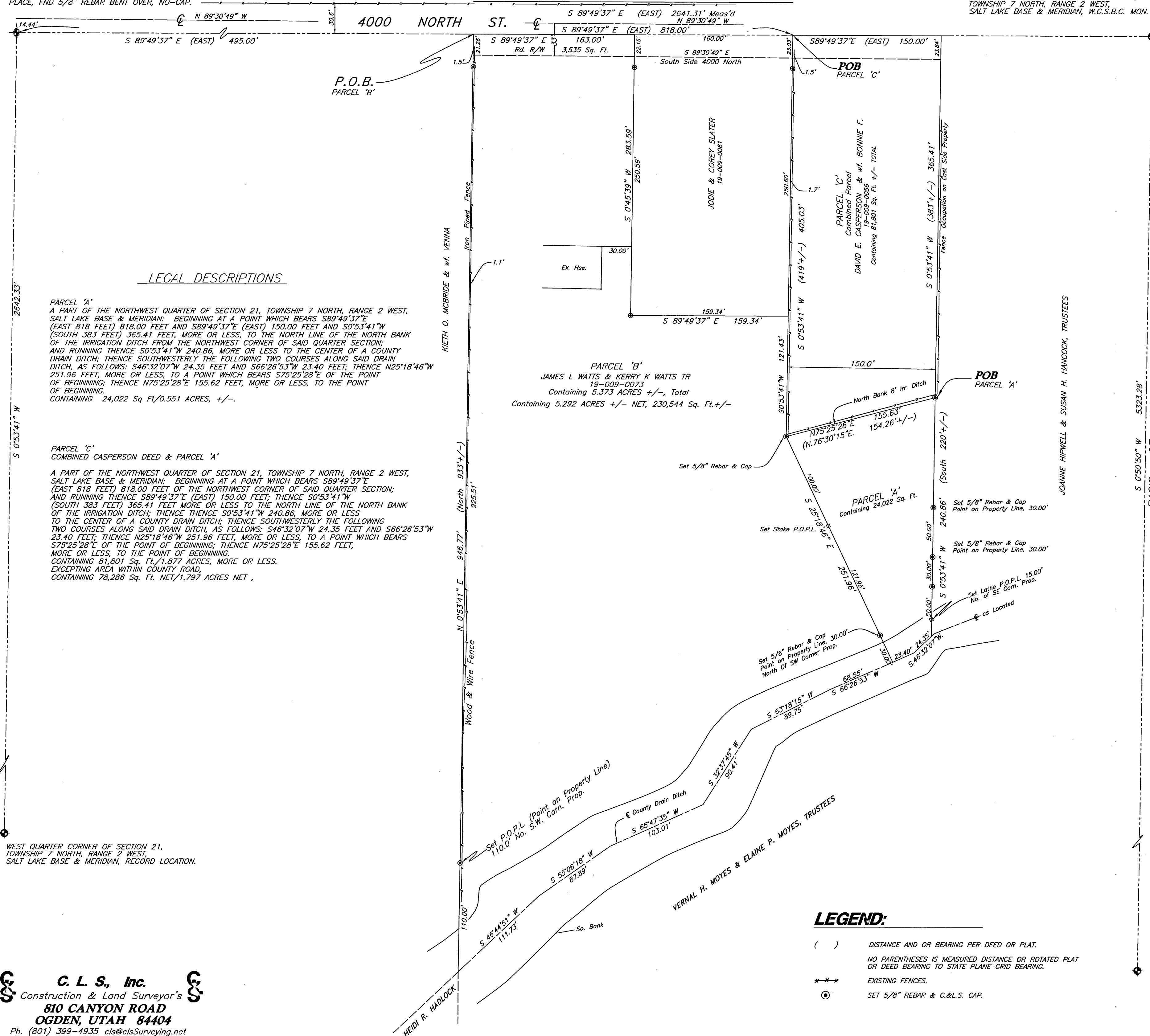


CERTIFICATION OF SURVEY

NORTHWEST CORNER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN, NO MONUMENT IN
PLACE, FND 5/8" REBAR BENT OVER, NO-CAP.

NORTH QUARTER CORNER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN, W.C.S.B.C. MON.



LEGAL DESCRIPTIONS

PARCEL 'A'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT WHICH BEARS S89°49'37"E (EAST) 485 FEET ALONG SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE S0°53'41"W 240.86, MORE OR LESS TO THE CENTER OF A COUNTY DRAIN DITCH; THENCE SOUTHWESTERLY THE FOLLOWING TWO COURSES ALONG SAID DRAIN DITCH, AS FOLLOWS: S46°32'07"W 24.35 FEET AND S66°26'53"W 23.40 FEET; THENCE N25°18'46"W 251.96 FEET, MORE OR LESS, TO A POINT WHICH BEARS S75°25'28"E OF THE POINT OF BEGINNING; THENCE N75°25'28"E 155.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 24,022 Sq Ft/0.551 ACRES, +/-.

