

BOUNDARY SURVEY & LOT LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

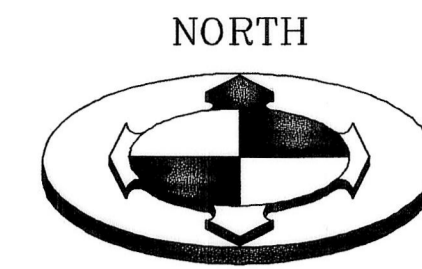
NORTH QUARTER CORNER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN (NOT FOUND)

500 SOUTH STREET AND GLADIOLA STREET
INTERSECTION. FOUND BRASS CAP MONUMENT
(RING AND LID)

NORTHEAST CORNER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN (NOT FOUND)

SOUTH 89°51'55" EAST 2665.02' (ARP)

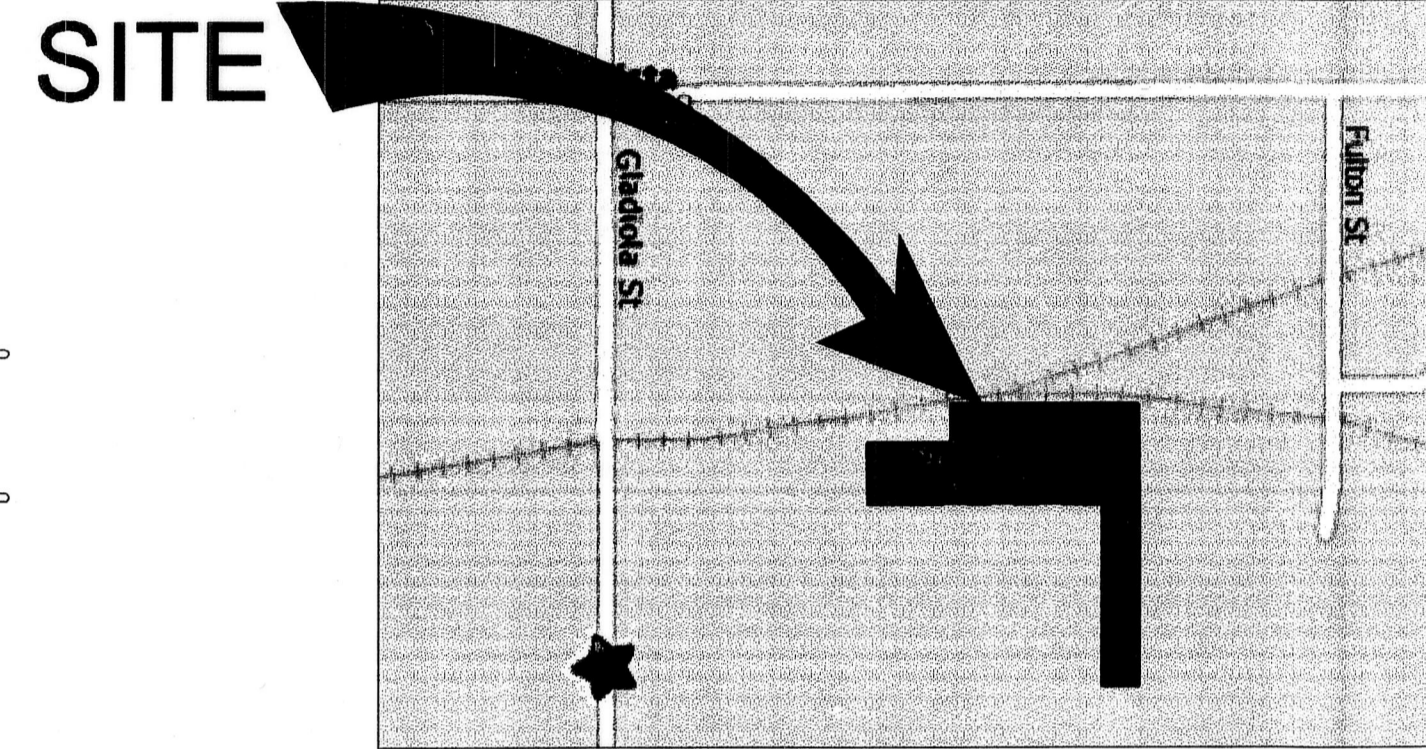
ROBINSON FARMS WEST INC.
TAX ID NO. 15-08-230-021



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

VICINITY MAP



SURVEY NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES WHICH WOULD BE DISCLOSED BY THE DETAILS OF A CURRENT TITLE INSURANCE POLICY.
2. PLEASE SEE CITY AND COUNTY PLANNING AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD DISTANCES AS WELL AS OTHER BUILDING AND USE RESTRICTIONS AND REQUIREMENTS.
3. EVEN THOUGH WE USED OUR BEST EFFORTS IN SURVEYING THE SUBJECT PROPERTY FROM RECORD INFORMATION, THIS SURVEY DOES NOT GUARANTEE TITLE TO LINES SET NOR PURPORT TO SHOW EASEMENTS OF RECORD, NOR IS IT PROOF OF OWNERSHIP.
4. ADDITIONAL INFORMATION NOT INCLUDED WITH THIS SURVEY MAY BE OR MAY HAVE BEEN RECORDED AGAINST THIS PROPERTY. OWNERS OR POTENTIAL PURCHASER OF PROPERTY LEGALLY DESCRIBED BY THIS PLAN ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, BOUNDARY INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAN AND ALSO ANY INFORMATION OF RECORD WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED IN THIS PLAN. PROPERTY OWNERS AND PURCHASER ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAN, AS CURRENTLY EXISTING OR AS MAY FORM TIME TO TIME BE CHANGED AND/OR AMENDED.

PROPOSED LOT LINE ADJUSTMENT DESCRIPTIONS:

PARCEL "A":

BEGINNING AT A POINT IN THE CENTER OF GLADIOLA STREET BEING MEASURED BY THAT CERTAIN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING AND SURVEYING AS S2007-04-0357 DATED APRIL 20, 2007 FILED AT THE SALT LAKE SURVEYOR OFFICE, LOCATED SOUTH 00°04'30" EAST ALONG THE GLADIOLA STREET MONUMENT LINE 2120.44 FEET AND EAST 5.54 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF 500 SOUTH STREET AND GLADIOLA STREET, SAID POINT ALSO BEING NORTH 89°56'08" WEST 33 FEET (WEST 2 RODS PER DEED) AND NORTH 0°04'30" WEST 264.00 FEET (NORTH 26 RODS PER DEED) FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 23, BRIGHTON FARMING PLAT AN UNRECORDED PLAT, BEING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'33" EAST 363 FEET (EAST 22 RODS PER DEED); THENCE NORTH 0°04'30" WEST 165 FEET (NORTH 10 RODS PER DEED); THENCE SOUTH 89°57'33" EAST ALONG AN EXISTING OLD ESTABLISHED WIRE FENCE WITH WOOD POSTS A DISTANCE OF 244.38 FEET (EAST 14.75 RODS PER DEED); THENCE SOUTH 0°04'30" EAST 429.33 FEET (SOUTH 26 RODS PER DEED) TO THE NORTH LINE OF THE CHELATED MINERALS SUBDIVISION RECORDED AS ENTRY # 9864896, IN BOOK 2006P, AT PAGE 285, WITH THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 89°55'39" WEST ALONG SAID NORTHERLY LINE AND LINE EXTENDED 573.38 FEET (WEST 34.75 RODS PER DEED) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GLADIOLA STREET (CURRENTLY 33 FOOT HALF WIDTH), ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°56'08" WEST 33 FEET (WEST 2 RODS PER DEED) TO THE EXISTING CENTERLINE OF GLADIOLA STREET; THENCE NORTH 0°04'30" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 264.00 FEET (NORTH 16 RODS PER DEED) TO THE POINT OF BEGINNING.

CONTAINS 10.269 ACRES, MORE OR LESS.

