

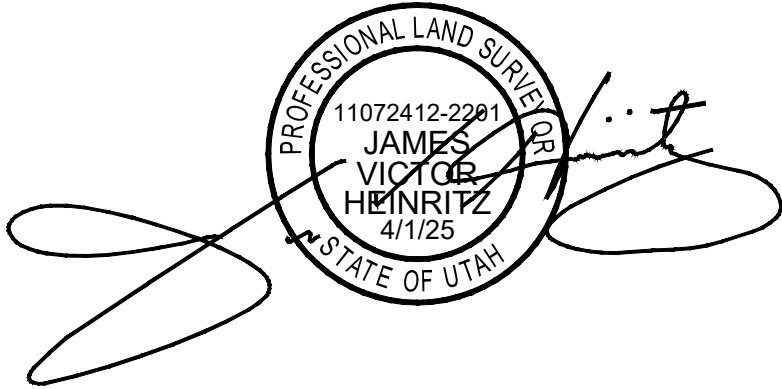
RECORD OF SURVEY
TAYLOR COMMONS SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M,
WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC



LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°11'53" EAST ALONG SAID LINE A DISTANCE OF 990.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET;
THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET;
THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET;
THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE OR SET THE PROPERTY CORNERS FOR TAYLOR COMMONS.

THE PROPERTY LINES WERE ESTABLISHED BASED ON RECORD OF SURVEY NUMBER 7510 AND WARRANTY DEED ENTRY NUMBER 3121772.

3 REBAR AND CAPS FOR MARK REEVE AND ASSOCIATES WERE FOUND AND ACCEPTED AS THE NORTHWEST AND NORTH EAST CORNERS AND ALSO AS THE SOUTHEAST CORNER WITH AND OFFSET OF 25 FEET. THE SOUTHERLY LINE OF THE NORTHEAST SECTION OF 29, TOWNSHIP 6 NORTH, RANGE 2 WEST WAS ALSO USED TO ESTABLISH THE SOUTHERLY PROPERTY LINE

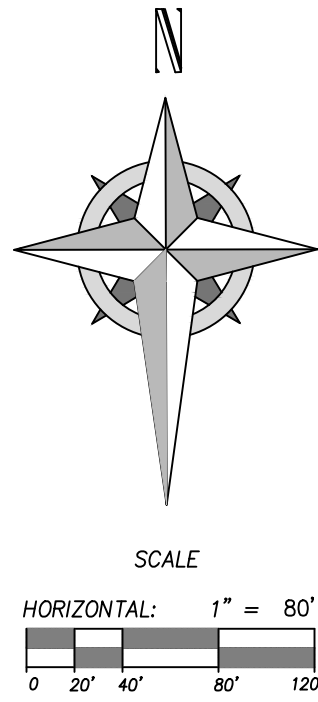
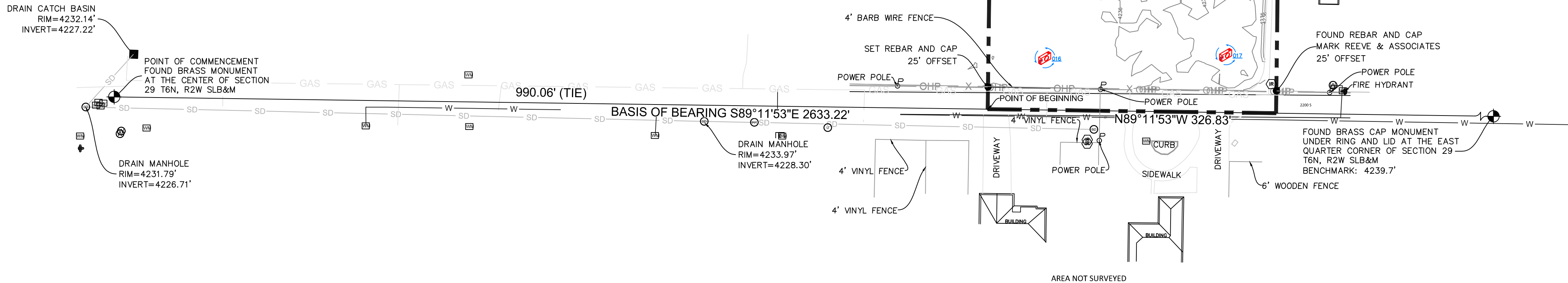
MONUMENTS FOUND OR SET, THE BASIS OF BEARING AND ANY ENCROACHMENTS ARE AS SHOWN HERON.

NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.
- CONTOURS ARE DISPLAYED AT 1' INTERVALS
- BENCHMARK IS A FOUND WITNESS CORNER WITH AN ASSUMED ELEVATION OF 8,240 FEET.

LEGEND:

	BOUNDARY LINE		POWER POLE
	NEIGHBOR BOUNDARY LINE		SET 5/8" REBAR AND CAP STAMPED VARA 3D (UNLESS OTHERWISE NOTED)
	UNDER GROUND UNKNOWN LINE		FOUND MONUMENTS AS NOTED
	UNDER GROUND WATER LINE		PANORAMIC PHOTO LOCATION
	UNDER GROUND WATER LINE		FIRE HYDRANT
	UNDER GROUND WATER LINE		IRRIGATION CONTROL BOX
	WATER MANHOLE		WATER METER
	IRRIGATION MANHOLE		



PROJECT INFORMATION

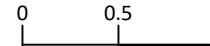
IRE CIVIL TAYLOR
2205 S 4520 W, TAYLOR TOWNSHIP, WEBER.
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO.	Sheet
2021-100	1
DATE	
MARCH 2023	
HORIZONTAL SCALE	
1" = 80'	1



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS