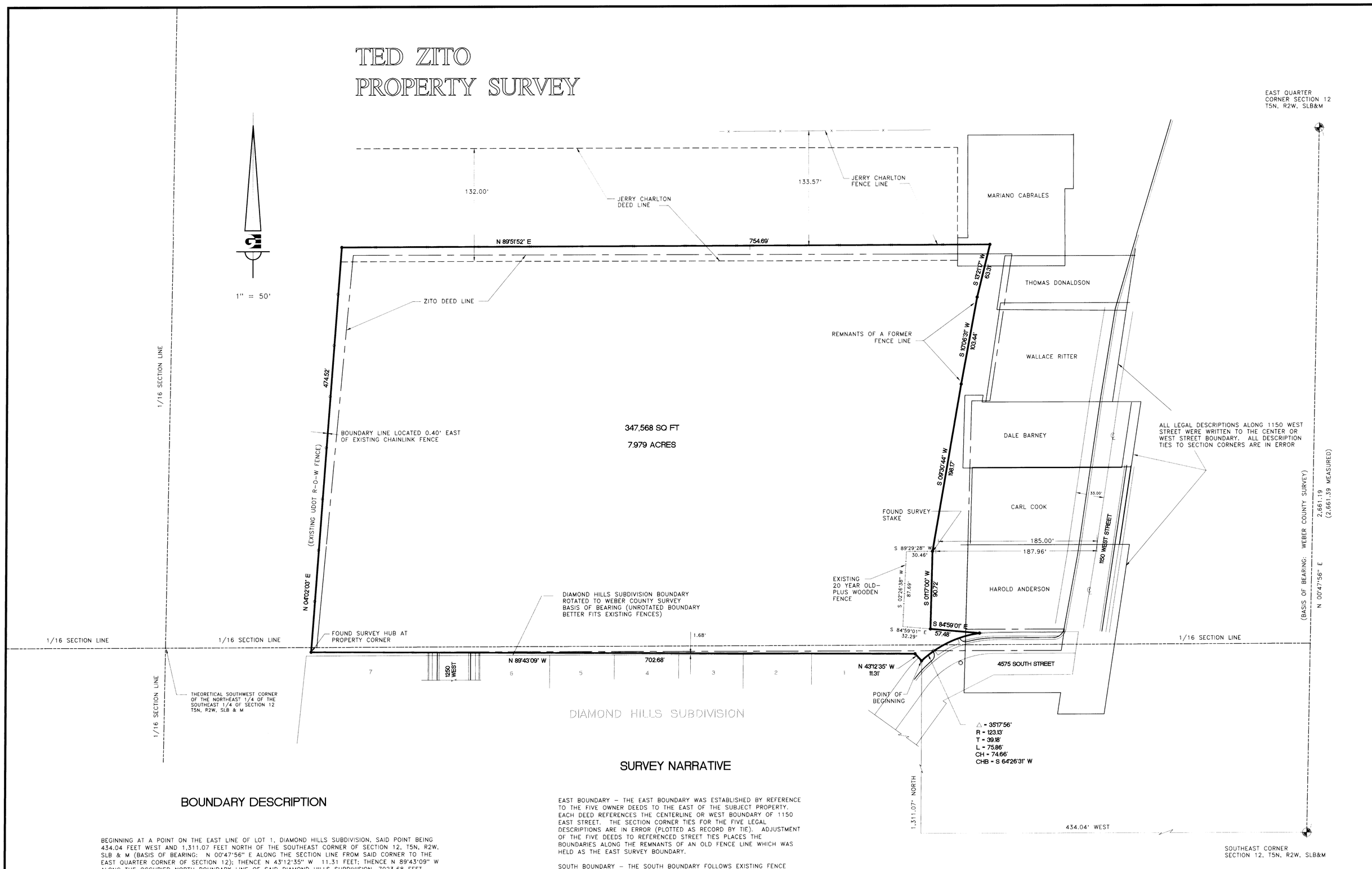
TED ZITO
PROPERTY SURVEY



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF LOT 1, DIAMOND HILLS SUBDIVISION, SAID POINT BEING 434.04 FEET WEST AND 1,311.07 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 12, T5N, R2W, SLB & M (BASIS OF BEARING: N 00°47'56" E ALONG THE SECTION LINE FROM SAID CORNER TO THE EAST QUARTER CORNER OF SECTION 12); THENCE N 43°12'35" W 11.31 FEET; THENCE N 89°43'09" W ALONG THE OCCUPIED NORTH BOUNDARY LINE OF SAID DIAMOND HILLS SUBDIVISION, 702.68 FEET TO THE EAST RIGHT-OF-WAY LINE OF I-80 AND THE OCCUPIED NORTHWEST CORNER OF LOT 7, DIAMOND HILLS SUBDIVISION; THENCE N 04°02'03" E ALONG THE EAST RIGHT-OF-WAY LINE OF I-80 (OWNERSHIP LINE BEING 0.4 FEET EAST OF THE EXISTING CHAIN-LINK FENCE LINE) TO AN INTERSECTING FENCE; THENCE N 89°51'52" E ALONG A FENCE LINE AND EXTENSION OF SAID FENCE LINE, 754.69 FEET; THENCE S 13°21'17" W 63.31 FEET; THENCE S 10°06'31" W ALONG THE REMNANTS OF A FORMER FENCE 103.44 FEET; THENCE S 09°30'44" W 198.17 FEET TO A WOODEN FENCE LINE; THENCE S 01°17'00" W 90.72 FEET TO A WOODEN FENCE LINE; THENCE S 84°59'01" E ALONG SAID WOODEN FENCE 57.48 FEET TO A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 75.86 FEET ALONG SAID CURVE (DELTA=35°17'56", R=123.13 FEET, TANGENT=39.18 FEET, CHORD=74.66 FEET, CHORD BEARING=S 64°26'31" W) TO THE POINT OF BEGINNING.

CONTAINS: 7.979 ACRES

SURVEY NARRATIVE

