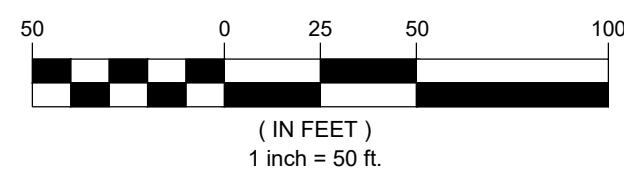




NORTH

GRAPHIC SCALE



LEGEND

	COUNTY MONUMENT		EXISTING WATER METER
	PROPERTY CORNER AS DESCRIBED		EXISTING WATER MANHOLE
	SUBDIVISION BOUNDARY		EXISTING FIRE HYDRANT
	LOT LINE		EXISTING WATER VALVE
	ADJACENT PARCEL		EXISTING STORM MANHOLE
	SECTION LINE		EXISTING CATCH BASIN
	EASEMENT		EXISTING SEWER MANHOLE
	ROAD CENTERLINE		EXISTING SEWER CLEAN OUT
	EXISTING FENCE LINE		EXISTING IRRIGATION VALVE
	EXISTING WATER LINE		EXISTING POWER POLE
	EXISTING IRRIGATION LINE		EXISTING TRANSFORMER
	EXISTING STORM DRAIN		EXISTING TELECOM MANHOLE
	EXISTING SANITARY SEWER		EXISTING ELECTRICAL BOX
	EXISTING OVERHEAD POWER		EXISTING AC UNIT
	EXISTING GAS LINE		EXISTING GAS METER
	EXISTING CONCRETE		EXISTING LIGHT POLE
	EXISTING ASPHALT		EXISTING BOLLARD

NOTE: MAY CONTAIN ITEMS NOT USED IN THIS SURVEY.

DEED DESCRIPTION

19-016-0005
PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF STATE HIGHWAY AND THE SOUTH LINE OF SAID QUARTER SECTION; RUNNING THENCE NORTH 29D35' WEST ALONG SAID WESTERLY LINE 206 FEET; THENCE SOUTH 60D25' WEST 418 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING.

19-016-0089
PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT THE INTERSECTION OF THE WESTERY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, 91, & 30S AND THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25, SAID POINT BEING DEFINED BY FENCE INTERSECTION, AND RUNNING THENCE SOUTH 29D35' EAST ALONG SAID WESTERLY LINE OF HIGHWAY 109.36; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 923 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE O.S.S.R.R. DEFINED BY FENCE; THENCE NORTH 26D48' WEST ALONG SAID RIGHT-OF-WAY 106.52 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER DEFINED BY FENCE CORNER; THENCE EAST ALONG SAID QUARTER SECTION LINE DEFINED BY FENCE, 916 FEET TO THE POINT OF BEGINNING. SITUATE IN WEBER COUNTY, STATE OF UTAH.

PROPOSED CONSOLIDATED LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS S89°16'21"E 117.69 ALONG THE EAST / WEST CENTERLINE OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE CENTER OF SECTION 25, BEING A FOUND 3" ALUMINUM DISK; THENCE S89°16'21"E ALONG THAT SAME SECTION LINE, A DISTANCE OF 502.41 FEET; THENCE N60°47'09"E, A DISTANCE OF 356.19 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 89; THENCE S29°12'51"E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 89, A DISTANCE OF 315.28 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF US HIGHWAY 89 N89°14'54"W, A DISTANCE OF 921.66 FEET; THENCE N25°29'23"W, A DISTANCE OF 105.91 FEET TO A POINT ON THE EAST/WEST CENTERLINE LINE OF SECTION 25, THAT SAME POINT BEING THE POINT OF BEGINNING.

CONTAINING 123,904 SQUARE FEET OR 2.844 ACRES, MORE OR LESS.

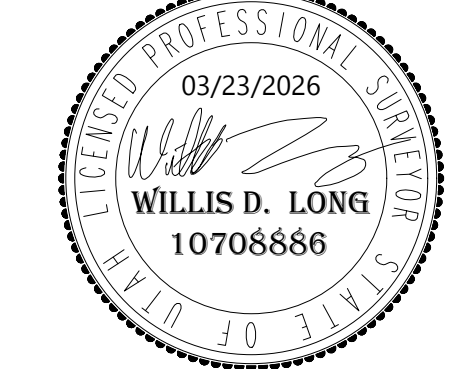
NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DETERMINE THE BOUNDARY AND SHOW THE TOPOGRAPHY OF THE LAND SHOWN HEREON AND TO CONSOLIDATE THE 2 PARCELS SHOWN HERE ON. THE SURVEY WAS ORDERED BY SCOTT MCFARLAND. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°16'21" EAST WEBER COUNTY, UTAH.

