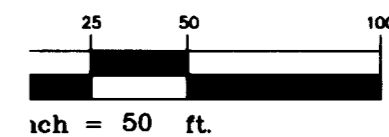


OVERALL COMBINED LEGAL DESCRIPTION

A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT FOUND AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, FROM WHICH THE BRASS CAP MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 01°12'57" WEST 2,615.10 FEET; AND RUNNING THENCE SOUTH 00°12'57" WEST (SOUTH BY RECORD) ALONG SECTION LINE 422.57 FEET (432.96 FEET BY RECORD); THENCE NORTH 89°47'03" WEST 858.35 FEET (WEST 861.3 FEET BY RECORD) TO THE CENTERLINE OF FRUITLAND DRIVE AT THE CENTER OF THE SOUTH BRANCH OF COLD WATER CREEK AND IS THE POINT OF BEGINNING; AND THENCE FOLLOWING THE CENTERLINE OF SAID CREEK THE FOLLOWING TWENTY APPROXIMATE COURSES, 1) THENCE NORTH 89°57'06" EAST 18.41 FEET; 2) THENCE SOUTH 86°55'03" EAST 21.61 FEET; 3) THENCE SOUTH 78°52'46" EAST 25.10 FEET; 4) THENCE SOUTH 82°15'28" EAST 22.10 FEET; 5) THENCE NORTH 68°43'36" EAST 35.68 FEET; 6) THENCE SOUTH 74°57'10" EAST 55.12 FEET; 7) THENCE NORTH 80°25'15" EAST 54.93 FEET; 8) THENCE SOUTH 69°26'56" EAST 13.62 FEET; 9) THENCE SOUTH 10°53'27" EAST 8.19 FEET; 10) THENCE SOUTHEASTERLY 15.45 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°32'55" AND A LONG CHORD THAT BEARS SOUTH 55°09'55" EAST 13.96 FEET; 11) THENCE NORTH 80°33'38" EAST 73.44 FEET; 12) THENCE SOUTH 85°03'04" EAST 25.97 FEET; 13) THENCE SOUTH 38°08'50" EAST 20.78 FEET; 14) THENCE SOUTH 78°36'15" EAST 8.51 FEET; 15) THENCE NORTH 50°11'00" EAST 8.69 FEET; 16) THENCE SOUTH 53°34'42" EAST 29.56 FEET; 17) THENCE SOUTH 42°10'51" EAST 18.46 FEET; 18) THENCE SOUTH 29°51'26" EAST 16.91 FEET; 19) THENCE SOUTH 61°38'26" EAST 27.05 FEET; 20) THENCE SOUTH 80°39'23" EAST 20.94 FEET; THENCE LEAVING SAID CREEK SOUTH 03°40'06" EAST 17.14 FEET (SOUTH 6°24' EAST 10.00 FEET BY RECORD; THENCE SOUTH 86°19'54" WEST (SOUTH 83°36' WEST BY RECORD) 168.46 FEET TO FENCE REFERENCED IN WARRANTY DEED #2337770; THENCE SOUTH 08°12'32" EAST 26.55 FEET (SOUTH 13°29'26" EAST 26.79 FEET BY RECORD) TO AN EXISTING FENCE POST AND THE NORTHEAST CORNER OF THE GARDNER SUBDIVISION; THENCE ALONG THE NORTH LINE OF THE SUBDIVISION THE FOLLOWING TWO COURSES AND THE EXTENSION THEREOF, 1) SOUTH 85°56'16" WEST 53.24 FEET TO FENCE ANGLE POST; 2) THENCE SOUTH 73°09'30" WEST TO AND THROUGH A FOUND LANDMARK BAR AND CAP AT THE NORTHWEST CORNER OF LOT 1 OF THE SUBDIVISION 182.73 FEET TO THE NORTHWEST CORNER OF SAID GARDNER SUBDIVISION NEAR THE CENTERLINE OF FRUITLAND DRIVE; THENCE NORTH 23°05'50" WEST 43.68 FEET; THENCE NORTH 20°47'28" WEST 168.45 FEET (NORTH 25°59' WEST 172.0 FEET BY RECORD) TO THE POINT OF BEGINNING. CONTAINING 1.25 ACRES, MORE OR LESS.



33 34  
BRASS CAP  
T. 7 N.  
R. 1 W.  
S.L.B.&M.