EAST BOUNDARY – THE EAST BOUNDARY WAS ESTABLISHED BY REFERENCE TO THE FIVE OWNER DEEDS TO THE EAST OF THE SUBJECT PROPERTY. EACH DEED REFERENCES THE CENTERLINE OR WEST BOUNDARY OF 1150 EAST STREET. THE SECTION CORNER TIES FOR THE FIVE LEGAL DESCRIPTIONS ARE IN ERROR (PLOTTED AS RECORD BY TIE). ADJUSTMENT OF THE FIVE DEEDS TO REFERENCED STREET TIES PLACES THE BOUNDARIES ALONG THE REMNANTS OF AN OLD FENCE LINE WHICH WAS HELD AS THE EAST SURVEY BOUNDARY.

SOUTH BOUNDARY – THE SOUTH BOUNDARY FOLLOWS EXISTING FENCE AND BOUNDARY LINES OF THE NORTH LINE OF DIAMOND HILLS SUBDIVISION. THE OCCUPIED BOUNDARIES WERE HELD AS THE DEDICATION PLAT BOUNDARY IS IN ERROR.

WEST BOUNDARY – THE WEST BOUNDARY FOLLOWS THE EXISTING EAST RIGHT-OF-WAY LINE FOR I-80 AS DETERMINED BY THE LOCATION OF A CHAIN-LINK FENCE AND RIGHT-OF-WAY MARKERS.

NORTH BOUNDARY – THE NORTH BOUNDARY LINE FOLLOWS AN EXISTING FENCE LINE. THE DEED FOR THE SUBJECT PROPERTY AND ADJOINING PROPERTY TO THE NORTH OVERLAP. THE OCCUPIED PROPERTY TO THE NORTH IS 133 PLUS FEET IN WIDTH AND SATISFIES THE REFERENCED DEED WIDTH FOR THE ADJOINING PROPERTY.

SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5181, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PROPERTY AND THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

2/4/94
DATE

KEN E. GARDNER NO. 5181

SCALE: 1" = 50'
DATE: FEB 94'
DESIGN: KEG
DRAWN: KEG
PROJ. NO.: 9108
DWG.: C:\DRAWINGS\OPHEIKEN.BLDGE.DWG

REVISIONS

NO.	DATE

PART OF THE SE 1/4 OF SECTION 12, T5N, R2W, SLB AND M

TED ZITO PROPERTY SURVEY
PREPARED FOR: ORLUFF OPHEIKENS

RIVERDALE, UTAH

Gardner Engineering
5150 Washington Blvd.
Ogden, Utah 84405
(801) 476-0202

RECEIVED
APR 25 1994
Weber County Surveyor

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DRAWING NUMBER 000985

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