

**SURVEY NARRATIVE**

THIS SURVEY WAS REQUESTED BY REED FIELDING FOR THE PURPOSE OF LOCATING THE PROPERTY BOUNDARIES OF THE PARCELS OF LAND KNOWN BY THE ASSESSOR AS PARCELS NO. 21-030-0013 AND 21-030-0015, (WEBER COUNTY ASSESSOR'S OFFICE) AND LOCATED IN UN-INCORPORATED WEBER COUNTY, UTAH.

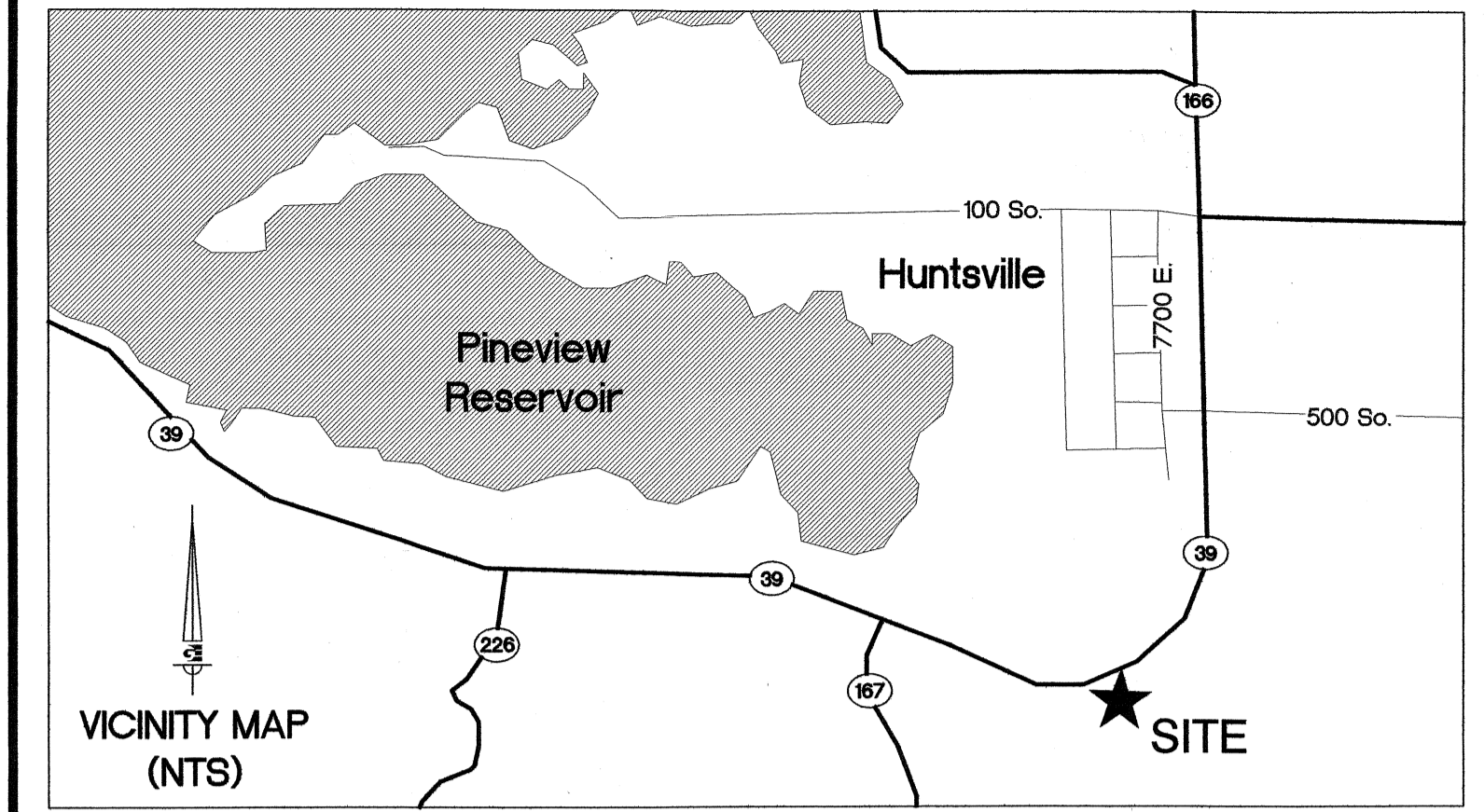
UPON RESEARCHING THE PROPERTY IT WAS DISCOVERED THAT THE SECTION CORNER TIES TO THE NORTH QUARTER CORNER FOR THE FIELDING PROPERTY AND THE ADJOINING PROPERTIES DID NOT MATCH HISTORIC OCCUPATION LINES OR ADJOINING DEEDS THAT TIED TO OTHER SECTION CORNERS. WHEN THE NORTH QUARTER CORNER WAS RE-ESTABLISHED BY PROPORTIONATE METHODS, AS THE NORTH QUARTER CORNER WAS NOT LOCATED, IT WAS DETERMINED THAT IT WOULD BE BEST TO RE-ESTABLISH THE DEEDS THROUGH ADJOINING DEEDS AND SURVEYS THAT TIED TO CURRENTLY EXISTING SECTION CORNERS. ONCE AGAIN OCCUPATION LINES WERE NOT IN CONFORMANCE WITH THE LOCATION OF THE DEED LINES