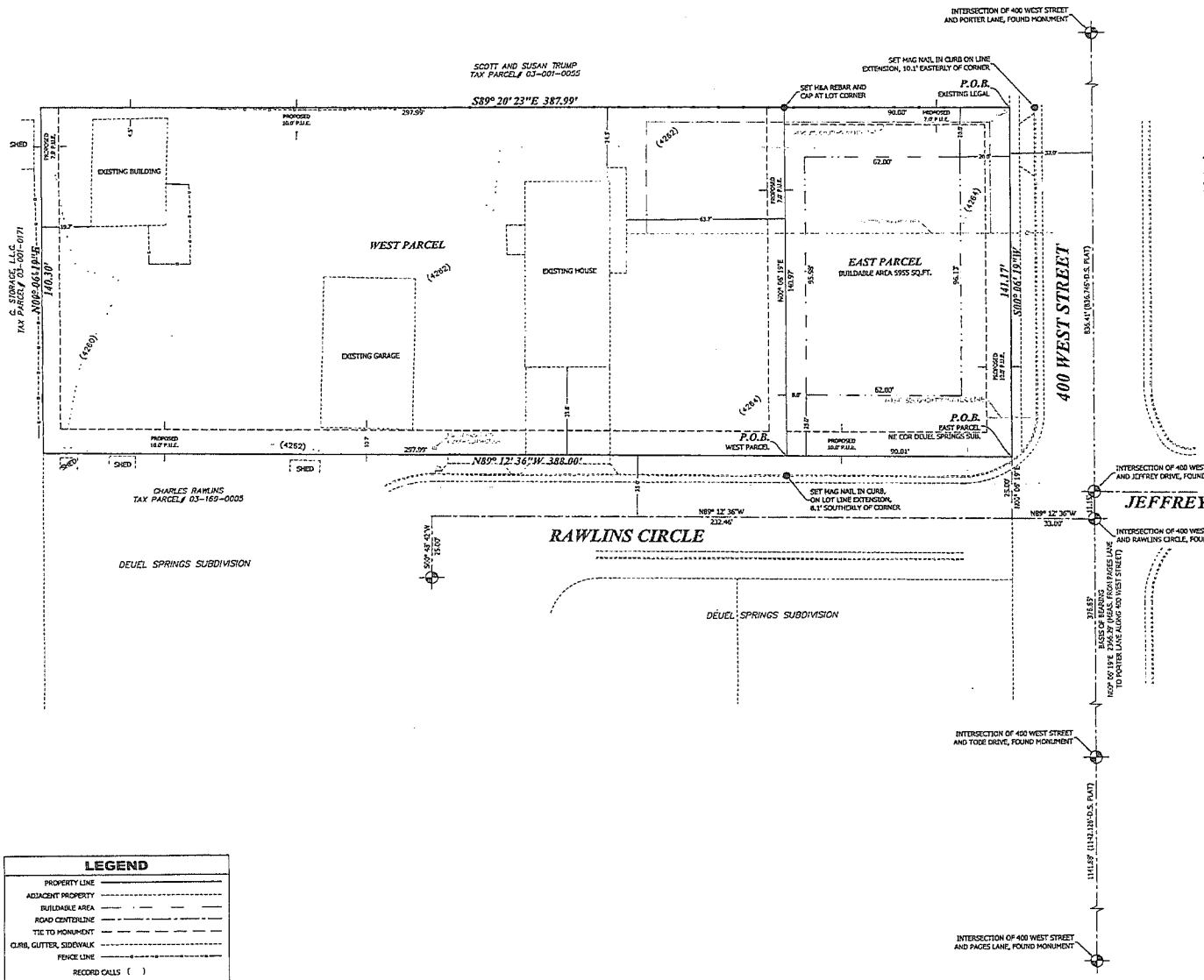

LEGEND

PROPERTY LINE	
ADJACENT PROPERTY	
BUILDABLE AREA	
ROAD CENTERLINE	
TIE TO MONUMENT	
CURB, GUTTER, SIDEWALK	
FENCE LINE	
RECORD CALLS	( )
SET 5/8" REBAR WITH H&A CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

VON R. HILL

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK THE PROPERTY CORNERS IN ORDER TO FURTHER SPLIT THE EXISTING PARCEL. THE BASIS OF BEARING WAS ESTABLISHED ALONG THE CENTER LINE OF 400 WEST STREET BETWEEN THE MONUMENTS, AS SHOWN.

