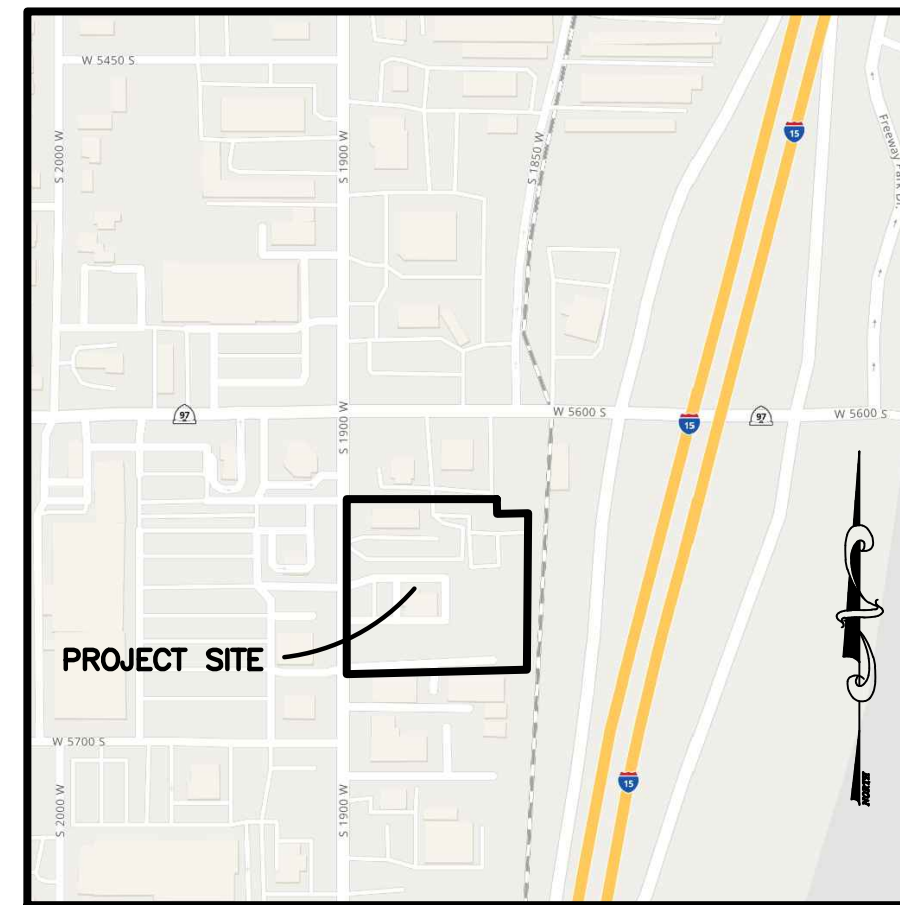
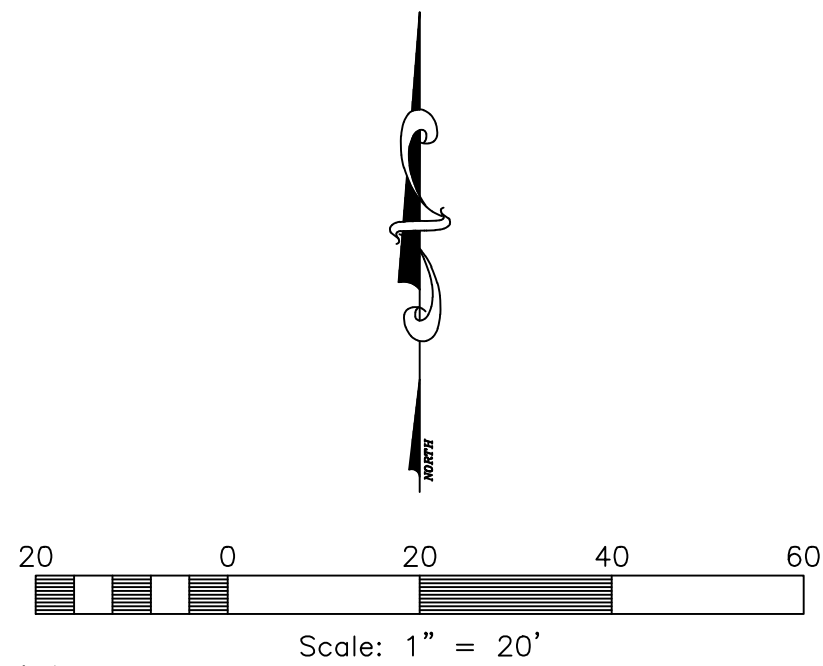
