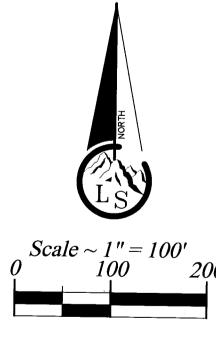
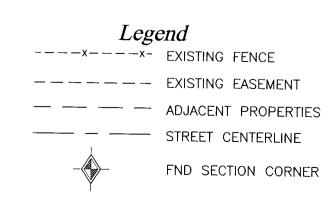


3" Brass Cap, dated 1988

- NE CORNER QUARTER SECTION 28

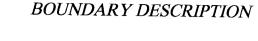




FND REBAR AND CAP SET #5x24" REBAR AND CAP STAMPED LANDMARK

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SURVEYOR'S CERTIFICATE I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) the properties of which may or may not share a common boundary with the property(s) surveyed.



Combined Parcel:

A part of the East half of Section 28, and a part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian; the basis of bearing for the described parcel being a line between the East Quarter and the Southeast corner of said Section 28 having a bearing of South 0°21'13" West; Beginning at the East Quarter monument of said Section 28; and running thence along the East Section line of said Section 28 South 0°21'13" West 111.70 feet to a point on the Westerly boundary of that parcel described in Warranty Deed Entry No. 3243852 recorded June 30, 2022 of Weber County Records, running thence along said parcel the following three (3) courses (1) South 89°38'47" East 89.32 feet, (2) South 3°02'24" East 510.60 feet and (3) South 123.07 feet to a point on an existing fence line; thence along said fence South 68°34'56" West 129.54 feet; thence South 87°59'00" West 67.21 feet; thence North 9°49'43" East 179.00 feet more or less to a point on a fence line extended to the East; thence South 89°38'47" East 14.50 feet to the East end of said fence line; thence North 0°16'55" East 207.98 feet to an existing fence line; thence South 89°22'00" West 17.10 feet to the East end of a fence line to the West; thence North 4°51'59" West 29.16 feet; thence South 89°20'40" West 148.18 feet more or less to an old existing fence line, said fence line being on the West line of Grantors property; thence along said fence line North 5°31'41" East 383.70 feet to a fence corner; thence along a fence North 87°55'50" West 60.47 feet to an existing fence intersection and the Southeast corner of that property described in Warranty Deed Entry No. 2961628 recorded January 16, 2019 of Weber County Records; thence along said property North 0°37'50" West 213.35 feet to the Southeast corner of that property described in Warranty Deed Entry No. 2998201 recorded August 20, 2019 of Weber County Records; thence along said property the following two (2) courses: (1) North 0°17'03" West 180.76 feet and (2) North 89°22'12" East 222.95 feet more or less to the East line of said Section 28; thence along said East line South 0°21'36" West 397.22 feet to the point of beginning.

Together with a 20-foot wide right of way located within the Southeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, the Easterly line of which is described as follows: Beginning at a point on the Northeasterly line of State Highway 162, said point being 45 feet Northwesterly along said line from the intersection of said line with the Easterly line of the Kenneth J. & Florence M. Rogerson property and also being North 1493.12 feet and West 132.56 feet from the Southeast corner of said Section; thence North 08°52'46" East 369.40 feet; thence North 75°04'07" East 77.62 feet to a point 20 feet North along the Quarter Section line from the Southwest corner of the Nicholas Ray & Deanna Jean Rowe property .

Contains 5.507 acres

A part of the East half of Section 28, and a part of the Southwest Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base and Meridian; the basis of bearing for the described parcel being a line between the East Quarter and the Southeast corner of said Section 28 having a bearing of South 0°21'13" West: Beginning at the Northwest corner of that property shown and described on Record of Survey No. 2528 found in the Weber County Surveyor's office, said point being on the Section line which is 792.62 feet South 0°21'13" West from the East Quarter corner of said Section 28; and running thence along said property and Record of Survey the following two (2) courses: (1) South 0°21'13" West along said Section line 64.13 feet; thence South 22°35'07" West 333.33 feet more or less to the North right-of-way line of Highway 162; thence along said right-of-way along a 1465.70 foot radius curve to the left a distance of 103.68 feet (Central Angle is 4°13'10" and Long Chord bears North 43°33'18" Wet 103.66 feet) to a fence line extended to the North; thence along said fence and line extended the following two (2) courses (1) North 0°21'13" East 610.87 feet and (2) North 4°21'14" East 95.37 feet to the Southwesterly corner of that parcel described in Quit Claim Deed Entry No.

of Weber County Records; thence along said parcel the following seven (7) courses: (1) North 89°20'40" East 148.18 feet, (2) South 4°51'59 East 29.16 feet, (3) North 89°22'00" East 17.10 feet, (4) South 0°16'55" West 207.98 feet, (5) North 89°38'47" West 14.50 feet, (6) South 9°49'43" West 179.00 feet and (7) North 87°59'00" East 67.21 feet to the point of beginning.

Subject to a 20-foot wide right of way located within the Southeast Quarter of Section 28, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, the Easterly line of which is described as follows: Beginning at a point on the Northeasterly line of State Highway 162, said point being 45 feet Northwesterly along said line from the intersection of said line with the Easterly line of the Kenneth J. & Florence M. Rogerson property and also being North 1493.12 feet and West 132.56 feet from the Southeast corner of said Section; thence North 08°52'46" East 369.40 feet; thence North 75°04'07" East 77.62 feet to a point 20 feet North along the Quarter Section line from the Southwest corner of the Nicholas Ray & Deanna Jean Rowe property.

Contains 2.689 Acres

NARRATIVE

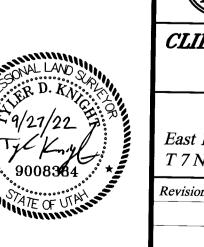
The purpose of this survey is to show the parcel transactions between Karon lacovetto, The Thinnes Living Trust, and Nicholas and Deanna Rowe.

Documents used to aide in this survey:

- 1. Weber County Tax Plat 22-021 & 22-022 (currant and prior years). 2. Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
- 3. Plats of Record: #74-058 Brandy Malan Subdivision. 4. Record of Survey's: #2521, #2528, #6165

Boundary was established by measured historical evidences (old fence lines) which have been surveyed and held in prior surveys. Record descriptions were rotated and adjusted to State Plane Grid Bearings and to fit existing evidences. Bearings and dimensions in parenthesis () are Record descriptions from Quit Claim Deed Entry No. 2461574 dated March 5, 2010 of Weber County Records. Right-of-Way easement description is from Record description and has not been rotated to State Plane bearings.

Basis of bearing is state plane grid from monuments as shown.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - #A West Haven, UT 84401 801-731-4075
CLIENT: Sharon Thinnes	1
East 1/2 of Sec. 8, & SW 1/4 of Sec. 27, T 7 N, R 1 E, Salt Lake Base and Meridian.	Record of Surv
Revisions	DRAWN BY: TK
REVISIOUS	CHECKED BY: TK
Kevisiolis	
REVISIONS	DATE: 9/12/2022

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