ESTABLISHED IN THIS MANNER, AND NO SURVEY MONUMENTS FOR THE PROPERTY IN QUESTION WERE DISCOVERED. THIS AMBIGUITY IN THE DEEDS GAVE WAY TO ALTERNATIVE MEANS OF BOUNDARY ESTABLISHMENT. ON THE EASTERLY LINE OF PARCEL NO. 21-030-0015, A FENCE HAS EXISTED AND BEEN ACQUIRED TO FOR WELL OVER 50 YEARS; THIS HAS BEEN HELD AS THE PROPERTY LINE. A BOUNDARY LINE AGREEMENT HAS BEEN PREPARED TO ESTABLISH THE EXISTING FENCE LINE AS THE BOUNDARY LINE BETWEEN THE ADJOINING OWNERS ON THE WESTERLY LINE OF PARCEL NO. 21-030-0013. THE SOUTHERLY LINE HAS BEEN ESTABLISHED BY HOLDING THE LINES SHOWN ON A RECORDS OF SURVEY PREPARED BY HANSEN AND ASSOCIATES AND SUNRISE ENGINEERING, FILED IN THE WEBER COUNTY SURVEYORS OFFICE AS SURVEY NO. 003535 AND SURVEY NO. 003582. THE NORTHERLY LINE WAS ESTABLISHED BY HOLDING A FOUND RIGHT-OF-WAY MARKER WITHIN THE FIELDING PROPERTY FRONTAGE, AS WELL AS FOUND SURVEY MONUMENTS TO THE EAST AND WEST OF THE FIELDING PROPERTY.

