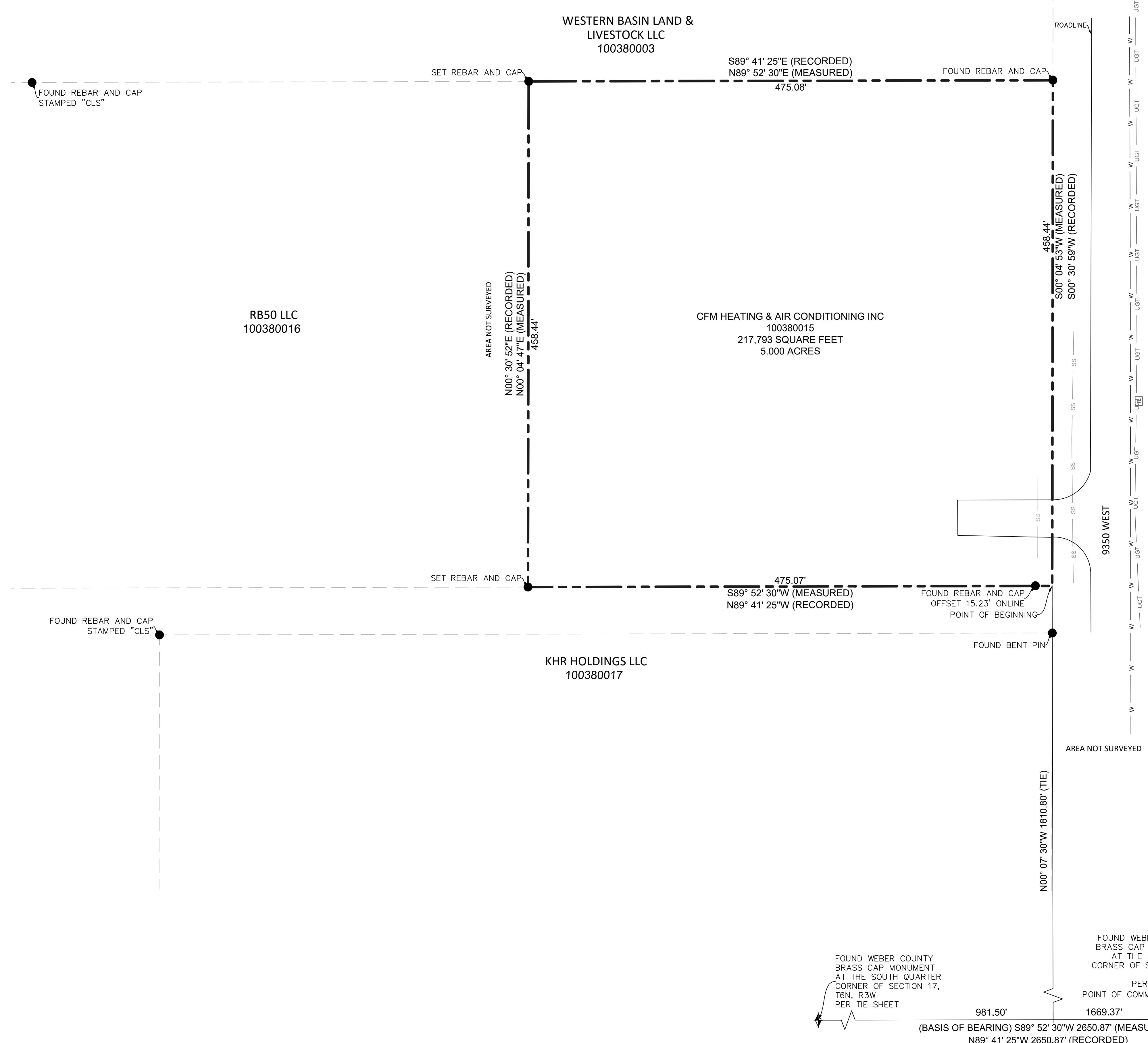


RECORD OF SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, T16N, R3W, SLB&M, WEBER COUNTY, UTAH



NARRATIVE

THIS SURVEY WAS PREPARED FOR CFM HEATING AND AIR CONDITIONING INC TO REESTABLISH THE PROPERTY CORNERS OF THE PARCEL BOUNDARY. PLAT MAPS AND FOUND MONUMENTS WERE USED TO ESTABLISH THE PROPERTY BOUNDARY AS WELL AS BASIS OF BEARINGS.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE SOUTHERLY LINE OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 WEST FORMED BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 17 SAID LINE BEARING SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON WARRANTY DEED RECORDED IN WEBER COUNTY RECORDER'S OFFICE WITH RECORD NUMBER 3345287 AND FILED IN OCTOBER 28, 2024.

TWO SECTION CORNERS AND FIVE PROPERTY MARKER WERE FOUND. THE FOUND SECTION CORNERS AND MARKERS WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

ANY ENCROACHMENTS ARE SHOWN HEREON.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
2. 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.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 16 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE & MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 17, WHENCE A FOUND WEBER COUNTY BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 WEST BEARS SOUTH 89°52'30" WEST A DISTANCE OF 2650.87 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89°52'30" WEST A DISTANCE OF 1669.37 FEET;
THENCE NORTH 00°07'30" WEST A DISTANCE OF 1810.80 FEET TO THE POINT OF BEGINNING;

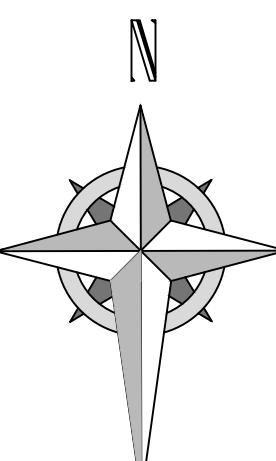
THENCE SOUTH 89°52'30" WEST A DISTANCE OF 475.07 FEET;
THENCE NORTH 00°04'47" EAST A DISTANCE OF 458.44 FEET;
THENCE NORTH 89°52'30" EAST A DISTANCE OF 475.08 FEET TO THE WESTERLY LINE OF 9350 WEST;
THENCE SOUTH 00°04'53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 458.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 217,793 SQ. FT. OR 5.000 ACRES

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.



SCALE
HORIZONTAL: 1" = 50'
0 12.5' 25' 50' 75'

LEGEND:

- SET WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- ◆ SECTION CORNER AS NOTED
- TL TELEPHONE BOX
- Boundary Line
- Boundary Line
- Neighbor Boundary Line
- UGT UnderGround Communication Line
- SS UnderGround Sanitary Sewer Line
- SD UnderGround Storm Line
- W UnderGround Water Line

PROJECT INFORMATION

CFM HEATING & AIR CONDITIONING INC
612 9350 W OGDEN, UT 84404
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE



PROJECT NO.	25-RE-100	Sheet
DATE	NOVEMBER 2025	1
HORIZONTAL SCALE	1" = 50'	1
0 0.5 1		
SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS		