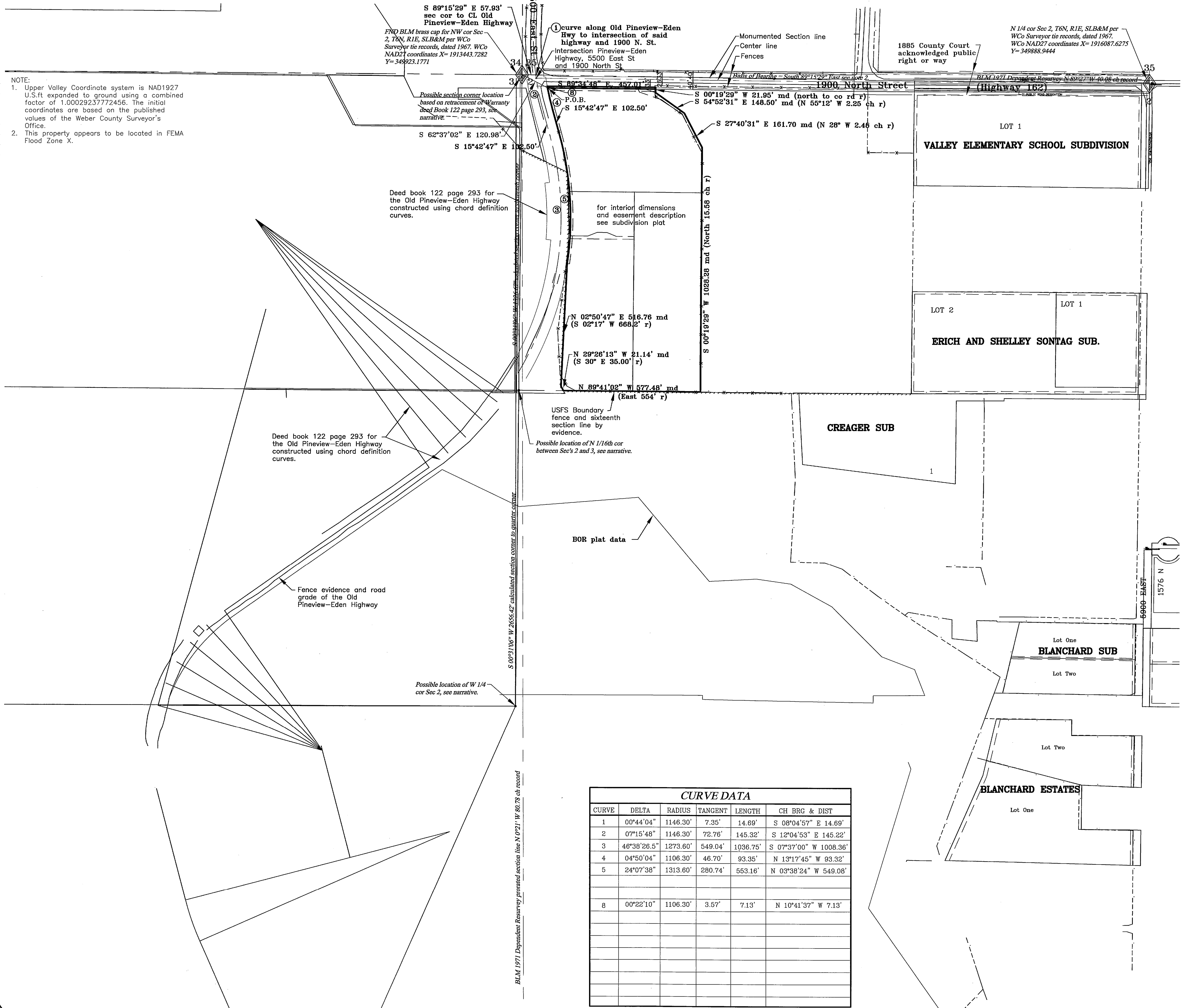


**PART OF THE NW 1/4 OF SECTION 02, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: May 2016**

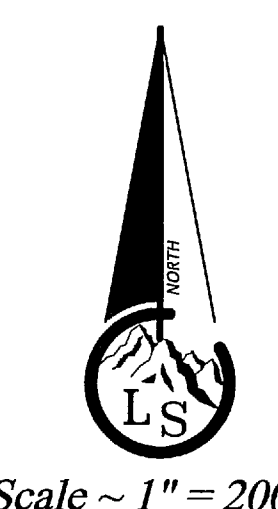


NOTE:
1. Upper Valley Coordinate system is NAD1927 U.S.ft expanded to ground using a combined factor of 1.0002923772456. The initial coordinates are based on the published values of the Weber County Surveyor's Office.
2. This property appears to be located in FEMA Flood Zone X.