THE EAST AND WEST LINES OF THE PARCEL WERE ESTABLISHED PARALLEL TO THE WEST LINE OF 400 WEST STREET, AS DESCRIBED. THE NORTH LINE OF THE PARCEL WAS ESTABLISHED ALONG A FENCE LINE, AS DESCRIBED. THE SOUTH LINE WAS ESTABLISHED USING THE NORTH LINE OF THE DEUEL SPRINGS SUBDIVISION, ALSO BEING THE NORTH LINE OF THE RAWLINS CIRCLE RIGHT OF WAY.

WE ALSO REFERENCED A 1986 BALLING ENGINEERING SURVEY, SURVEY #0292, WHICH SURVEYED THE SAME PARCEL BEFORE THE AFOREMENTIONED SUBDIVISION HAD BEEN DEDICATED.

DESCRIPTIONS

EXISTING LEGAL DESCRIPTION
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF A STREET AND A CERTAIN FENCE LINE PROJECTED, AT A POINT EAST 1681.68 FEET AND NORTH 00°31' EAST 1368.49 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 00°31' EAST 141.0 FEET ALONG THE WEST LINE OF SAID STREET; THENCE NORTH 89°13'10" WEST 388.0 FEET PARALLEL TO THE NORTH FENCE LINE; THENCE NORTH 00°31' EAST 141.0 FEET PARALLEL TO THE WEST LINE OF SAID STREET TO A CERTAIN FENCE LINE; THENCE SOUTH 89°13'10" EAST 388.0 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

WHOLE SURVEYED PARCEL CONTAINS 1.254 ACRES.

EAST PARCEL DESCRIPTION
THE EAST 90.00 FEET OF THE GRANTOR'S PROPERTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE DEUEL SPRINGS SUBDIVISION, SAID POINT BEING NORTH 89°12'36" WEST 33.00 FEET TO THE WEST LINE OF 400 WEST STREET AND NORTH 00°06'19" EAST 25.00 FEET ALONG SAID WEST LINE TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF RAWLINS CIRCLE FROM THE MONUMENT AT THE INTERSECTION OF SAID 400 WEST STREET AND RAWLINS CIRCLE, AND RUNNING
THENCE NORTH 89°12'36" WEST 90.01 FEET ALONG THE NORTH LINE OF RAWLINS CIRCLE;
THENCE NORTH 00°06'19" EAST 140.97 FEET TO A FENCE LINE;
THENCE SOUTH 89°20'23" EAST 90.00 FEET ALONG SAID FENCE LINE TO THE WEST LINE OF 400 WEST STREET;
THENCE SOUTH 00°06'19" WEST 141.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EASE PARCEL CONTAINS 0.291 ACRES.

WEST PARCEL DESCRIPTION
ALL OF THE GRANTOR'S PROPERTY LESS THE EASTERLY 90.00 FEET, LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 89°12'36" WEST 90.01 FEET ALONG THE NORTH LINE OF THE DEUEL SPRINGS SUBDIVISION FROM THE NORTHEAST CORNER OF SAID SUBDIVISION, SAID NORTHEAST CORNER BEING NORTH 89°12'36" WEST 33.00 FEET TO THE WEST LINE OF 400 WEST STREET AND NORTH 00°06'19" EAST 25.00 FEET ALONG SAID WEST LINE TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF RAWLINS CIRCLE FROM THE MONUMENT AT THE INTERSECTION OF SAID 400 WEST STREET AND RAWLINS CIRCLE, AND RUNNING
THENCE NORTH 89°12'36" WEST 297.99 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 00°00'19" EAST 140.30 FEET PARALLEL TO THE WEST LINE OF 400 WEST STREET TO THE EXTENSION OF A FENCE LINE;
THENCE SOUTH 89°20'23" EAST 297.99 FEET ALONG SAID FENCE AND ITS EXTENSION;
THENCE SOUTH 00°06'19" EAST 140.97 FEET TO THE NORTH LINE OF DEUEL SPRINGS SUBDIVISION AND TO THE POINT OF BEGINNING.

WEST PARCEL CONTAINS 0.962 ACRES.

151 North 200 West #4 Suite 24
Bountiful, Utah 84010
Phone: 801-298-2576
Fax: 801-298-9983

RECEIVED MAR 29 2016

BOUNDARY SURVEY
JAMES ROHLETTER
560 SOUTH 400 WEST
LOCATED IN THE NW 1/4 SECTION 18, T.2N, R.1E., S.L.B.&M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

DRAWN BY	BC	DATE	02/26/2016
APPROVED	VRH	DATE	03/17/2016
REV.	BY	DATE	
1			03-21-2016

SHEET C201
SHEET NAME BOUNDARY
DRAWING NAME 1203001 BOUNDARY.dwg
PROJECT NO. 1203001