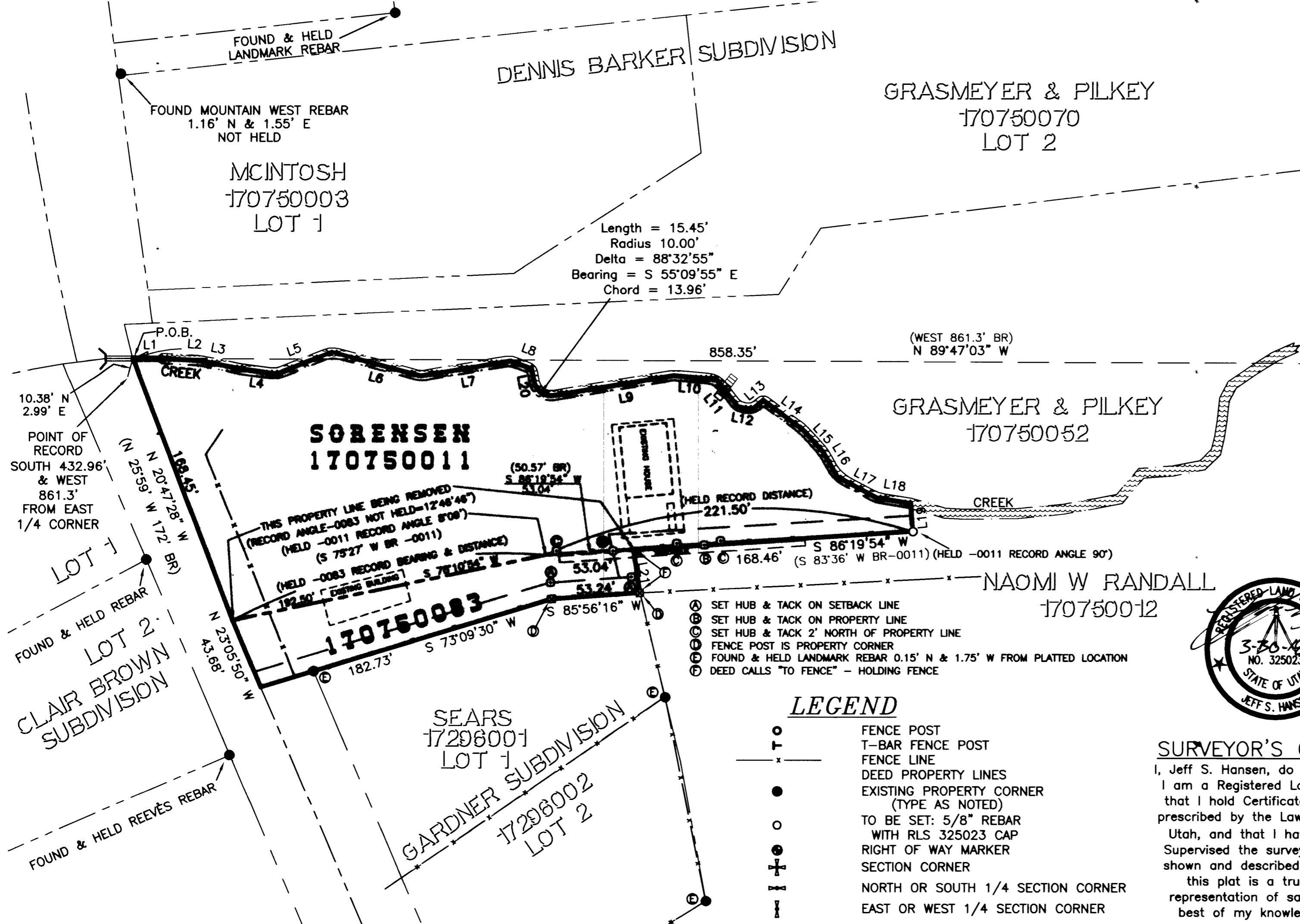


NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PROPERTY LINES FOR PARCELS 170750011 (11) AND 170750083 (83), TO SET THE PROPERTY CORNERS FOR THE SOUTH PROPERTY LINE, TO WRITE A LEGAL DESCRIPTION TO COMBINE THE TWO PARCELS INTO ONE PARCEL, AND TO SET SOME POINTS ALONG THE SOUTH LINE TO ESTABLISH THE SETBACK LINES FOR FUTURE CONSTRUCTION OF A GARAGE AND EXTENSION OF THE EXISTING HOUSE. THE SURVEY WAS ORDERED BY GREGG SORENSEN. THE BASIS OF BEARING IS AS SHOWN HEREON AND IS PER THE GARDNER AND CLAIR BROWN SUBDIVISIONS. THE LOCATION OF THE GARDNER SUBDIVISION WAS FOUND TO BE OUT OF POSITION AS COMPARED TO THE PLATTED LOCATION BY APPROXIMATELY 1.2 FEET AS NOTED HEREON. THE FOUND PROPERTY CORNER MONUMENTS FOR THIS SUBDIVISION WERE HELD TO ESTABLISH THE SUBDIVISION LOCATION. THE NORTH LINE OF WHICH IS A PORTION OF THE SOUTH BOUNDARY OF 83. THERE ARE DIFFERENT DEED BEARINGS FOR THIS COMMON LINE. THE BEARING FOR 83 IS BEING HELD AS THE CONTROLLING BEARING, AS IT HAS BEEN SURVEYED ACCURATELY BY OTHERS AND IS DIRECTLY RELATED TO THE GARDNER SUBDIVISION. THERE IS A DIFFERENCE IN THE ANGLE ON THE SOUTH SIDE OF 11 VERSES 83. I AM HOLDING THE RECORD ANGLE OF 8°09' FOR PARCEL 11 AS IT TERMINATES 0.34 FEET NORTH OF THE 83 ANGLE AND PROTECTS SORENSEN FROM CLAIM BY RANDALL AS IT GIVES RANDALL THE EXCESS FROM ANGLE POINT TO SOUTHEAST CORNER. THIS PROVIDES VERY FAVORABLE RESULTS WHEN COMPARING THE CALCULATED LINES TO THE CURRENT AND HISTORIC OCCUPATION AND FENCING IN THE AREA. I FOUND THE FOLLOWING ISSUES. TO GET TO THE LINE NOTED AS L21, THERE IS A CONFLICTING DISTANCE (53.04 MEASURED - 50.57 DEED) WITH A CALL 'TO FENCE'. THE MEASURED DISTANCE AND FENCE ARE BEING HELD AS THE CALL TO THE FENCE IS PARAMOUNT. LINE 19 WAS ESTABLISHED BY HOLDING THE RECORD ANGLE OF 90° FROM THE EAST END OF THE ABOVE MENTIONED SOUTH LINE OF PARCEL 11 AND THEN MEASURING TO THE CENTER OF THE CREEK PER DEED CALL. THE DEED CALL OF 10 FEET IS BEING IGNORED AS THE CALL TO THE CREEK IS PARAMOUNT TO THE DISTANCE. THE NORTH LINE IS THE CENTER OF THE CREEK. THE WEST LINE IS THE CENTERLINE OF FRUITLAND DRIVE. INITIAL FIELD WORK WAS COMPLETED 3-30-18.