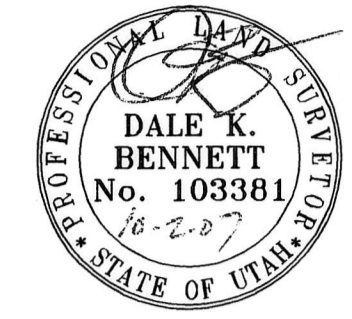
PARCEL "B"

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET (42 FOOT HALF WIDTH) AT A POINT SOUTH 06°14'32" WEST 1898.79 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°57'06" EAST ALONG THE CENTERLINE OF SAID 900 SOUTH STREET 1028.88 FEET AND NORTH 0°04'30" WEST 42.00 FEET FROM THE SALT LAKE CITY BRASS CAP MONUMENT IN THE INTERSECTION OF GLADIOLA STREET AND 900 SOUTH STREET, AND RUNNING THENCE NORTH 0°04'30" WEST 781.41 FEET; THENCE 89°55'39" EAST 158.40 FEET; THENCE SOUTH 0°04'30" EAST 781.41 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET; THENCE NORTH 89°57'06" WEST 158.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.842 ACRES

SURVEYOR'S CERTIFICATE:

I, DALE K. BENNETT, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 103381 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAN CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



BOUNDARY DESCRIPTIONS:

DEED DESCRIPTIONS

PARCEL 1:

COMMENCING AT A POINT IN THE CENTER OF A ROAD, 2 RODS WEST OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 23, BRIGHTON FARMING PLAT, BEING IN THE NORTHEAST QUARTER SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 16 RODS; THENCE EAST 22 RODS; THENCE NORTH 10 RODS; THENCE EAST 14.75 RODS; THENCE SOUTH 26 RODS; THENCE WEST 36.75 RODS TO A POINT IN THE CENTER OF A ROAD AND A PLACE OF COMMENCEMENT.

RECORDED AS TAX PARCEL NUMBER 15-08-230-003 AT THE SALT LAKE COUNTY RECORDER'S OFFICE

PARCEL 2:

BEGINNING AT A POINT WHICH IS SOUTH 280.316 FEET AND WEST 50.418 FEET AND SOUTH 0°04'30" EAST 396.306 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°04'30" WEST ALONG THE GLADIOLA STREET MONUMENT LINE 1649.036 FEET AND NORTH 89°55'30" EAST 5.20 FEET AND SOUTH 89°58'28" EAST 1181.738 FEET AND SOUTH 0°04'30" EAST 396.306 FEET FROM THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF GLADIOLA STREET AND 900 SOUTH STREET; THENCE SOUTH 0°04'30" EAST 429.641 FEET; THENCE SOUTH 89°56'33" EAST 0.347 FEET; THENCE SOUTH 0°04'30" EAST 781.408 FEET TO THE NORTH RIGHT OF WAY LINE OF 900 SOUTH STREET; THENCE NORTH 89°57'34" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 158.40 FEET; THENCE NORTH 0°04'30" WEST 781.507 FEET; THENCE NORTH 89°55'39" WEST 416.147 FEET; THENCE NORTH 0°04'30" WEST 429.32 FEET; THENCE SOUTH 89°57'33" EAST 574.199 FEET TO THE POINT OF BEGINNING.

AS SURVEYED DESCRIPTION:

PARCEL 1

BEGINNING AT A POINT IN THE CENTER OF GLADIOLA STREET BEING MEASURED BY THAT CERTAIN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING AND SURVEYING AS S2007-04-0357 DATED APRIL 20, 2007 FILED AT THE SALT LAKE SURVEYOR OFFICE, LOCATED SOUTH 0°04'30" EAST ALONG THE GLADIOLA STREET MONUMENT LINE 2120.44 FEET AND EAST 5.54 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF 500 SOUTH STREET AND GLADIOLA STREET, SAID POINT ALSO BEING NORTH 89°56'08" WEST 33 FEET (WEST 2 RODS PER DEED) AND NORTH 0°04'30" WEST 264.00 FEET (NORTH 26 RODS PER DEED) FROM THE SOUTHWEST CORNER OF LOT 9, BLOCK 23, BRIGHTON FARMING PLAT AN UNRECORDED PLAT, BEING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'33" EAST 363 FEET (EAST 22 RODS PER DEED); THENCE NORTH 0°04'30" WEST 165 FEET (NORTH 10 RODS PER DEED); THENCE SOUTH 89°57'33" EAST ALONG AN EXISTING OLD ESTABLISHED WIRE FENCE WITH WOOD POSTS A DISTANCE OF 244.38 FEET (EAST 14.75 RODS PER DEED); THENCE SOUTH 0°04'30" EAST 429.33 FEET (SOUTH 26 RODS PER DEED) TO THE NORTH LINE OF THE CHELATED MINERALS SUBDIVISION RECORDED AS ENTRY # 9864896, IN BOOK 2006P, AT PAGE 285, WITH THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE NORTH 89°55'39" WEST ALONG SAID NORTHERLY LINE AND LINE EXTENDED 573.38 FEET (WEST 34.75 RODS PER DEED) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GLADIOLA STREET (CURRENTLY 33 FOOT HALF WIDTH), ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°56'08" WEST 33 FEET (WEST 2 RODS PER DEED) TO THE EXISTING CENTERLINE OF GLADIOLA STREET; THENCE NORTH 0°04'30" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 264.00 FEET (NORTH 16 RODS PER DEED) TO THE POINT OF BEGINNING.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°04'30" EAST, BETWEEN THE FOUND STREET MONUMENTS AT THE INTERSECTION OF 500 SOUTH STREET AND GLADIOLA STREET AND 900 SOUTH STREET AND GLADIOLA STREET ALONG THE MONUMENT LINE AS SHOWN HEREON.

