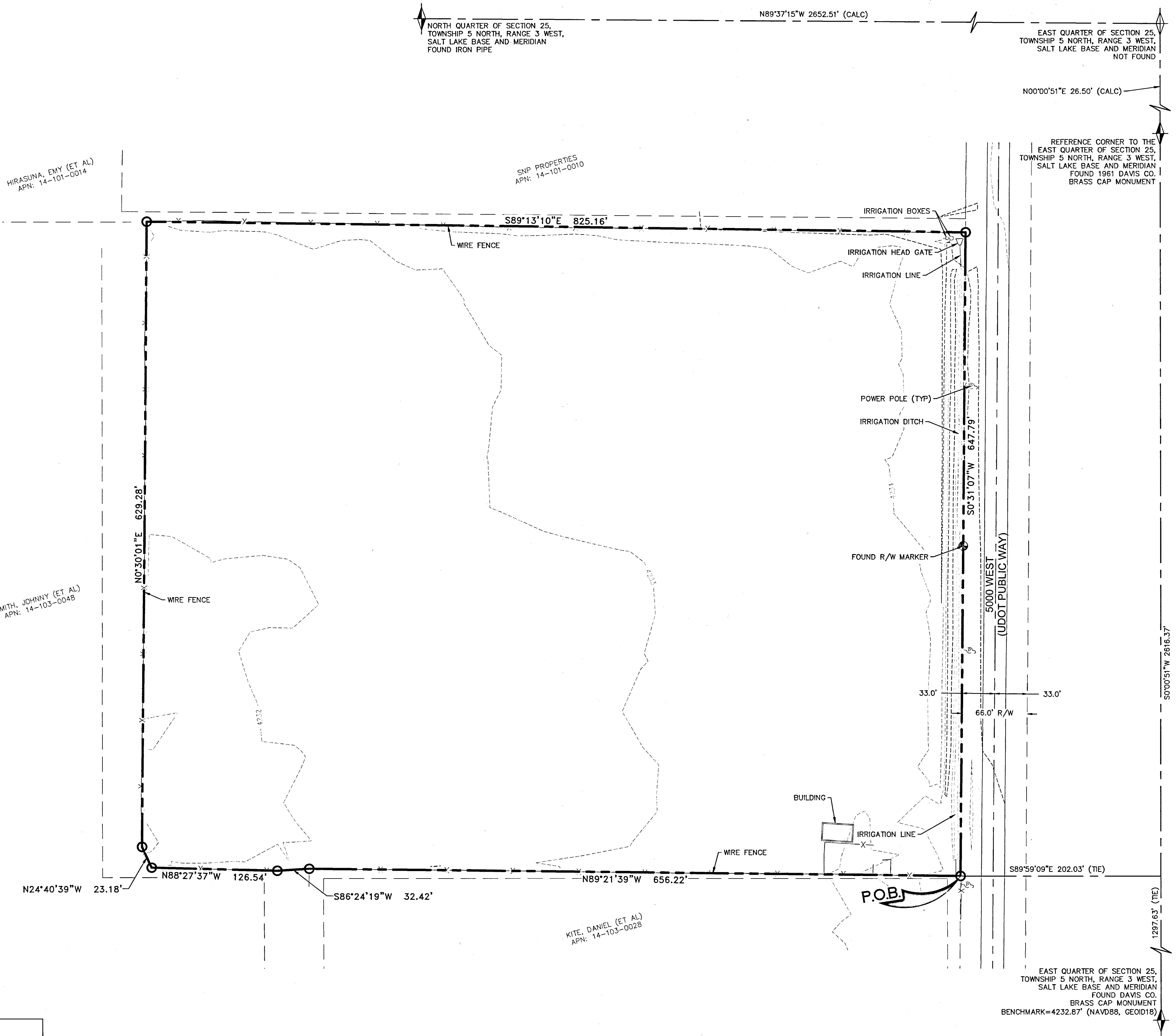
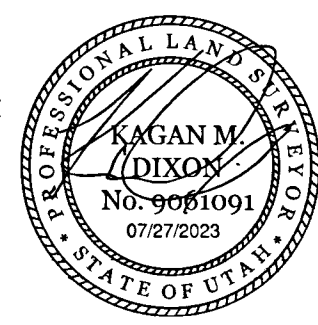


KELLER PROPERTY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 5 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:
I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT 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.