Line #	Length	Direction
L1	18.41'	N 89°57'06" E
L2	21.61'	S 86°55'03" E
L3	25.10'	S 78°52'46" E
L4	22.10'	S 82°15'28" E
L5	35.68'	N 68°43'36" E
L6	55.12'	S 74°57'10" E
L7	54.93'	N 80°25'15" E
L8	13.62'	S 69°26'56" E
L9	73.44'	N 80°33'38" E
L10	25.97'	S 85°03'04" E
L11	20.78'	S 38°08'50" E
L12	8.51'	S 78°36'15" E
L13	8.69'	N 50°11'00" E
L14	29.56'	S 53°34'42" E
L15	18.46'	S 42°10'51" E
L16	16.91'	S 29°51'26" E
L17	27.05'	S 61°38'26" E
L18	20.94'	S 80°39'23" E
L19	17.14'	(S 06°24' E BR) S 03°40'06" E
L20	8.19'	S 10°53'27" E

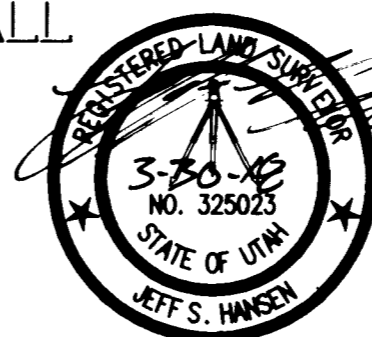
L21	(26.79' BR) 26.55'	(S 13°29'26" E BR) S 08°12'32" E
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- Ⓐ SET HUB & TACK ON SETBACK LINE
- Ⓑ SET HUB & TACK ON PROPERTY LINE
- Ⓒ SET HUB & TACK 2' NORTH OF PROPERTY LINE
- Ⓓ FENCE POST IS PROPERTY CORNER
- Ⓔ FOUND & HELD LANDMARK REBAR 0.15' N & 1.75' W FROM PLATTED LOCATION
- Ⓕ DEED CALLS "TO FENCE" - HOLDING FENCE

LEGEND

- TO
- T-BAR FENCE POST
- FENCE LINE
- DEED PROPERTY LINES
- EXISTING PROPERTY CORNER (TYPE AS NOTED)
- TO BE SET: 5/8" REBAR WITH RLS 325023 CAP
- ⊕ RIGHT OF WAY MARKER
- ⊙ SECTION CORNER
- ⊖ NORTH OR SOUTH 1/4 SECTION CORNER
- ⊗ EAST OR WEST 1/4 SECTION CORNER



SURVEYOR'S CERTIFICATE

I, Jeff S. Hansen, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 325023 as prescribed by the Laws of the State of Utah, and that I have made and/or Supervised the survey of the property shown and described hereon and that this plat is a true and correct representation of said survey to the best of my knowledge and belief.

RECEIVED  
MAR 30 2018  
BY: 5957

BRASS CAP 33 34  
4 3  
S.L.B.&M.  
R. 1 W.  
T. 7 N.  
T. 6 N.

DATE: 3/30/18  
DRAWN BY: JSH  
JOB NUMBER: 15-015  
SCALE: 1" = 50'  
SECTION: SW/4 OF SECT. 24  
TOWNSHIP: 6 N RANGE: 1 E  
OF THE SALT LAKE BASE & MERIDIAN

PROPERTY SURVEY FOR GREGG SORENSEN

JSH SURVEYING & DRAFTING INC.  
P.O. BOX 300 • WELLSVILLE, UTAH 84339  
(435) 245-0090 • FAX (435) 245-0060 • TOLL FREE 1-888-420-0268

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