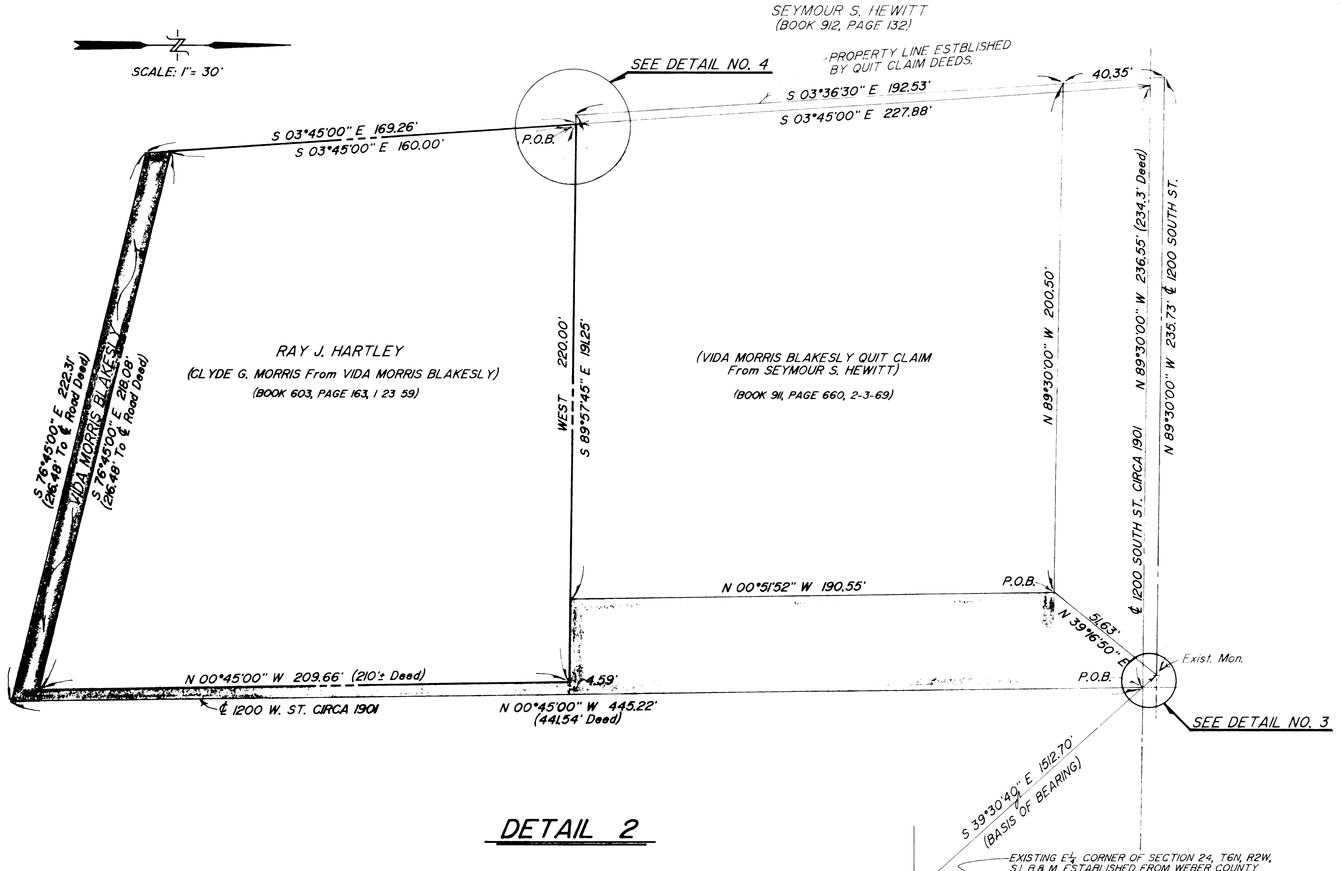
PROPERTY AS SURVEYED



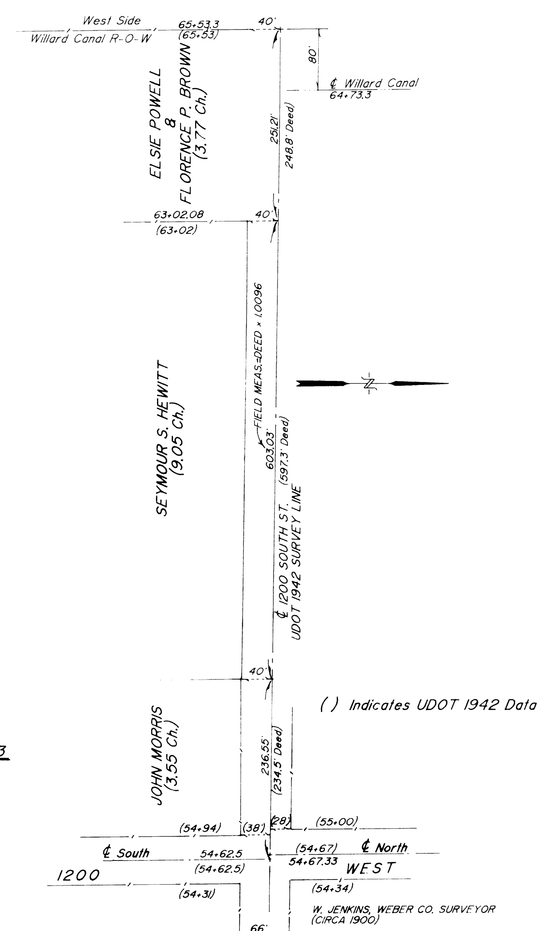
DETAIL NO. 4



DETAIL NO. 3



DETAIL 2



( ) Indicates UDOT 1942 Data

NARRATIVE

The Weber County records, beginning with the original patent from the United States to William Gill on March 10, 1870, were researched to determine the original property descriptions and ties to the section corner. The records show that the land abutting 1200 South on the south going west from a centerline of 1200 West to, what is now, the west side of the Willard Canal was divided into three parcels of specific widths being tied by metes and bounds to the centerline of 1200 West, as it existed and/or the SE corner of the NE 1/4 of Section 24, T6N, R2W, SLM. UDOT, in 1942, prepared some drawings of 1200 South locating existing fences by station with distances right & left to these fences. This 1942 information established the width of 1200 South of 1200 South at 66 feet, established the centerlines of 1200 West going north and the centerline south. The Weber County Surveyor, Washington Jenkins (circa 1900) prepared a map which showed 1200 South at +/- 66 feet between fences at 1200 West and nothing on 1200 West. The UDOT '42 data establishes that the centerline of 1200 West going south was 4.5 feet east of the centerline going north and that the centerline of 1200 South was 5.0 feet south of the survey line. (See Detail No. 3). A field survey by RAI indicated that the existing SE corner of the NE 1/4 was incorrectly located. The Weber County Surveyor's office has recently confirmed this fact based on data shown on Washington Jenkin's plat circa 1900. Thus, this 1/4 section corner has not been used for control. A field measurement from the east property line of the Willard Canal to the existing monument at 1200 West and 1200 South indicates that the monument is 0.33 feet west of the 1942 UDOT location. When this field measurement is added to the 160.0 foot width of the Willard Canal and the 4.83 foot distance (4.5 + 0.33) to the 1942 centerline south the actual distance from the centerline south to said west property line of the Willard Canal is 10.38 feet longer than called for in the property discriptions, thus indicating that the chain was long creating an excess of 1.0096 feet/foot. This excess was applied to the three property widths. Starting at the UDOT '42 station for the centerline of 1200 West going south adding these widths consecutively, the station of each of the fence lines (property lines) established by UDOT in 1942 are achieved thus indicating the procedure to be correct and the best available data on which to base property surveys in the southwest quadrant of the 1200 West & 1200 South intersection.

