

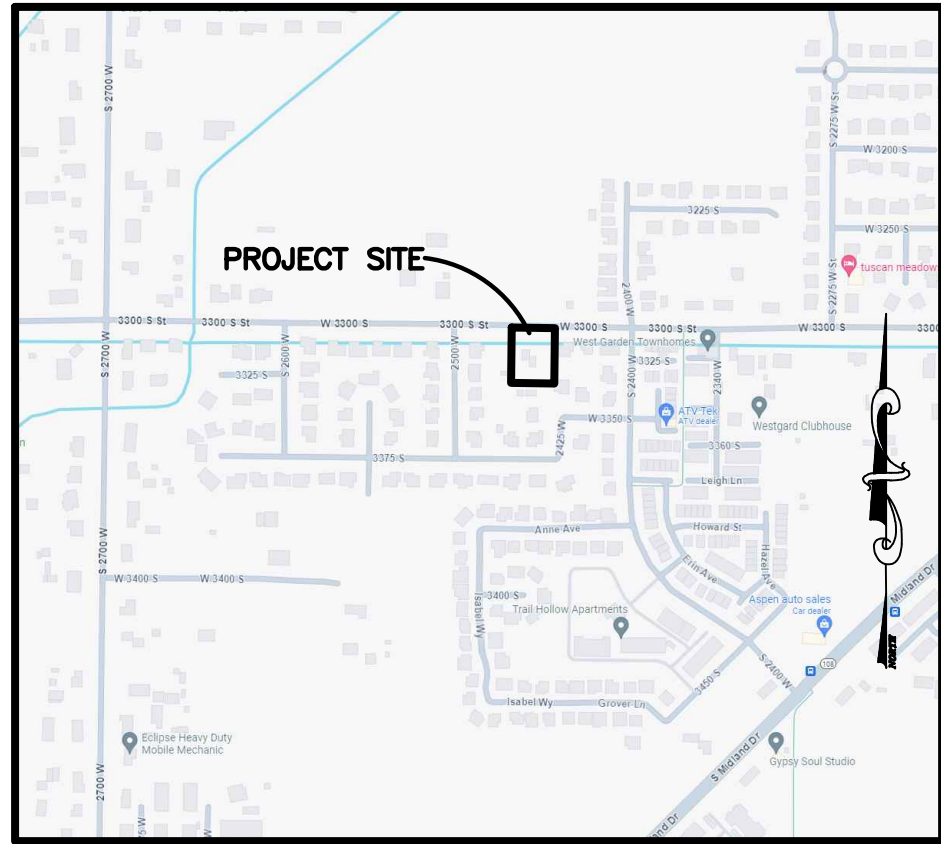
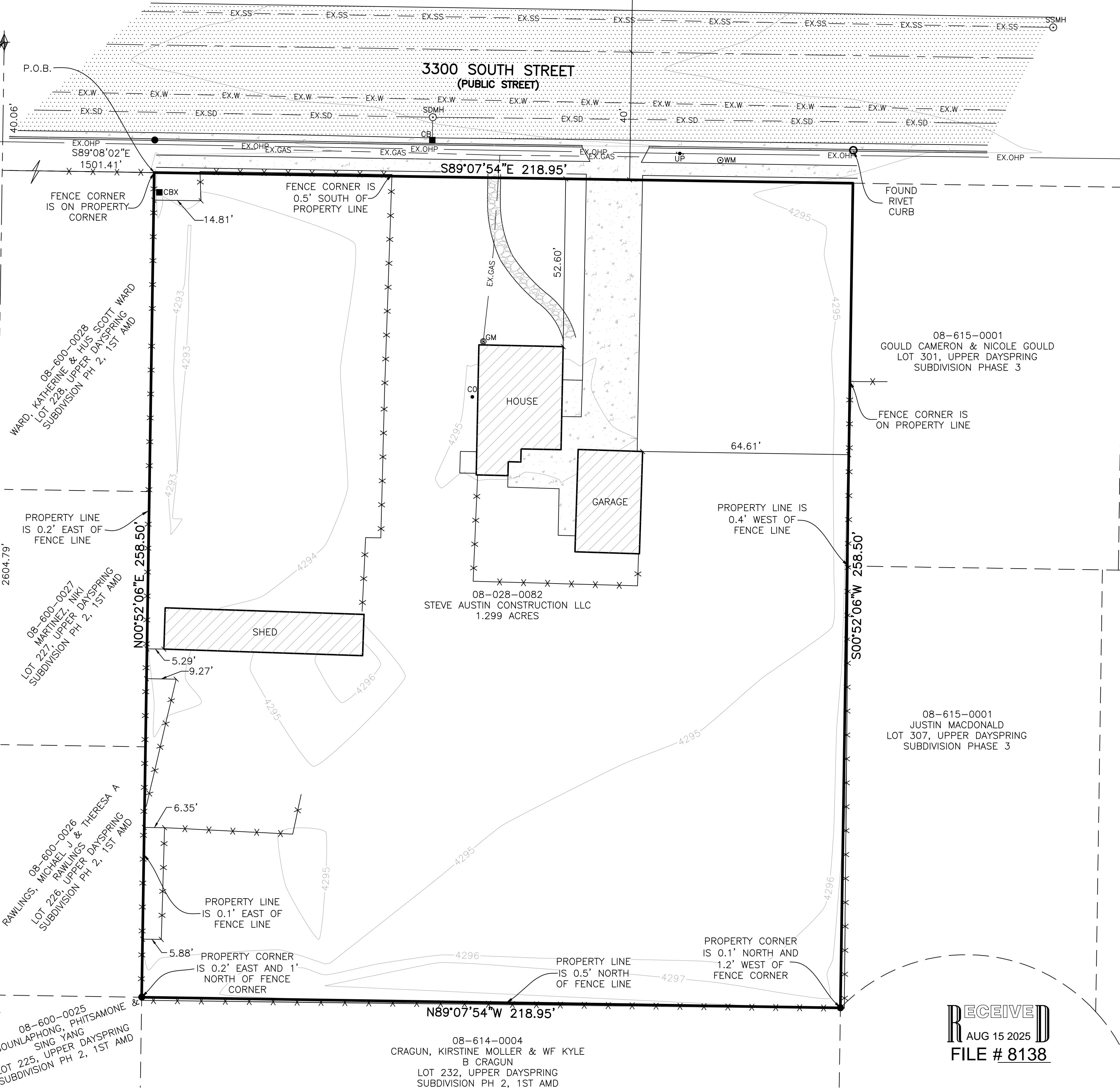
RECORD OF SURVEY

2457 WEST 3300 S, WEST HAVEN CITY, UT

PART OF THE NORTHWEST QUARTER OF LOT 3 IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEST HAVEN CITY, WEBER COUNTY, UTAH

MARCH, 2025

VICINITY MAP
NOT TO SCALENORTHWEST CORNER OF
SECTION 2, TOWNSHIP 5
NORTH, RANGE 2 WEST,
SALT LAKE BASE AND
MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP
MONUMENT)THE WEST QUARTER CORNER OF
SAID SECTION 2, TOWNSHIP 5
NORTH, RANGE 2 WEST, SALT LAKE
BASE AND MERIDIAN, U.S. SURVEY
(FOUND BRASS CAP MONUMENT)08-600-0025
PHAYSOUNLAPHONG, PHITSAMONE
LOT 225, UPPER DAYSPRING
SUBDIVISION PH 2, 1ST AMD08-600-0077
MARTINE, WIKI
LOT 221, UPPER DAYSPRING
SUBDIVISION PH 2, 1ST AMD08-600-0028
WARD, KATHORIN & HUS SCOTT WARD
LOT 228, UPPER DAYSPRING
SUBDIVISION PH 2, 1ST AMD08-614-0004
CRAGUN, KIRSTINE MOLLER & WF KYLE
B CRAGUN
LOT 232, UPPER DAYSPRING
SUBDIVISION PH 2, 1ST AMD08-615-0001
JUSTIN MACDONALD
LOT 307, UPPER DAYSPRING
SUBDIVISION PHASE 308-615-0001
GOULD CAMERON & NICOLE GOULD
LOT 301, UPPER DAYSPRING
SUBDIVISION PHASE 3RECEIVED
AUG 15 2025
FILE # 8138

LEGEND

- ◆ = SECTION CORNER
● = SET 5/8" REBAR AND PLASTIC CAP
STAMPED "REEVE & ASSOCIATES"
OR RIVET IN CURB
○ = FOUND AS INDICATED
— = BOUNDARY LINE
--- = ADJOINING PROPERTY
- - - - = EASEMENTS
--- = SECTION TIE LINE
X X X = FENCE LINE
--- EX.SD --- = STORM DRAIN LINE
--- EX.SS --- = SANITARY SEWER LINE
--- EX. W --- = WATER LINE
- EXISTING CONCRETE
EXISTING PAVEMENT
EXISTING BUILDING
EXISTING GRAVEL
- Scale: 1" = 20'