NARRATIVE OF BOUNDARY:

BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. WAS RETAINED BY JOSH JOHNSON, MOUNTAIN WEST PRODUCTS, LLC. TO PROVIDE A BOUNDARY SURVEY ON THE DEED DESCRIPTION "PARCEL 1" AS SHOWN HEREON AND PROVIDE A LOT LINE ADJUSTMENT AS REQUIRED BY SALT LAKE CITY FOR REVISING THE BOUNDARY OF THE TWO PARCELS OWNED BY GETZLEMAN. PARCELS 1 AND 2 AS DESCRIBED HEREON ARE THE ORIGINAL DEED DESCRIPTIONS. PARCELS A AND B ARE THE DESCRIPTIONS OF THE PROPOSED PARCELS AFTER THE LOT LINE ADJUSTMENT HAS OCCURRED.

THERE ARE DEED DISCREPANCIES BETWEEN THE DEEDS DUE TO THE POINT OF BEGINNING TIES AS DESCRIBED IN THE PREVIOUS SURVEY PREPARED BY OUR COMPANY FOR BRIAN AND SARAH GETZLEMAN. BOTH PARCELS 1 AND 2 WERE REDESCRIBED AS SHOWN IN THIS PREVIOUS SURVEY AND SHOWN AS "AS SURVEYED DESCRIPTIONS" FOR PARCELS 1 AND 2 SHOWN HEREON.

LIST OF REFERENCED DOCUMENTS

- CHELATED MINERALS SUBDIVISION (BK 2006P PG 285)
- SPECIAL WARRANTY DEED - PARCEL 2 (BK 7286 PG 2207)
- QUIT CLAIM DEED - PARCEL 2 (BK 9237 PG 7313)
- BRIGHTON FARMING PLAT

S2008-01-0110 1 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

NO.	DATE	DESCRIPTION
1	8-26-07	GLADIOLA DEED PER CITY
2	10-22-07	STREET WIDENING DEED PER CITY

DRAWN BY	FBA	DKB	BH	DATE	DWG. FILE
				07/10/07	0701003.AB

BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-1792
www.benchmarkcivil.com



MOUNTAIN WEST PRODUCTS, LLC
GETZLEMAN PROPERTY
759 SOUTH GLADIOLA STREET
SALT LAKE CITY, UTAH

PROJECT NO. 0701003.A

BOUNDARY SURVEY

1 OF 2

LEGEND AND ABBREVIATIONS:

	SECTION CORNER (FOUND)
	PROPOSED BOUNDARY CORNER (SET 3/8 REBAR AND CAP)
	BEARING & DISTANCE PER DEED
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	FENCE LINE
	TOP BANK OF CANAL
	DEED LINE

NOTE:
EX IMPROVEMENTS, FENCES, ETC. SHOWN HEREON ARE FOR LOCATION PURPOSES ONLY. NOT ALL IMPROVEMENTS ARE SHOWN.

FOUND SALT LAKE CITY MONUMENT,
INTERSECTION OF 900 SOUTH &
GLADIOLA STREET
(BRASS CAP RING & LID)

S 89°57'06" E 1028.88'
900 SOUTH STREET

P.O.B. PARCEL "B"

N00°04'30"W 42.00'

N89°57'06"W 158.40'

FND SALT LAKE COUNTY SURVEYOR MONUMENT

M.C.I. MH