TITLE DESCRIPTION
BEGINNING AT A POINT 1037.25 FEET WEST AND 686.4 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, IN THE COUNTY OF DAVIS, AND RUNNING THENCE SOUTH 633.6 FEET; THENCE EAST 817.85 FEET, MORE OR LESS, TO THE WEST LINE OF A HIGHWAY; THENCE NORTH 633.6 FEET ALONG SAID HIGHWAY; THENCE WEST 817.85 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION
A TRACT OF LAND BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°00'51" EAST BETWEEN THE EAST QUARTER CORNER AND THE REFERENCE MONUMENT FOR THE NORTHEAST CORNER OF SAID SECTION 25, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°00'51" EAST ALONG THE SECTION LINE A DISTANCE 1297.63 FEET AND NORTH 89°59'09" WEST 202.02 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 5000 WEST STREET, AND RUNNING THENCE NORTH 89°21'39" WEST ALONG A FENCE, A DISTANCE OF 656.22 FEET; THENCE SOUTH 86°24'19" WEST 32.42 FEET TO A FENCE; THENCE NORTH 88°27'37" WEST 126.54 FEET; THENCE NORTH 24°40'39" WEST 23.18 FEET; THENCE NORTH 00°30'01" EAST 629.28 FEET; THENCE SOUTH 89°13'10" EAST 825.16 FEET; THENCE SOUTH 00°31'07" WEST 647.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 535,414 SQUARE FEET OR 12.291 ACRES, MORE OR LESS.
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°00'51" EAST BETWEEN THE EAST QUARTER CORNER AND THE REFERENCE MONUMENT TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE OF BOUNDARY
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SURVEYED PROPERTY AS SHOWN HEREON. THE AS-CONSTRUCTED ALIGNMENT OF THE ROAD AND A FOUND RIGHT-OF-WAY MONUMENT WERE USED TO ESTABLISH THE RIGHT-OF-WAY LINE ON THE EAST LINE OF THE PROPERTY. THE NORTH, WEST, AND SOUTH LINES WERE COULD NOT BE DETERMINED DUE TO GAPS/OVERLAPS WITH ADJOINING DEEDS, AND A LACK OF BOUNDING CALLS IN ANY OF THE DEEDS. THE BEST EVIDENCE APPEARS TO BE THE OCCUPATION LINES, BEING WIRE FENCES, AS SHOWN ON THIS SURVEY. THE BOUNDARY SHOWN FOLLOWS THOSE FENCES. IT IS SUGGESTED THAT BOUNDARY LINE AGREEMENTS BE PREPARED AND RECORDED IN ORDER TO RECTIFY AND AMBIGUITY BETWEEN THE SURVEYED PROPERTY AND ADJOINING LANDS.

GENERAL NOTES
(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
1. ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED JUNE 26, 2023, COMMITMENT NO. 304021.
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP.
(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. A TITLE REPORT WHICH WOULD PROVIDE ADDITIONAL EVIDENCE OF EXISTING UTILITIES WAS NOT PROVIDED FOR THIS PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED.

LEGEND
- - - - - SECTION LINE
- - - - - FOUND SECTION CORNER
- - - - - EXISTING ROW CENTERLINE
- - - - - FOUND STREET MONUMENT
- - - - - SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- - - - - (BOUNDARY LINE)
- - - - - ADJACENT PROPERTY / ROW LINE

RECEIVED
OCT 3 1 2023
BY: 7090



G:\DATA\23129 Keller West Point\dwg\23129 ROS.dwg
PLOT DATE: Jul 27, 2023

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	PROJECT NAME
RECORD OF SURVEY	KELLER PROPERTY
LOCATION	DRAWN
NO COUNTY ADDRESS	KMD
HOOPER, UTAH	CHECKED
	KMD
	PROJECT ID:
	23129
	COUNTY
	SALT LAKE

DATE	7/27/2023
SCALE	1" = 60'
SHEET	1 OF 1