NARRATIVE

THIS SURVEY WAS REQUESTED BY EYDIE LOCHER OF STEVE AUSTIN HOMES FOR RE-ESTABLISHING THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE WEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 00°51'58" WEST BETWEEN SAID NORTHWEST CORNER AND WEST QUARTER OF SAID SECTION 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UPPER DAYSPRING SUBDIVISION PHASE 2 PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING, INC., FOR WALL BROTHERS CONSTRUCTION, LLC, DATED JANUARY 22, 2018, AND RECORDED JANUARY 30, 2018, AS ENTRY #2902607; AND UPPER DAYSPRING SUBDIVISION PHASE 3 PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING, INC., FOR WALL BROTHERS CONSTRUCTION, LLC, DATED JANUARY 29, 2019, AND RECORDED MARCH 4, 2019, AS ENTRY #2968151 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCEL WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. SUBJECT PROPERTY IS A REMNANT OF A LARGER PARCEL WHICH IS NOW PART OF THE UPPER DAYSPRING SUBDIVISION PHASE 2 WHICH ESTABLISHES THE WEST AND SOUTH LINE OF SUBJECT PARCEL. THE EAST LINE OF SUBJECT PARCEL WAS ESTABLISHED BY UPPER DAYSPRING SUBDIVISION PHASE 3. THE NORTH LINE OF THE SUBJECT PARCEL WAS ESTABLISHED BY THE SOUTH LINE OF 3300 SOUTH STREET.

PROPERTY CORNERS ARE SET WITH A 5/8" 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 LOT 3 IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 928 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 660 FEET, THENCE WEST 392 FEET, THENCE NORTH 660 FEET, THENCE EAST 392 FEET TO THE BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

PART OF LOT 3 IN SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED NORTH 89°07'54" WEST 1,146.94 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE NORTH CORNER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND RUNNING THENCE SOUTH 0°52'06" WEST 298.50 FEET, THENCE SOUTH 89°07'54" EAST 218.94 FEET, THENCE SOUTH 0°52'06" WEST 361.50 FEET, THENCE NORTH 89°07'54" WEST 394.17 FEET, THENCE NORTH 0°41'38" WEST 660.00 FEET, THENCE SOUTH 89°07'54" EAST 177.24 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GRANTOR'S EAST PROPERTY LINE BEING LOCATED NORTH 89°07'54" WEST 928.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND SOUTH 0°52'06" WEST 33.00 FEET FROM THE NORTH QUARTER OF SAID SECTION, AND RUNNING THENCE ALONG SAID EAST LINE SOUTH 0°52'06" WEST 7.00 FEET, THENCE NORTH 89°07'54" WEST 218.94 FEET TO THE GRANTOR'S WEST PROPERTY LINE, THENCE ALONG SAID LINE NORTH 0°52'06" EAST 7.00 FEET, THENCE SOUTH 89°07'54" EAST 218.94 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 228 OF UPPER DAYSPRINGS SUBDIVISION PHASE 2 AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 3300 SOUTH STREET, SAID POINT BEING 40.06 FEET SOUTH 0°51'58" WEST ALONG THE SECTION LINE AND 1501.41 FEET SOUTH 89°08'02" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 2 (SAID NORTHWEST CORNER BEING NORTH 0°51'58" EAST 2644.85 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 2); THENCE SOUTH 89°07'54" EAST 218.95 FEET ALONG SAID SOUTHERLY LINE TO THE WEST BOUNDARY LINE OF UPPER DAYSPRINGS SUBDIVISION PHASE 3; THENCE SOUTH 0°52'06" WEST 258.50 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTH BOUNDARY LINE OF UPPER DAYSPRINGS SUBDIVISION PHASE 2 AND AN EXISTING FENCE LINE; THENCE NORTH 89°07'54" WEST 218.95 FEET ALONG SAID NORTH LINE AND AN EXISTING FENCE LINE TO THE EAST BOUNDARY LINE OF UPPER DAYSPRINGS SUBDIVISION PHASE 2 AND AN EXISTING FENCE CORNER; THENCE NORTH 0°52'06" EAST 258.50 FEET ALONG SAID EAST LINE AND AN EXISTING FENCE LINE TO THE TO THE POINT OF BEGINNING.

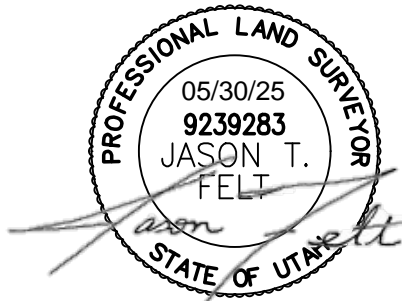
CONTAINING 56599 SQUARE FEET OR 1.299 ACRES.

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 30th DAY OF MAY, 2025.

9239283
UTAH LICENSE NUMBER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-ira.com
LAND SURVEYING, CIVIL ENGINEERING, LAND SUBDIVISION, TRAFFIC ENGINEERING, SURVEYING, ENVIRONMENTAL ENGINEERINGREVISIONS
DESCRIPTION
DATERECORD OF SURVEY
PART OF THE N.W. QUARTER OF LOT 3 IN SEC. 2, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAHSTEVE AUSTIN CONSTRUCTION LLC
2457 W 3300 S, WEST HAVEN, UT 84401

Project Info.

Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 5-14-2024
Name: S.A. CON.
ROS
Scale: 1"=20'
Checked:
Number: 7175-03

Sheet 1
1 Sheets