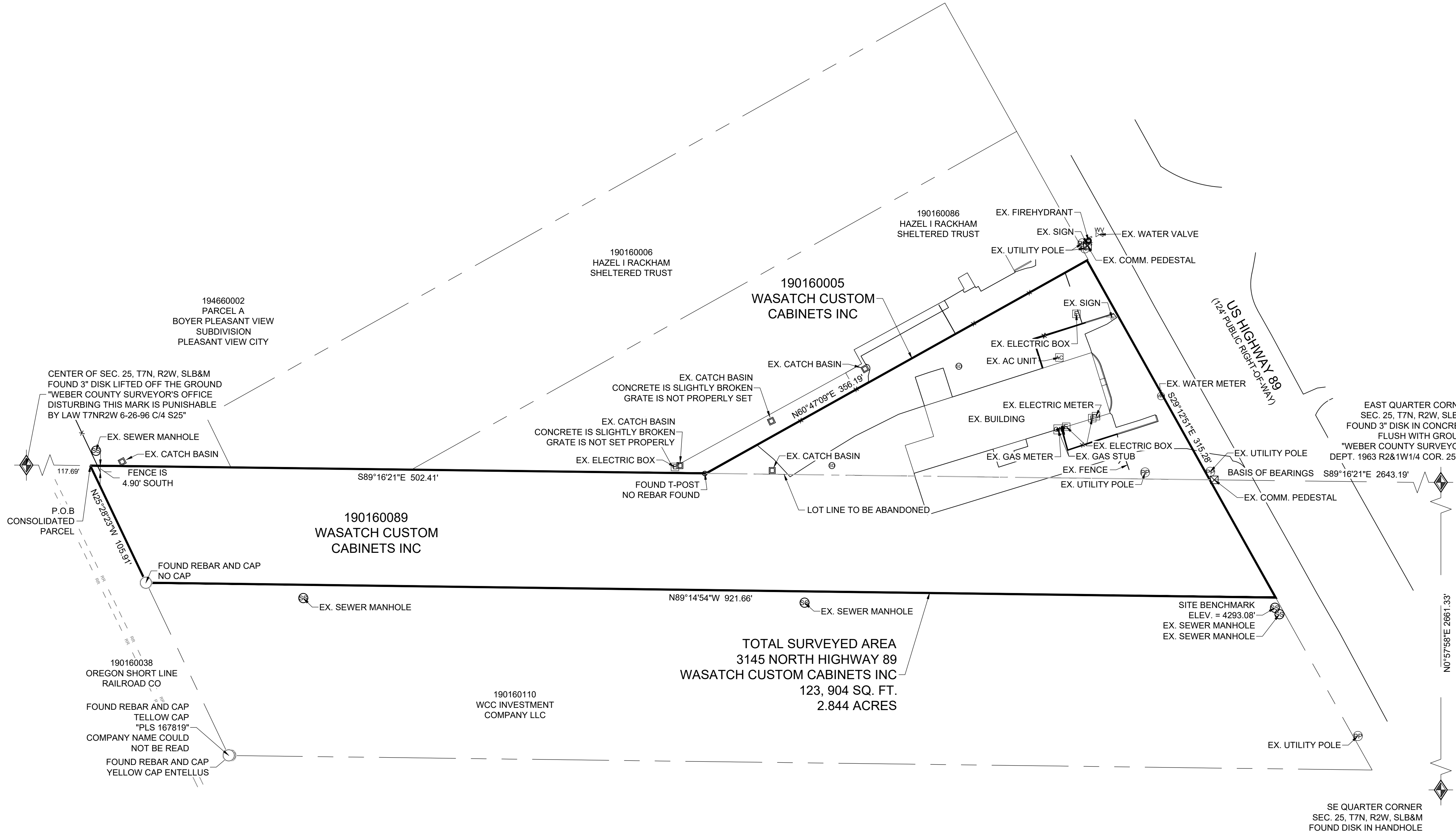
SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS ALTA NSPS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS LOT CONSOLIDATION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY. FURTHERMORE SHOULD THIS SURVEY CONTAIN TOPOGRAPHIC DATA INTENDED FOR ANY SORT OF DESIGN WORK, THE CONTENTS OF THIS PLAT ARE CONSIDERED VIABLE FOR 6 MONTHS FROM THE DATE THIS SURVEY HAS BEEN SIGNED FOR THE PARTY THAT PURCHASED THIS SURVEY AND ANY SITE WORK THAT TAKES PLACE WITH IN THAT 6 MONTH TIME FRAME INVALIDATES THE TOPOGRAPHY SHOWN ON THIS PLAT.

SIGNED THIS 23TH DAY OF MARCH 2026.



RECEIVED
MAR 26 2026
FILE # 8314



TOTAL SURVEYED AREA
3145 NORTH HIGHWAY 89
WASATCH CUSTOM CABINETS INC
123, 904 SQ. FT.
2.844 ACRES

DISCLAIMERS

1. THE WORD "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED IN THIS SURVEY PLAT ARE TO BE UNDERSTOOD TO MEAN THAT REGARDING THE FACTS DISCLOSED TO THE SURVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP. THE USE OF THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THE PARTY THAT ORDERED THE SURVEY AND THAT NO OTHER PARTY SHALL BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THIS CAD FILE WITH OUT THE WRITTEN CONSENT OF LAYTON SURVEYS.

LOT CONSOLIDATION PLAT

IN THE NORTHEAST AND THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
3145 NORTH US-89, PLEASANT VIEW, UTAH

DATE

DATE: 03/23/2026
DESIGN: BAK
DRAWN: BAK
CHECKED: WDL

SCALE

SCALE: 1" = 50'

1

1

ALL REPORTS, DESIGN, FIELD DATE, FIELD NOTES, DRAWINGS, SPECIFICATIONS, CALCULATIONS, ESTIMATES OR ANY REPRESENTATION CONTAINED HEREON ARE THE SOLE PROPERTY OF LAYTON SURVEYS UNLESS PREVIOUSLY ESTABLISHED BY PRECEDENCE OR AGREEMENT.