PARCEL 'C'
COMBINED CASPERSON DEED & PARCEL 'A'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT WHICH BEARS S89°49'37"E (EAST) 818.00 FEET OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; AND RUNNING THENCE S89°49'37"E (EAST) 150.00 FEET; THENCE S0°53'41"W (SOUTH 383 FEET) 365.41 FEET MORE OR LESS TO THE NORTH LINE OF THE NORTH BANK OF THE IRRIGATION DITCH; THENCE THENCE S0°53'41"W 240.86, MORE OR LESS TO THE CENTER OF A COUNTY DRAIN DITCH; THENCE SOUTHWESTERLY THE FOLLOWING TWO COURSES ALONG SAID DRAIN DITCH, AS FOLLOWS: S46°32'07"W 24.35 FEET AND S66°26'53"W 23.40 FEET; THENCE N25°18'46"W 251.96 FEET, MORE OR LESS, TO A POINT WHICH BEARS S75°25'28"E OF THE POINT OF BEGINNING; THENCE N75°25'28"E 155.62 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINING 81,801 Sq. Ft./1.877 ACRES, MORE OR LESS.
EXCEPTING AREA WITHIN COUNTY ROAD,
CONTAINING 78,286 Sq. Ft. NET/1.797 ACRES NET.

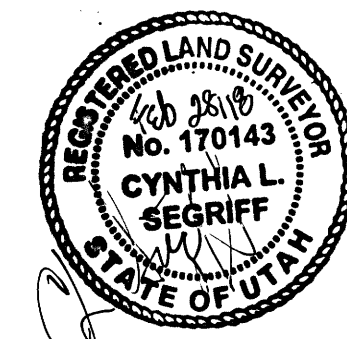
PARCEL 'B'
JAMES L WATTS & KERRY K WATTS TR
19-009-0073
Containing 5.292 ACRES +/- NET, 230,544 Sq. Ft. +/-

PARCEL 'B'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN: BEGINNING AT A POINT WHICH BEARS S89°49'37"E (EAST) 485 FEET ALONG SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE S89°49'37"E (EAST) 163.00 FEET; THENCE S0°53'41"W 283.59 FEET; THENCE S89°49'37"E 159.34 FEET; THENCE S0°53'41"W 121.43 FEET MORE OR LESS, TO THE NORTH BANK OF AN IRRIGATION DITCH; THENCE S25°18'46"E 251.96 FEET, MORE OR LESS TO THE CENTER OF THE COUNTY DRAIN DITCH; THENCE THE FOLLOWING SIX COURSES ALONG SAID DRAIN DITCH AS FOLLOWS: S66°26'53"W 68.55 FEET; S63°18'15"W 89.75 FEET; S32°37'45"W 90.41 FEET; S65°47'35"W 103.00 FEET; S55°06'18"W 87.89 FEET; AND S46°44'51"W 111.73 FEET MORE OR LESS TO A POINT WHICH BEARS S0°53'41"W FROM THE POINT OF BEGINNING; THENCE N0°53'41"E 346.77 TO THE POINT OF BEGINNING.
CONTAINING 234,083 Sq Ft/5.374 Acres, +/-.
AREA CONTAINED IN COUNTY ROAD EQUALS 3,535 SQ FT.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. SEGRUFF DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 7511(170143) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM THE RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT.

CYNTHIA L. SEGRUFF P.L.S. 7511(170143)



Narrative

WEBER COUNTY SURVEYOR'S OFFICE HAS DETERMINED THE CENTER LINE OF 4000 NORTH ST., WHICH BEARS N89°30'49"W FROM THE NORTH QUARTER CORNER OF SECTION 21, AS MONUMENTED, LOCATED AT THE INTERSECTION OF 3900 W & 4000 N, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
BASIS OF BEARINGS IS S.89°49'37"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.
THE PURPOSE OF THIS SURVEY WAS TO CREATE A PARCEL OF LAND FOR CASPERSON AND TO RETAIN A 5.25 ACRE MINIMUM OF THE WATTS PROPERTY, AS SHOWN AND DESCRIBED.

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- *** EXISTING FENCES.
- SET 5/8" REBAR & C.B.L.S. CAP.



C. L. S., Inc.
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810 CANYON ROAD
OGDEN, UTAH 84404
Ph. (801) 399-4935 cfs@clsurveying.net

CONSTRUCTION & LAND SURVEYORS
810 CANYON ROAD OGDEN, UTAH 84404 (801) 399-4935
CLIENT: Dave Casperson
SURVEY LOCATION: NW 1/4 SEC. 21, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SURVEY DATE: 2/11/18
JOB No. PS18-02

RECEIVED
JUN 27 2019
BY: 6038