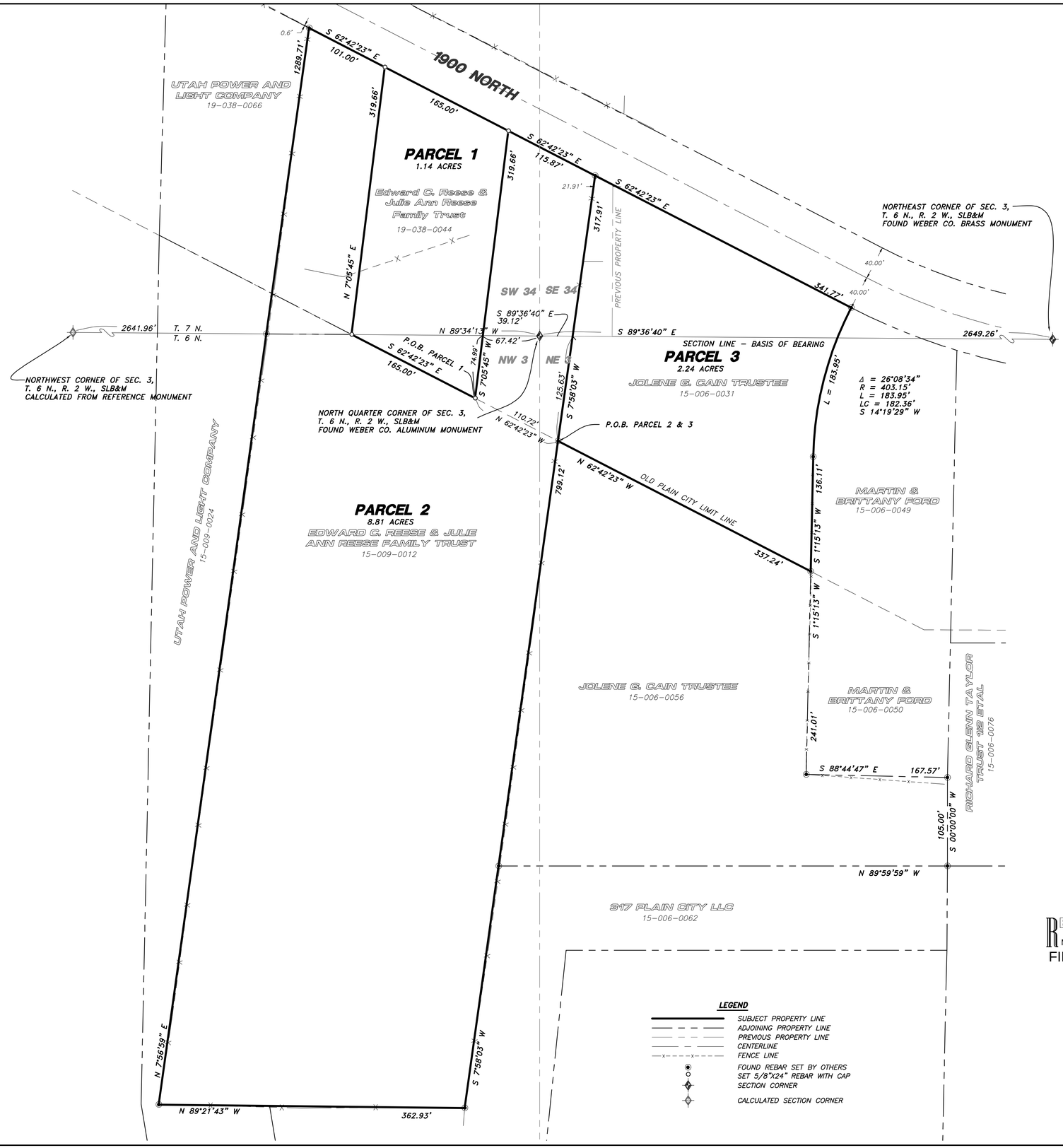

PARCEL 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, AND A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE OLD PLAIN CITY LIMIT LINE, LOCATED 67.42 FEET NORTH 89°36'40" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 74.99 FEET SOUTH 07°05'45" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE ALONG SAID OLD PLAIN CITY LIMIT LINE NORTH 62°42'23" WEST 165.00 FEET; THENCE NORTH 07°05'45" EAST 319.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE SOUTH 62°42'23" EAST 165.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 07°05'45" WEST 319.66 FEET TO THE POINT OF BEGINNING. CONTAINING 49,500 SQUARE FEET OR 1.14 ACRES.