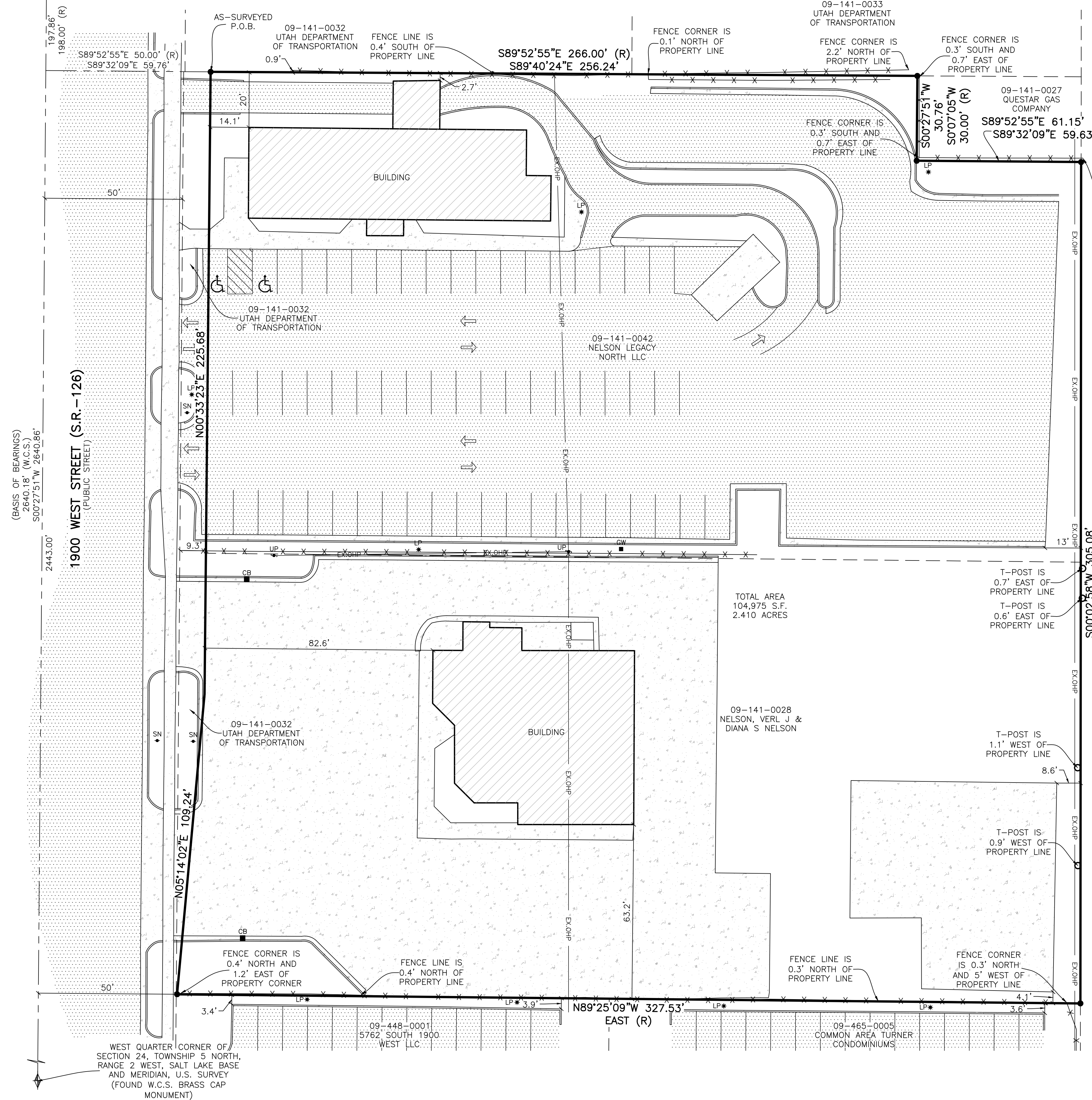