The Weber County records show the following transactions on the property being surveyed begin in Bk. T page 257 and is dated Feb. 1, 1856. The description is consistent thru the acquisition by Vida Morris Blakesly from Seymour Stewart Hewitt on 2/3/69 recorded in Bk. 911 page 660. In order to establish the property lines the same excess (1.0096 ft./ft(/) was applied to the foregoing description distances, under the assumption the same or comparable chain was used to make the first measurements of the property. This increased all of the lengths as shown as Detail No. 2.

On January 23, 1959, V.M. Blakesly deeded the following property to Clyde G. Morris (Bk. 603 page 163) which is the property now owned by Ray J. Hartley and wife as shown on the certificate.

> Part of the NE 1/4 of Section 24, T6N, R2W, S.L.M.; Beginning at a point 16.55 chains north to center of street and 18.25 chains west and 232.70 feet S 3° 45' E from the SE corner of said 1/4 section; thence S 3° 45' E 160.0 feet; thence S 76° 45' E 216.48 feet to center of street; thence N 0° 45' W 210 feet more or less to a point east of beginning; thence West 220.0 feet to beginning.

The foregoing description includes three fixed distances, i.e., the 232.70 feet, the 160.0 feet and the 220.0 feet and these distances have been used for control. The excess of 1.0096 ft./ft. has been applied to the distance from the centerline of 1200 West, west along 1200 South because both of these distances were in chains and were consistent with the original description for the entire tract. The distance of 216.48 feet along the south property line went from a fixed point to the centerline of the street and this was not specific. Forced closure calculations indicate that this distance needed to be 1.6 feet short and that the length along the centerline of 1200 West would be 209.52 feet as compared to the 210 feet more or less. The property thus acquired by Clyde G. Morris/Ray J. Hartley is shown on Detail No. 2. The shaded area on the south and east is property still technically owned by V. M. Blakesly.

Seymour Stewart Hewitt owned the property immediately to the west of V. M. Blakesly. On February 3, 1969, Seymour Stewart Hewitt quit claimed the following property to V. M. Blakesly (Bk. 911 page 660):

> Commencing at a point in the center of both 1200 West and 1200 South Street, said County Monument was 16.55 chains North and 14.70 chains West of the East Quarter Corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian,; thence South 39° 43' 35" West 51.63 feet to the Northeast Corner of property and the beginning point of this description; thence North 89° 03' 15" West along the South line of the State Road 200.5 feet to existing fence line; thence South 3° 09' 45" East 192.53 feet, more or less, along said fence to the South line of Grantor's property; thence South 89o 31' East 191.25 feet to the West line of 1200 West Street; thence North 0° 25' West 190.55 feet along the West line of 1200 West Street to the point of beginning.

On March 6, 1969, V. M. Blakesly quit claimed to Seymour Stewart Hewitt (Bk 912 page 132) the following:

> Commencing at a point in the center of both 1200 West and 1200 South Street, said county monument was 16.55 chains north and 14.70 chains west of the east quarter corner of Section 24, Township 6 North, Range 2 West, Salt Lake Base and Meridian, thence S 39° 43' 35" West 51.63 feet to the northeast corner of property of Grantor, thence N 89° 03' 15" west along the south line of the State Road 200.5 feet to existing fence line and beginning point of the description; thence S 3° 09' 45" East 192.53 feet along said fence; thence west . . . .

The two foregoing quit claims establish by description, a common property line in an existing fence between V. M. Blakesly and Seymour S. Stewart, both properties being tied to the existing County Monument. The quit claim to V. M. Blakesly establishes the common line, as apparently surveyed, between the property sold by V. M. Blakesly to Clyde G. Morris in 1959. Rotating the bearing of 1200 South to coincide with the historical bearing of N 89° 30' W cause this common line to bear S 3° 36' 30" E. The other rotated bearings are shown on Detail No. 2 with the proeprty line parallel to the centerline of 1200 West becoming N 0° 51' 45" W as confirmed by field measurements. This description for V. M. Blakesly shows that the fence line projected to the existing 1200 South centerline was 3.64 feet west of the original description location and 4.21 feet west of the northwest corner of the Clyde G. Morris property and the fence line did not parallel the original property bearing at S 3° 45' East thus necessitating the quit claim deed.

The V. M. Blakesly property apparently was surveyed and established the dividing line between Clyde G. Morris and V. M. Blakesly; therefore, the bearing of this line was used for control on the C. G. Morris now Hartly north property line. This moved the beginning point of the C. G. Morris now Hartley property 0.19 feet S 3° 45' E (227.88 + 5.01 - 232.89 vs. 232.70 Deed from existing centerline 1200 South). The existing centerline of 1200 West south from 1200 South is established by the Weber County monument and a check of the existing fences and surveys indicates that the intent was to project the road south at 66 feet wide being 33.0 feet east and 33.0 feet west. (Technically, part of the C. G. Morris/Hartley property is located within the 1200 West right-of-way.) The property as surveyed, based on the foregoing data is shown hereon with details of specific survey points.

RECORD DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 24, T6N, R2W, S.L.B.& M., U.S. SURVEY: BEGINNING AT A POINT 1092.30 FT. NORTH TO CENTER OF STREET AND 1204.5 FT. WEST AND 232.70 FT. S 03° 45' E FROM THE SE CORNER OF SAID QUARTER SECTION, RUNNING THENCE S 03° 45' E 160.0 FT.; THN. S 76° 45' E 216.48 FT. TO CENTER OF STREET; TH. N 00° 45' W 210 FT. MORE OR LESS TO A POINT EAST OF BEGINNING; THENCE WEST 220 FT. TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, Keith A. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 2053, as prescribed by the Laws of the State of Utah, and that I have made a survey of the property shown and described hereon and is a true and correct representation of said survey.

Registered Land Surveyor — 12/28/87 Date

REGISTERED LAND SURVEYOR — KEITH ANDRESEN HANSEN — 2053 — STATE OF UTAH

RECEIVED
DEC 29 1987
Weber Co. Surveyor

PROPERTY SURVEY OF
HARTLEY PROPERTY
FOR
HAROLD PETERSON

A PART OF THE NE 1/4 OF SECTION 24,
T6N, R2W, S.L.B.& M.

DR. BY	Hansen & Associates Inc. — Consulting Engineers & Land Surveyors — Riverdale City, Utah 84405
DATE 12-87	
CK. BY	
DATE	

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