# RECORD OF SURVEY

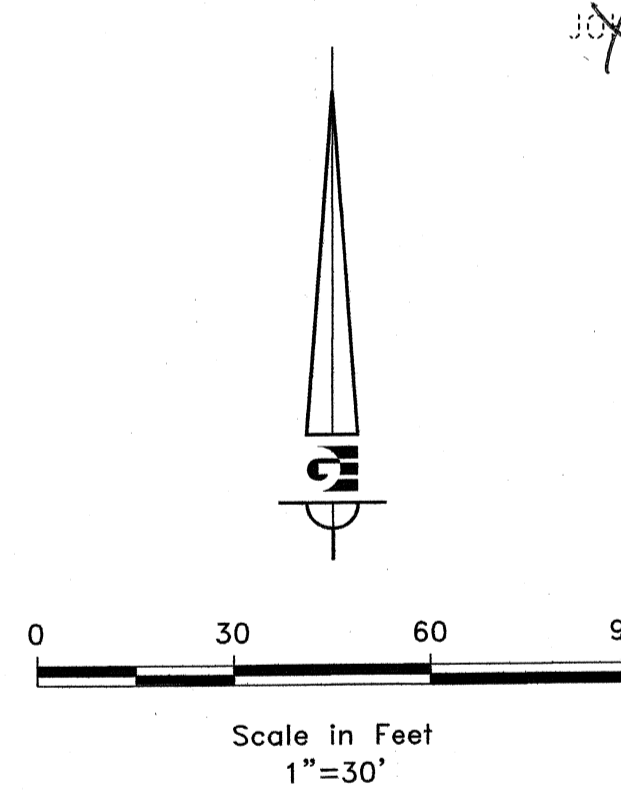
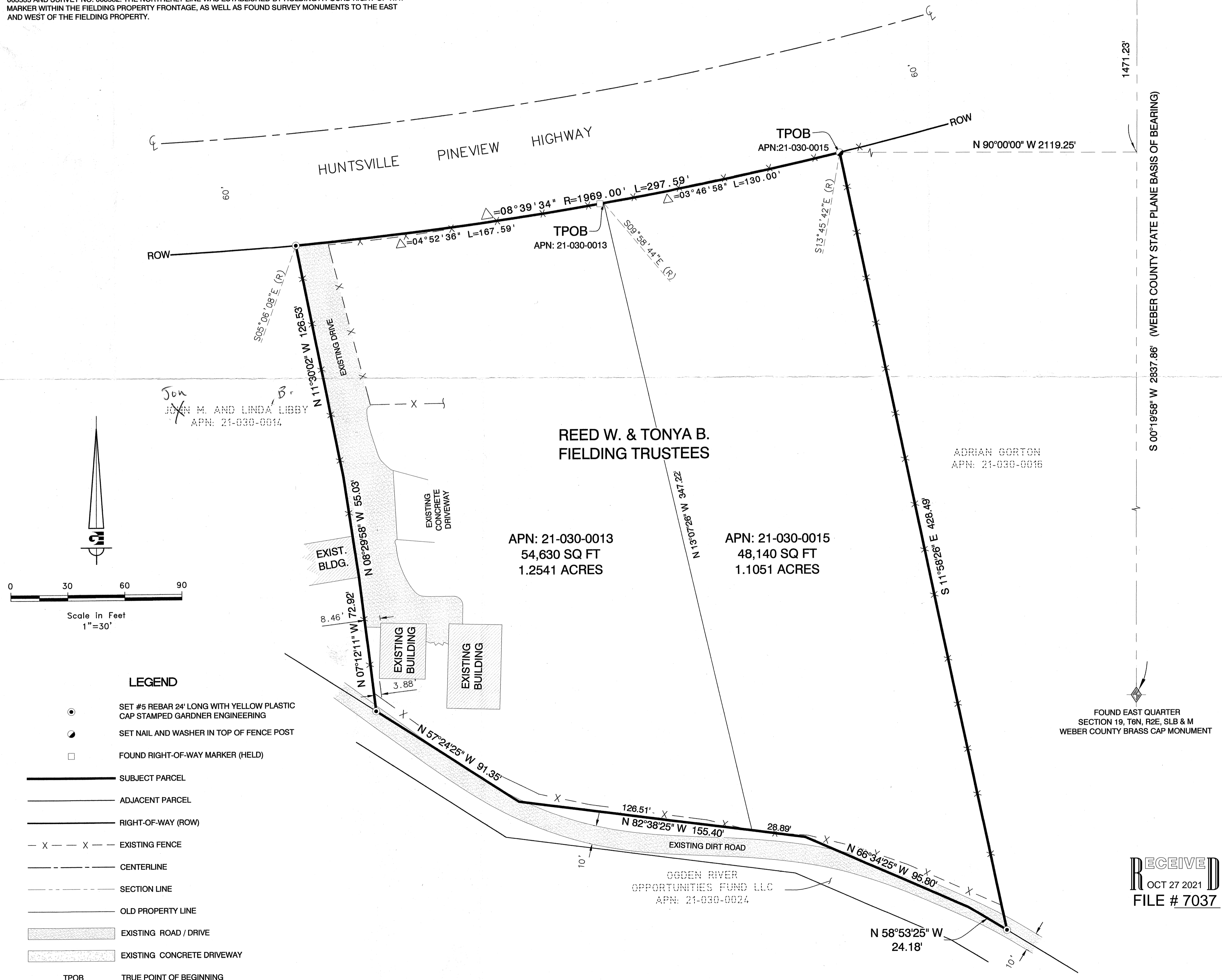
## A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SLB&M, U.S. SURVEY

### WEBER COUNTY, UTAH

MAY 2010



SCALE: 1:30	DATE: MAY 2010	DESIGN: JJC	DRAWN: BTM	CHECKED:
REVISIONS	DESCRIPTION	DATE		



**LEGEND**

- SET #5 REBAR 24" LONG WITH YELLOW PLASTIC CAP STAMPED GARDNER ENGINEERING
- SET NAIL AND WASHER IN TOP OF FENCE POST
- FOUND RIGHT-OF-WAY MARKER (HELD)
- SUBJECT PARCEL
- ADJACENT PARCEL
- RIGHT-OF-WAY (ROW)
- X - X - EXISTING FENCE
- CENTERLINE
- SECTION LINE
- OLD PROPERTY LINE
- EXISTING ROAD / DRIVE
- EXISTING CONCRETE DRIVEWAY
- TPOB TRUE POINT OF BEGINNING

**SURVEYED DESCRIPTION**  
APN: 21-030-0015

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UN-INCORPORATED WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS CORNER MONUMENT BEING 25 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°19'58" WEST 1471.23 FEET ALONG THE EASTERLY LINE OF SAID SECTION 19; THENCE NORTH 90°00'00" WEST 2119.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HUNTSVILLE PINEVIEW HIGHWAY AND THE TRUE POINT OF BEGINNING, SAID POINT BEING AN EXISTING FENCE CORNER POST; THENCE

SOUTH 11°58'26" EAST 428.49 FEET ALONG SAID EXISTING FENCE TO THE NORTHERLY LINE OF THE OGDEN RIVER OPPORTUNITIES FUND LLC PARCEL PER THAT RECORD OF SURVEY FILED NOVEMBER 21, 2005 AS SURVEY NO. 003535 IN THE OFFICE OF THE SURVEYOR OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 3 COURSES:

THENCE NORTH 58°53'25" WEST 24.18 FEET; THENCE NORTH 86°34'25" WEST 95.80 FEET; THENCE NORTH 82°38'25" WEST 28.89 FEET; THENCE NORTH 13°07'26" WEST 347.22 FEET

THENCE DEPARTING SAID NORTHERLY LINE TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1969.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 09°58'44" EAST; THENCE

EASTERLY 130.00 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 03°46'58" TO THE TRUE POINT OF BEGINNING.

CONTAINING: 48,140 SQ FT, 1.1051 ACRES, MORE OR LESS.

**SURVEYED DESCRIPTION**  
APN: 21-030-0013

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UN-INCORPORATED WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A WITNESS CORNER MONUMENT BEING 25 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°19'58" WEST 1497.96 FEET ALONG THE EASTERLY LINE OF SAID SECTION 19; THENCE NORTH 90°00'00" WEST 2119.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HUNTSVILLE PINEVIEW HIGHWAY, SAID POINT BEING AN EXISTING FENCE CORNER POST AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1969.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 13°45'42" EAST; THENCE WESTERLY 130.00 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 03°46'58" TO THE TRUE POINT OF BEGINNING.

SOUTH 13°07'26" EAST 347.22 FEET TO THE NORTHERLY LINE OF THE OGDEN RIVER OPPORTUNITIES FUND LLC PARCEL PER THAT RECORD OF SURVEY FILED NOVEMBER 21, 2005 AS SURVEY NO. 003535 IN THE OFFICE OF THE SURVEYOR OF SAID COUNTY; THENCE

NORTH 82°38'25" WEST 126.51 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 57°24'25" WEST 91.35 FEET ALONG SAID NORTHERLY LINE TO THE SOUTHERLY PROLONGATION OF AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE AND ITS SOUTHERLY PROLONGATION THE FOLLOWING 3 COURSES:

THENCE NORTH 07°12'11" WEST 72.92 FEET; THENCE NORTH 08°29'58" WEST 55.03 FEET; THENCE TO SAID SOUTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1969.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 05°06'08" EAST THENCE DEPARTING SAID EXISTING FENCE

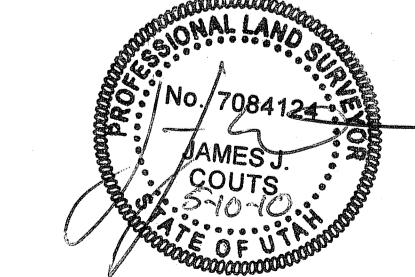
EASTERLY 167.59 FEET ALONG SAID CURVED RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 04°52'36" TO THE TRUE POINT OF BEGINNING.

CONTAINING: 54,630 SQ FT, 1.2541 ACRES, MORE OR LESS.

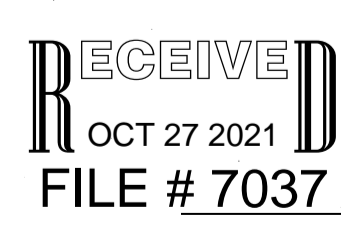
**SURVEYOR'S CERTIFICATE**

I, JAMES J. CUTS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 7084124 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 10<sup>TH</sup> DAY OF MAY, 2010.



JAMES J. CUTS, PLS NO. 7084124



**REED FIELDING**  
**APN: 21-030-0013 AND 21-030-0015**  
**RECORD OF SURVEY**  
**WEBER COUNTY, UTAH**

**Gardner Engineering**  
 8875 South Adams Ave., Parkway, Suite 200 • Ogden, UT 84403  
 Phone (801) 476 0202 • Fax (801) 476-0068  
 www.gardnerengineering.net