RECORD OF SURVEY

5650 S & 5654 S 1900 W, ROY, UT 84067

PART OF THE NORTHWEST CORNER OF SEC. 25, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
MARCH, 2025

NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
(FOUND W.C.S. BRASS CAP MONUMENT, STAMPED 2006)



VICINITY MAP
NOT TO SCALE

LEGEND

- = SECTION CORNER
- = FOUND AS SHOWN
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = FENCE LINE
- = OVERHEAD POWER LINE
- = EXISTING BUILDING
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = LIGHT POLE
- = CATCH BASIN
- = UTILITY POLE
- = GUY WIRE
- = SIGN

NARRATIVE

THIS SURVEY WAS REQUESTED BY DIANA S. NELSON FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARY OF THE HEREON DESCRIBED PARCELS OF LAND.

BRASS CAP MONUMENTS WERE FOUND FOR THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

A LINE BEARING SOUTH 00°27'51" WEST BETWEEN SAID NORTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 24 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FIVE STAR PLAZA PREPARED BY REEVE & ASSOCIATES, INC., FOR TURNER PRICE ENTERPRISES, L.C., DATED APRIL 21, 1999, AND RECORDED MAY 12, 1999, AS ENTRY #1635109 IN BOOK 49, PAGE 55; A RECORD OF SURVEY MAP FOR TURNER CONDOMINIUMS PREPARED BY REEVE & ASSOCIATES, INC., FOR TURNER PRICE ENT. L.C., DATED AUGUST 20, 1999, AND RECORDED SEPTEMBER 3, 1999, AS ENTRY #16607990 IN BOOK 50, PAGE 43; AND AN ALTA/NPS LAND TITLE SURVEY PREPARED BY DOMINION ENGINEERING ASSOCIATES, L.C., FOR WEND SALT LAKE L.L.C., DATED MAY 20, 2024 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.

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 DESCRIPTIONS

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF 1900 WEST STREET SAID POINT BEING 198.00 FEET SOUTH 0°07'05" WEST AND 50.00 FEET SOUTH 89°52'55" EAST FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 89°52'55" EAST 266.00 FEET; THENCE SOUTH 0°07'05" WEST 30.00 FEET; THENCE SOUTH 89°52'55" 61.15 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 0°00'32" EAST LINE OF 1900 WEST; THENCE NORTH 0°07'05" EAST 174.4 FEET ALONG SAID EAST LINE OF THE POINT OF BEGINNING. CONTAINING 1.27 ACRES.

ALSO

COMMENCING 372.4 FEET SOUTH AND 50 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; THENCE SOUTH 160 FEET; THENCE EAST TO WEST LINE OF U.P.R.R. CO RIGHT-OF-WAY; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE 160 FEET; THENCE NORTH 89°52'55" WEST 327.47 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1.20 ACRES, M/L.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 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 1900 WEST STREET (S.R.-126) BEING 197.86 FEET SOUTH 00°27'51" WEST ALONG THE SECTION LINE AND 59.76 FEET SOUTH 89°32'09" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 24 (SAID NORTHWEST CORNER BEING 2640.86 FEET NORTH 00°27'51" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 24); THENCE SOUTH 89°40'24" EAST 256.24 FEET TO AND ALONG AN EXISTING FENCE LINE MORE OR LESS; THENCE SOUTH 00°27'51" WEST 30.76 FEET; THENCE SOUTH 89°32'09" EAST 59.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE SOUTH 00°02'58" WEST 305.08 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°25'09" WEST 327.53 FEET TO AND ALONG AN EXISTING FENCE LINE TO SAID EASTERLY RIGHT-OF-WAY LINE OF 1900 WEST STREET (S.R.-126); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 05°14'02" EAST 109.24 FEET; AND (2) NORTH 00°33'23" EAST 225.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 104,975 SQUARE FEET OR 2.410 ACRES.

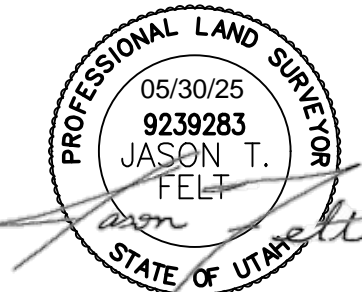
SURVEYOR'S CERTIFICATE

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

RECEIVED
AUG 15 2025
FILE # 8144



REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
PART OF THE NORTHWEST CORNER OF SEC. 25, T.5N., R.2W., S.L.B.&M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
NELSON PROPERTY
5650 S & 5654 S 1900 W, ROY, UT 84067

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
Begin Date: 9-19-2024
Name: NELSON - ROY
Scale: 1"=20'
Checked: JASON T. FELT
Number: 8409-01

Sheet 1 of 1
1 Sheets