RECORD OF SURVEY 570 S 4700 W, WEST WEBER, UT 84404 PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH AUGUST, 2024 EAST QUARTER CORNER OF SECTION 17. TOWNSHIP 6 NORTH CENTER OF SECTION 17, RANGE 2 WEST, SALT LAKE BASE-TOWNSHIP 6 NORTH, RANGE 2 AND MERIDIAN, U.S. SURVEY WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALC'D, NOT FOUND) (FOUND BRASS CAP MONUMENT) 2602.60' (W.C.S.) S88'41'56"E 2603.14' (CALC'D) 1301.57 1301.57 15-048-0005 GGA LLC VICINITY MAP REBAR AND CAP NOT TO SCALE -IS 0.2' NORTH OF S88°53'52"E PROPERTY CORNER 52.10 N89°55'08"E 326,17' FENCE CORNER IS 2.1' NORTH AND 8.3' P.O.B. EAST OF PROPERTY FENCE CORNER IS IS 0.1' SOUTH OF-CORNER 1.1' NORTH AND PROPERTY CORNER 15-048-0024 1.8' EAST OF GGA LLC PROPERTY CORNER FENCE CORNER IS _11.4' WEST AND 15-048-0018 4.8' NORTH OF HANCOCK, BLAIR D & WF FENCE CORNER IS LEGEND PROPERTY CORNER FENCE CORNER IS SUSAN H HANCOCK 4.7' WEST AND 2.3' WEST AND 4.8' NORTH OF FENCE CORNER IS 2.1' NORTH OF = SECTION CORNER PROPERTY CORNER TO PROPERTY CORNER -0.7' NORTH OF PROPERTY LINE = FOUND AS SHOWN FOUND ILLEGIBLE = SET 5/8" REBAR AND PLASTIC CAP REBAR AND CAP 15-048-0024 STAMPED "REEVE & ASSOCIATES" \$88,41,50"E_864.79 GGA LLC REBAR AND CAP -IS 0.6' NORTH OF FENCE CORNER IS PROPERTY CORNER ____ = ROAD CENTERLINE 1.2' SOUTH AND REBAR AND CAP FENCE LINE IS 15-048-0047 0.3' WEST OF -IS 1' SOUTH OF ___ = ADJOINING PROPERTY -0.2' NORTH OF NIELSEN, KOLE & WF PROPERTY CORNER PROPERTY CORNER PROPERTY LINE KELLE NIELSEN ____ = EASEMENTS FENCE CORNER IS 2.8' WEST OF = SECTION TIE LINE PROPERTY LINE FENCE CORNER IS HISTORICAL EAST LINE OF XXX = FENCE LINE THE NORTHWEST QUARTER 2.4' EAST AND OF THE SOUTHEAST 4.8' SOUTH OF CALCULATED EAST LINE OF = EXISTING CONCRETE FOUND ILLEGIBLE QUARTER OF SECTION 17,-PROPERTY CORNER THE NORTHWEST QUARTER REBAR AND CAP TOWNSHIP 6 NORTH, RANGE OF THE SOUTHEAST 2 WEST, SALT LAKE BASE - QUARTER OF SECTION 17, = EXISTING PAVEMENT AND MERIDIAN, U.S. SURVEY TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY 15-048-0007 The state of the s BRAIVA CONSTRUCTION LLC Scale: 1" = 100' FENCE LINE IS 25.648 ACRES -- 3.1' WEST OF PROPERTY LINE 15-048-0048 KN & LN LLC FENCE LINE IS 0.2' EAST OF PROPERTY LINE FENCE CORNER IS FENCE CORNER IS 3.4' WEST AND -0.7' NORTH OF 3.1' NORTH OF PROPERTY LINE PROPERTY CORNER N88'53'52"W 323.49' FENCE CORNER IS 0.6' EAST AND REBAR AND CAP O.4' NORTH OF -IS 0.1' EAST OF PROPERTY LINE PROPERTY CORNER FENCE LINE IS 15-048-0027 15-048-0049 -1.6' NORTH OF REBAR AND CAP PARSLOW, DOUGLAS K & CHURCH OF JESUS CHRIST PROPERTY LINE FENCE CORNER IS REBAR AND CAP IS IS 0.4' NORTH WF LESLIE OF LATTER DAY SAINTS _1.4' NORTH OF _0.1' NORTHEAST OF AND 1.4' WEST OF PROPERTY CORNER* / PROPERTY LINE PROPERTY CORNER FENCE CORNER IS N88'53'19"W 919.65' 15-018-0046 FENCE CORNER IS 0.6' WEST AND BLANCH, BRAD A & DEENA 0.4' SOUTH AND 1.5' NORTH OF G BLANCH PROPERTY LINE 1.6' WEST OF PROPERTY CORNER 15-515-0002 15-018-0043 BLANCH, BRAD A & DEENA BLANCH, BRAD A & DEENA G BLANCH G BLANCH LOT 2, BLANCH ESTATE BY: 7874 SUBDIVISION SOUTH QUARTER CORNER OF SECTION 17. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE-AND MERIDIAN, U.S. SURVEY 1306.10 (FOUND BRASS CAP MONUMENT) S89°05'07"E 2612.20' SOUTHEAST CORNER OF SECTION 2611.65' (W.C.S.) 17. TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND -MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