PARCEL 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST SOUTHWEST AND A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE OLD PLAIN CITY LIMIT LINE, POINT ALSO BEING ON AN EXISTING FENCE LINE LOCATED 39.12 FEET SOUTH 89°36'40" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 125.63 FEET SOUTH 07°58'03" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 07°58'03" WEST 799.12 FEET; (2) NORTH 89°21'43" WEST 362.93 FEET; AND (3) NORTH 07°56'59" EAST 1289.71 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE THENCE SOUTH 62°42'23" EAST 101.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 07°05'45" WEST 319.66 FEET; THENCE SOUTH 62°42'23" EAST 165.00 FEET; THENCE NORTH 07°05'45" EAST 319.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 62°42'23" EAST 115.87 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE SOUTH 07°58'03" WEST 317.91 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING. CONTAINING 8.81 ACRES.

PARCEL 3 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, AND A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE OLD PLAIN CITY LIMIT LINE, POINT ALSO BEING ON AN EXISTING FENCE LINE LOCATED 39.12 FEET SOUTH 89°36'40" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 125.63 FEET SOUTH 07°58'03" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3;

RUNNING THENCE NORTH 07°58'03" EAST 317.91 FEET ALONG SAID EXISTING FENCE LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE SOUTH 62°42'23" EAST 341.77 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THE MARTIN AND BRITTANY FORD PROPERTY, TAX ID. NO. 15-006-0049; THENCE ALONG THE BOUNDARY OF SAID MARTIN AND BRITTANY FORD PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTHERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 403.15 FOOT RADIUS CURVE, A DISTANCE OF 183.95 FEET, CHORD BEARS SOUTH 14°19'29" WEST 182.36 FEET, HAVING A CENTRAL ANGLE OF 26°08'34"; AND (2) SOUTH 01°15'13" WEST 136.11 FEET TO SAID OLD PLAIN CITY LIMIT LINE; THENCE NORTH 62°42'23" WEST 337.24 FEET ALONG SAID OLD PLAIN CITY LIMIT LINE TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH, ADJUST, AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY PHILLIP REESE. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS NO. 1038, EXISTING FENCE LINES, AND THE EXISTING BOX ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 3, T6N, R2W, SLB&M.

THE OLD PLAIN CITY LIMIT LINE WAS DETERMINED FROM WASATCH CIVIL ANNEXATION PLAT, SHEET 2, ENTRY NO. 2251365, AS BEING 340.00 FEET FROM THE CENTERLINE OF 1975 NORTH STREET.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89°36'40" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SCALE: 1"= 60'

0 60 120.

Scale in Feet
(Data in Parentheses is Record)

RECEIVED
MAR 18 2026
FILE # 8310

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act: and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or Placed on the ground as represented on the plat hereon.

Signed this 9th day of March, 2026.

K. Greg Hansen PLS
Utah Land Surveyor License No. 167819

REGISTERED LAND SURVEYOR 167819 K. GREG HANSEN 03/09/26 STATE OF UTAH

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 68 Years of Business

No.	Date	By	Revision

Drawn By: TM Date: 01/26/2026
Designed By: ____
Checked By: KGH
Approved By: ____
Scale: 1" = 60'
Drawing File: 26-3-12 Reese v23
JOB NUMBER: 26-3-12

PROPERTY SURVEY FOR
PHILLIP REESE

+/- 3095 W 1975 N
PLAIN CITY, WEBER COUNTY, UTAH

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet 1 of 1 Sheets