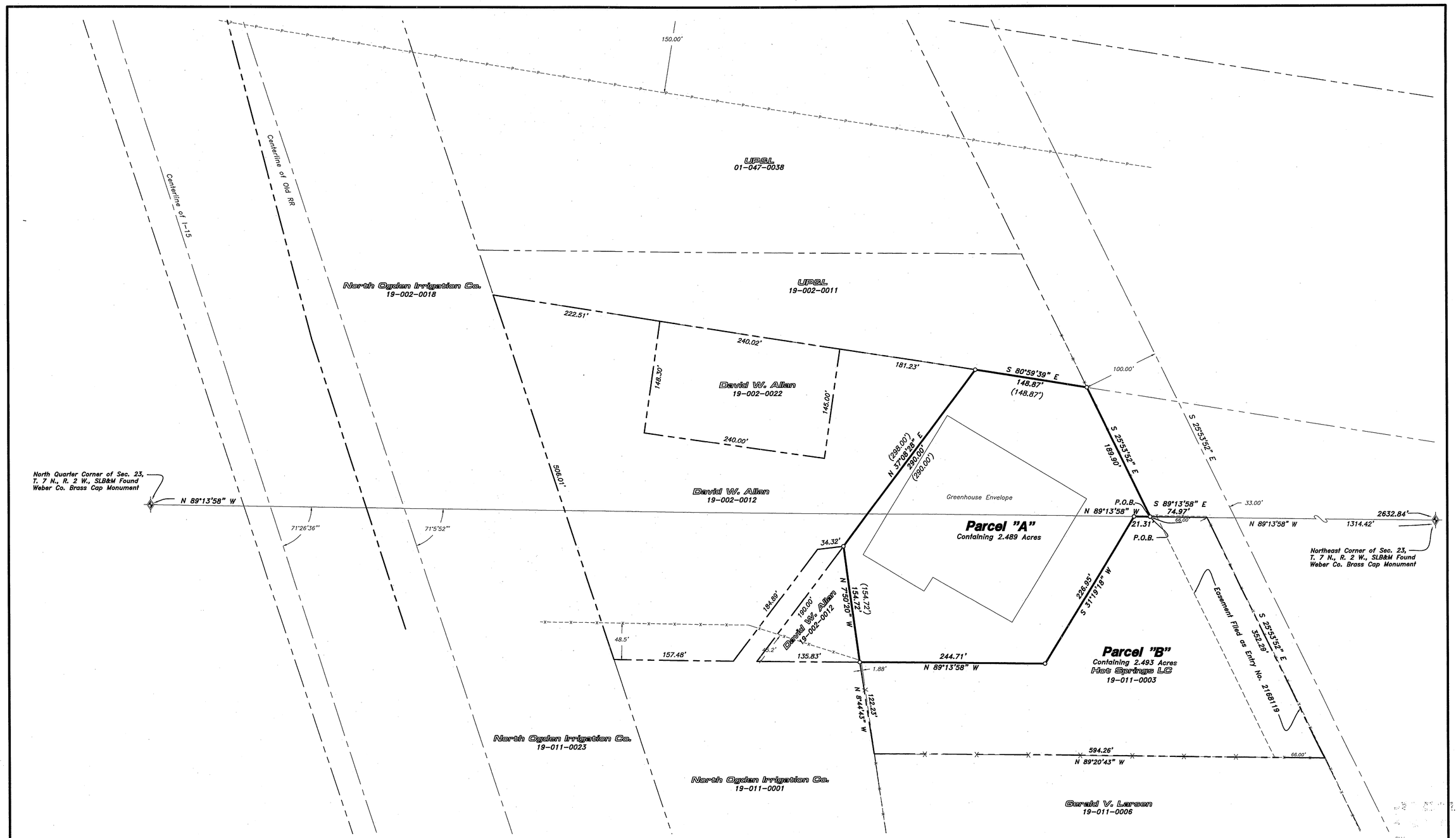

LEGEND

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Scale: 1"= 60'

0 60 120

Scale in Feet
(Data in Parentheses is Record)

Narrative

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon to include the existing greenhouses built by Dave Allan in a parcel to be purchased from Bart Smith. The survey was ordered by Dave Allan. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 23, T7N, R2W, SLB&M. The basis of bearing is the North line of the northeast quarter of said Section which bears North 89°13'58" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Parcel "A"

A PART OF THE SOUTHEAST QUARTER OF SECTION 14 AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE O.S.L.R.R. AND THE NORTH LINE OF SAID SECTION 23 LOCATED 1314.42 FEET NORTH 89°13'58" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23 BEING A WEBER COUNTY BRASS CAP MONUMENT;

RUNNING THENCE NORTH 89°13'58" WEST 21.31 FEET ALONG THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 31°19'18" WEST 226.95 FEET; THENCE NORTH 89°13'58" WEST 244.71 FEET; THENCE NORTH 07°50'20" WEST 154.72 FEET; THENCE NORTH 37°08'28" EAST 290.00 FEET; THENCE SOUTH 80°59'39" EAST 148.87 FEET; THENCE SOUTH 25°53'52" EAST 189.90 FEET; TO THE POINT OF BEGINNING. CONTAINING 108435.83 SQUARE FEET OR 2.489 ACRES.

Parcel "B"

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE O.S.L.R.R. AND THE NORTH LINE OF SAID SECTION 23 LOCATED 1314.42 FEET NORTH 89°13'58" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23 BEING A WEBER COUNTY BRASS CAP MONUMENT;

RUNNING THENCE ALONG SAID O.S.L.R.R. RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°13'58" EAST 74.97 FEET ALONG THE NORTH LINE OF SAID SECTION 23; AND (2) SOUTH 25°53'52" EAST 352.29 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 89°20'43" WEST 594.26 FEET ALONG SAID FENCE LINE; THENCE NORTH 08°44'43" WEST 122.23 FEET; THENCE SOUTH 89°13'58" EAST 244.71 FEET; THENCE NORTH 31°19'18" EAST 226.95 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 89°13'58" EAST 21.31 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 2.493 ACRES.

SUBJECT TO A RIGHT-OF-WAY RECORDED AS ENTRY NO. 2168119 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE.

RECEIVED
AUG 22 2016
BY: 5591

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do Hereby Certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act: and by the Authority of the Owners, I have Completed a Survey of the Property Described and shown Hereon this Plat in Accordance with Section 17-23-17 and have Verified all Measurements, and that the same has been Surveyed and Monuments have been Located and/or Placed on the Ground as Represented on the plat Hereon.

Signed this 30TH day of DECEMBER, 2015.

K. Greg Hansen PLS
Utah Land Surveyor Licence No. 167819

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN 12-30-15 STATE OF UTAH

No.	Date	By	Revision

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hanes.net
Brigham City (435) 723-3481 Ogden (801) 399-4905 Logan (435) 752-8272

Drawn By: kgh Date: 11/30/15
Designed By:
Checked By:
Approved By:
Scale: 1" = 60'
Drawing File: 15-3-210v15
JOB NUMBER: 15-3-210

Property Survey for
David Allan
4000 North 2200 West
Ogden City, Weber County, Utah
A Part of the Southeast Quarter of Section 14,
A Part of the Northeast Quarter of Section 23,
Township 7 North, Range 2 West, S.L.B.&M.

Sheet 1 of 1 Sheets