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NARRATIVE

THIS SURVEY WAS REQUESTED BY PHIL HOLLAND OF H GROUP VENTURES, LLC FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE CENTER, EAST QUARTER CORNER, SOUTHEAST CORNER, AND SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 01°06'08" WEST BETWEEN SAID CENTER AND SOUTH QUARTER CORNER OF SECTION 17 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BLANCH ESTATE SUBDIVISION PREPARED BY LANDMARK SURVEYING, INC., FOR BRAD A. BLANCH, DATED OCTOBER 7, 2009, AND RECORDED JANUARY 3, 2012, AS ENTRY #2556606; A BOUNDARY ADJUSTMENT SURVEY PREPARED BY GARDNER ENGINEERING FOR WEBER SCHOOL DISTRICT, DATED JUNE 8, 2021, AND RECORDED JULY 6, 2022, AS ENTRY #7277; A RECORD OF SURVEY PREPARED BY GARDNER ENGINEERING FOR MARYANN ESTATES SUBDIVISION 1ST AMENDMENT, DATED SEPTEMBER 25, 2012, AND RECORDED SEPTEMBER 25, 2012, AS ENTRY #4724; A RECORD OF SURVEY PREPARED BY GREAT BASIN ENGINEERING, INC., FOR TERAKEE PROPERTIES LP, DATED OCTOBER 13, 2020, AND RECORDED NOVEMBER 2, 2020, AS ENTRY #6679; AND A PROPERTY SURVEY PREPARED BY HANSEN & ASSOCIATES, INC., FOR CODY WILDER, DATED MARCH 15, 2024, AND RECORDED APRIL 11, 2024, AS ENTRY #7808 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. MANY OF THE DEEDS ASSOCIATED WITH THE SUBJECT AND ADJOINING PROPERTIES HAD CONFLICTS, HOWEVER, WELL ESTABLISHED FENCES AROUND THE PROPERTY ASSISTED IN RECTIFYING THESE CONFLICTS. ALSO, THE DEED FOR THE EAST LINE OF THE PARCEL CALLS TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SECTION, HOWEVER, THE CALCULATED POSITION OF THIS LINE IS INCONSISTENT WITH WHAT IS OCCUPIED ON THE GROUND, THEREFORE, THE HISTORICAL LINE MONUMENTED BY FENCES WAS ACCEPTED AND HONORED.

PROPERTY CORNERS ARE SET WITH A %" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DEED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT LOCATED SOUTH 185.90 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST 418.10 FEET, THENCE SOUTH 302.9 FEET, THENCE EAST 901.8 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, THENCE SOUTH 837.4 FEET ALONG SAID LINE TO GRANTORS SOUTH LINE; THENCE WEST 954 FEET; THENCE NORTH 200 FEET; THENCE WEST 366 FEET TO SECTION LINE; THENCE NORTH 507 FEET ALONG SAID QUARTER SECTION LINE; THENCE SOUTH SOUTH 89°40' EAST 366.5 FEET; THENCE NORTH 134.7 FEET; THENCE SOUTH 89'45' WEST 366.5 FEET TO QUARTER SECTION LINE; THENCE NORTH 295.9 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 4700 WEST STREE1.

TOGETHER WITH:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT LOCATED SOUTH 481.8 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 131.2 FEET; THENCE SOUTH 89'40' EAST 366.5 FEET; THENCE NORTH 134.7 FEET; THENCE SOUTH 89°45' WEST 366.5 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION WITHIN 4700 WEST STREET.

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 4700 WEST WEST (SR-134), BEING 185.44 FEET SOUTH 01°06'08" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 88°53'52" EAST FROM THE CENTER OF SAID SECTION 17 (SAID CENTER OF SAID SECTION BEING 2670.09 FEET SOUTH 01°06'08" WEST FROM THE SOUTH QUARTER OF SAID SECTION); THENCE NORTH 89'55'08" EAST 326.17 FEET; THENCE SOUTH 88°53'52" EAST 52.10 FEET; THENCE SOUTH 01°06'08" WEST 301.46 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 88'41'50" EAST 864.79 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE SOUTH 01°05'32" WEST 858.08 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 88'53'19" WEST 919.65 FEET TO AND ALONG THE NORTH LINE OF LOT 2, BLANCH ESTATE SUBDIVISION, AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE TO AN EXISTING FENCE CORNER; THENCE NORTH 01°06'08" EAST 200.00 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 88°53'52" WEST 323.49 FEET ALONG AN EXISTING FENCE LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF 4700 WEST STREET (SR-134); THENCE NORTH 01°06'08" EAST 955.69 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

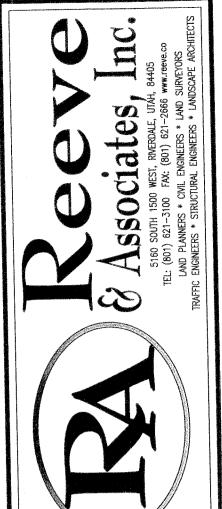
CONTAINING 1,117,207 SQUARE FEET OR 25.648 ACRES.

SURVEYOR'S CERTIFICATE

I, JASON FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 23 DAY OF AUGUST ,2024

9239283 UTAH LICENSE NUMBER



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Project Info. Surveyor: J. FELT Designer: A. MULLINS Begin Date:

Checked: _

8/23/24 9239283

5-16-2024 Name: HOLLAND ROS 1"=100' Scale: ____

Number: 7605-05 Sheet