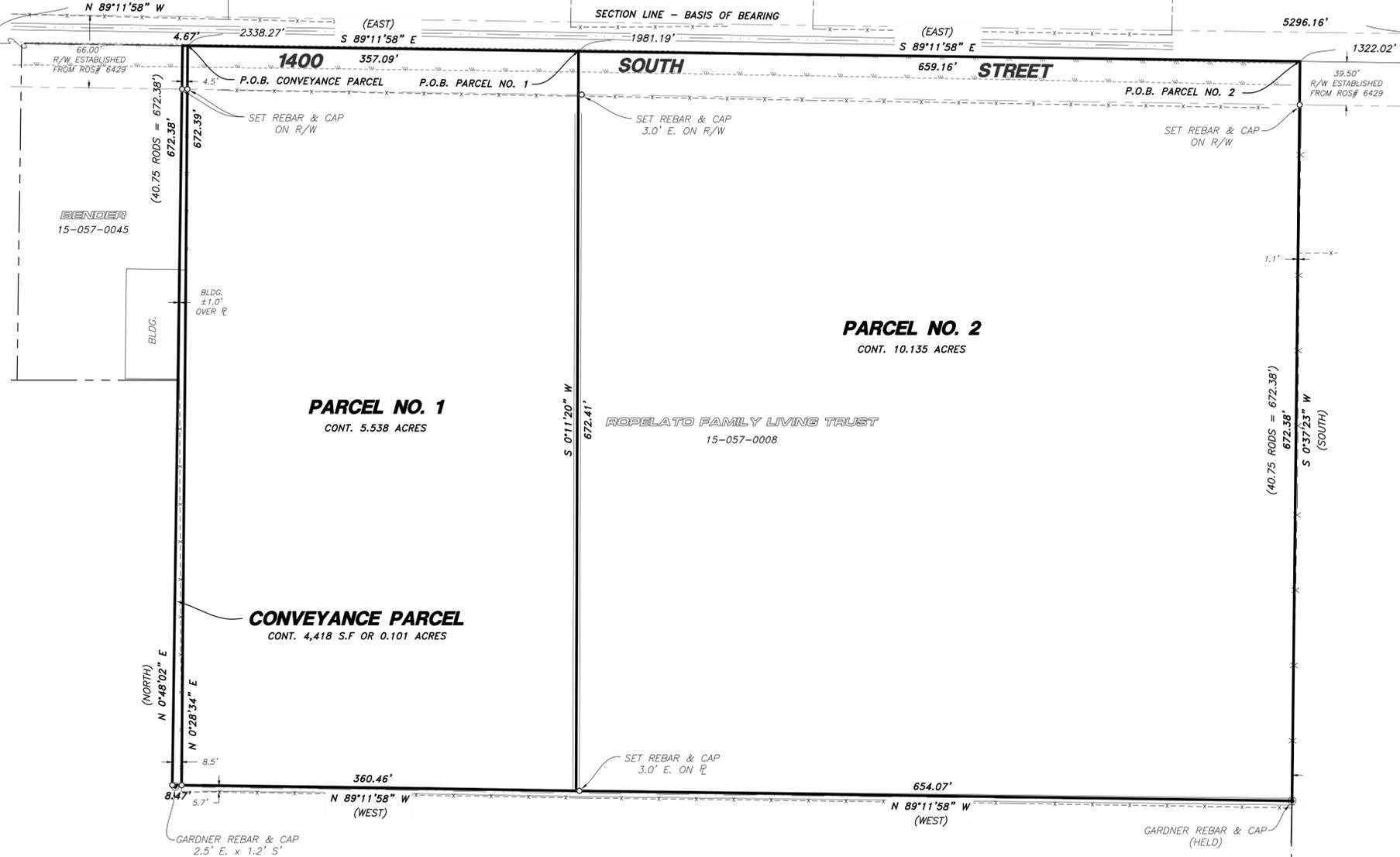


WEST QUARTER CORNER OF SEC. 21,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT 2004

EAST QUARTER CORNER OF SEC. 21,
T. 6 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT 2017



PARCEL NO. 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST / WEST CENTER SECTION LINE OF SAID SECTION LOCATED 1981.19 FEET NORTH 89°11'58" WEST ALONG SAID CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 21;