BOUNDARY DESCRIPTION
A tract of land located in the Northwest Quarter of Section 2, Township 6 North, Range 1 East, Salt Lake Base and Meridian, said tract being the same property as deceded by Quit Claim Deed recorded as Entry Number 2720246 on February 2, 2015 and being further described by survey hereafter; said surveyed description having a basis of bearing of South 89°15'29" East between the monumented Northwest Corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X=1913443.7282 Y=349923.1771) and the monumented North Quarter Corner (said corner having Weber County Surveyor NAD27 State Plane coordinates of X=1916087.6275 Y=349888.9444) of said Section 2, said tract being described as follows:
BEGINNING at a point located on the east right of way of Pineview-Eden Highway (being the old state highway 162 as deceded in Warranty Deed Book 122 page 293 as surveyed) South 62°37'02" East 120.98 feet, FROM said monumented Northwest corner of Section 2;
RUNNING thence along the arc of a curve to the Right 7.13 feet, having a radius of 1106.3 feet and a chord bearing and distance of North 10°41'37" W 7.13 feet along said Pineview-Eden Highway right of way to the south right of way of Highway 162 as evidenced by State Highway Drawings WPSO 193-A for year 1936; Thence South 89°34'48" East 457.01 feet along said south right of way of State Highway 162 said right of way being 33.00 feet perpendicular distant southerly from the centerline of said highway;
Thence South 00°19'29" West 21.95 feet (North to county road by said deed); Thence South 54°52'31" East 148.50 feet along an existing ditch (N 55°12' W 2.25 chains by said deed); Thence South 27°40'31" East 161.70 feet along said ditch (N 28° W 2.45 chains by said deed); Thence South 00°19'29" West 1028.28 feet along an existing long standing fence to an existing long standing east-west fence line representing the Sixteenth Section line (North 15.58 chains by said deed); Thence North 89°41'02" West 577.48 feet along said sixteenth fence line and fence extended (East 554 feet by said deed); Thence North 29°26'13" West 21.14 feet (S 30° E 35.00 feet by said deed); Thence North 02°50'47" East 516.76 feet to the retraced location of said Pineview-Eden Highway (S 02°17' W by said deed); Thence along the arc of a non-tangent curve to the Left 553.16 feet, having a radius of 1313.60 feet and a chord bearing and distance of North 03°38'24" West 549.08 feet, along said Pineview-Eden Highway right of way line to a point of tangency;
Thence North 15°42'47" West 102.50 feet along said Pineview-Eden Highway right of way to a point of tangency; Thence along the arc of a tangent curve to the Right 93.35 feet, having a radius of 1106.30 feet and a chord bearing and distance of North 13°17'45" West 93.32 feet along said Pineview-Eden Highway right of way line to the point of beginning.
Containing 16.4505 acres, more or less.

NARRATIVE
The purpose of the survey is to create a 3 lot subdivision. The access Right-of-way shown (labeled Private Right-of-way) is not being dedicated as a public or private road and is being granted by the county as an Access Exception. The basis of bearing is as noted in the boundary description. The boundaries of this subdivision are controlled by a few documents and lines of historical occupation. The North boundary is identified as being 40 feet south of the centerline of Highway 162 which centerline has been identified from the Valley Elementary School Subdivision plat (recorded Plat book 70 page 72 and a filed survey number of 4306) to the east of this property. Along with UDOT drawings of the highway. The 40 foot offset is required by County Engineering. The South boundary of the property has been determined to be a long standing fence that stretches from the quarter section line on the east to the location that it makes a bend to the northwest near the southwest corner of this parcel. I have worked on several parcels previously that bear out the location of the fence as being collateral evidence of the Sixteenth section line, which this property was intended to use as the south boundary. The distance along a calculated section line running southerly from the Northwest corner to the intersection of this fence extended is 1326.67'. The original 1871 GLO plat for this section showed the line to be 80 chains, in 1971 the BLM did a dependent retracement of the section and prorated the Southwest corner of the section placing a length of 80.78 chains on this mile. This also shows that the distance on the west line of Lot 4 (which this property resides in) is 20.195 chains (1332.87') and is quite close to the location of the fence line. The East boundary of this property has been identified by a record of survey done by Great Basin Engineering (County Surveyor file number 2734) for the parcel to the east currently owned by Page Family Testamentary Trust. In which GBE shows that the property boundary was held to be the long standing fence that runs from the southeast corner of this subdivision to the north. They also did not hold the existing fence line that is on the southwesterly side of an existing ditch. In this subdivision I have also held this fence as the property line and I have used the record distance of my property of 1028.28' from the Sixteenth section fence line running north before terminating that line of the property. This will extend my boundary a little north of what GBE has used but it is my opinion that in this situation holding the record for the 4 coils along the east boundary, related to State Plane, is the proper identification of the line of ownership. GBE has also utilized the Sixteenth fence line as the south boundary of their property. The West boundary of the subdivision has been the more challenging boundary to identify. Deeds in the chain of title have, by and large, lost the reference to the location of the Pineview-Eden Highway, which used to be known as a State Highway no. 162 but has now been mostly abandoned. There is still public use to access the lake along this section of road that fronts on this property. This road was deeded to the USA in 1934 by book 122 page 293, however, as of this date, I have not been able to locate any document that vacated the public use rights that had been acquired on this piece of old highway. The deed to the USA was granted for purposes of constructing "the relocation of the Pine View-Eden Highway". It appears from the records that this location was used as the public highway accessing Eden after the dam was constructed in the 1930's and was used up to the 1950's when the dam was raised and the highway was again relocated to it's present place. Again, the public continues to use part of this old highway from the intersection of 5500 East & 1900 North, southerly to where there is a new parking lot. The deed, book 122 page 293 gives specific information on the configuration of the highway alignment and has been used to identify a "best fit" location utilizing existing fences north of said intersection and those available to the south of the same. The deed has a tie from the Northwest corner of the section and the location that the deed would place the corner is noted hereon and does not coincide with the BLM replacement for this corner. The location of the Private Right-of-way access to these lots are being placed based on the assumption that the old Pineview-Eden Highway is still a public road. Documents used in this survey:
1. Record of survey plat numbers 2734, 3596, 4282, 4304, 4306, 4672.
2. BLM records of the federal surveys dated 1871 and 1971 for T6N, R1E.
3. County ownership and Abstract records for Parcel 20-002-0027, 20-002-0032, 20-002-0057, 20-002-0081, 20-003-0001, 20-003-0004, 22-047-0010, 22-051-0054.
4. Recorder Ownership plats (book-page): 20-2, 20-3.
5. Specific deeds of record (Book-page): 122-293, 555-236, 593-91, 819-595; (Entry No) 878390, 2720245, 2720246.
6. Subdivision plats (Plat book-page): 70-58, 70-72.
7. UDOT drawing 193-A 1936

| CURVE DATA | | | | | |
|------------|-------------|----------|---------|----------|------------------------|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CH BRG & DIST |
| 1 | 00°44'04" | 1146.30' | 7.35' | 14.69' | S 08°04'57" E 14.69' |
| 2 | 07°15'48" | 1146.30' | 72.76' | 145.32' | S 12°04'53" E 145.22' |
| 3 | 46°38'26.5" | 1273.60' | 549.04' | 1036.75' | S 07°37'00" W 1008.36' |
| 4 | 04°50'04" | 1106.30' | 46.70' | 93.35' | N 13°17'45" W 93.32' |
| 5 | 24°07'38" | 1313.60' | 280.74' | 553.16' | N 03°38'24" W 549.08' |
| 8 | 00°22'10" | 1106.30' | 3.57' | 7.13' | N 10°41'37" W 7.13' |



- Legend**
- - - - - EXISTING FENCE
 - — — — — STREET CENTERLINE
 - FND SECTION CORNER
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK

SURVEYOR'S CERTIFICATE
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



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West Haven, UT 84401
801-731-4075

RECORD OF SURVEY
DEVELOPER: Clay Christensen, Greg Geertsen
Address: 1857 North 5500 East, Eden, UT 84310

NW 1/4 of Section 02,
Township 6 North, Range 1 East, Salt Lake Base and Meridian.

| | |
|-----------|------------------------|
| Revisions | DRAWN BY: EDR |
| | CHECKED BY: ... |
| | DATE: October 17, 2016 |
| | FILE: 3566 |

RECEIVED
DEC 08 2016
BY: 5618