RUNNING THENCE SOUTH 00°11'20" WEST 672.41 FEET ALONG THE CENTERLINE OF AN EXISTING DITCH TO A POINT ON THE NORTH LINE OF KAPP INVESTMENT COMPANY LLC PROPERTY, TAX ID NO. 15-057-0046; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 360.46 FEET ALONG SAID NORTH LINE TO AN EXISTING NORTH / SOUTH FENCE LINE; THENCE NORTH 00°28'34" EAST 672.39 FEET TO SAID CENTER SECTION LINE; THENCE SOUTH 89°11'58" EAST (EAST BY RECORD) 357.09 FEET ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 5.538 ACRES.

PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF THE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER LOCATED 1322.02 FEET NORTH 89°11'58" WEST ALONG THE EAST / WEST CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 21;

RUNNING THENCE SOUTH 00°37'23" WEST (SOUTH BY RECORD) 672.38 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A GARDNER REBAR AND CAP, BEING AN ANGLE POINT IN THE BOUNDARY OF KAPP INVESTMENT COMPANY LLC PROPERTY, TAX ID NO. 15-057-0046; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 654.07 FEET ALONG THE BOUNDARY OF SAID KAPP INVESTMENT COMPANY LLC PROPERTY TO THE CENTERLINE OF AN EXISTING DITCH; THENCE NORTH 00°11'20" EAST 672.41 FEET ALONG SAID CENTERLINE TO SAID CENTER SECTION LINE; THENCE SOUTH 89°11'58" EAST (EAST BY RECORD) 659.16 FEET ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 10.135 ACRES.

CONVEYANCE PARCEL BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST / WEST CENTER SECTION LINE OF SAID SECTION LOCATED 2338.27 FEET NORTH 89°11'58" WEST ALONG SAID CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 21;

RUNNING THENCE SOUTH 00°28'34" WEST 672.39 FEET TO A POINT IN AN EXISTING NORTH / SOUTH FENCE LINE, BEING A POINT ON THE BOUNDARY OF KAPP INVESTMENT COMPANY LLC PROPERTY, TAX ID NO. 15-057-0046; THENCE NORTH 89°11'58" WEST (WEST BY RECORD) 8.47 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID KAPP INVESTMENT COMPANY LLC PROPERTY; THENCE NORTH 00°48'02" EAST (NORTH BY RECORD) 672.38 FEET ALONG THE BOUNDARY OF SAID KAPP INVESTMENT COMPANY LLC PROPERTY AND THEN ALONG THE EAST LINE OF KAREN AND MARTIN BENDER PROPERTY, TAX ID NO. 15-057-0045 TO SAID CENTER SECTION LINE; THENCE SOUTH 89°11'58" EAST (EAST BY RECORD) 4.67 FEET TO THE POINT OF BEGINNING. CONTAINING 4,418 SQUARE FEET OR 0.101 ACRES.

KAPP INVESTMENT COMPANY LLC
15-057-0046

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICK ROPELATO. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 21, T6N, R2W, SLB&M.

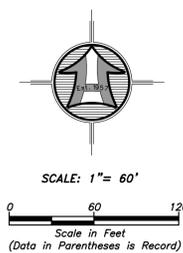
THE BASIS OF BEARING IS THE EAST / WEST CENTER SECTION LINE OF SAID SECTION WHICH BEARS NORTH 89°11'58" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS 2ND DAY OF DECEMBER, 2022.

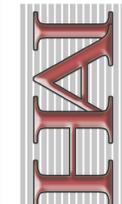
ROGER C. SLADE, PLS
UTAH LAND SURVEYOR LICENCE NO. 11386802



- LEGEND**
- SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - - - PREVIOUS PROPERTY LINE
 - CENTERLINE
 - - - DITCH
 - - - TOP BANK
 - FENCE LINE
 - FOUND REBAR SET BY GARDNER
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER

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Drawn By: RS Date: 10/20/2022
Designed By: MP
Approved By: MP
Scale: 1" = 60'
Drawing File: 22-3-31v19.dwg
JOB NUMBER: 22-3-31

AG - DIVISION SURVEY FOR
ROPELATO FAMILY LIVING TRUST
±3800 WEST 1400 SOUTH
WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 21
TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M

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of
1
Sheets