

RECORD OF SURVEY

KARTCHNER PROPERTY

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

PLAIN CITY, WEBER COUNTY, UTAH

MAY, 2026

PARCEL A LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET AND THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET, SAID POINT BEING 420.11 FEET NORTH 89°36'26" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 00°23'34" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 (SAID NORTHEAST CORNER BEING SOUTH 89°36'26" EAST 2649.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE SOUTH 89°36'26" EAST 9.96 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 00°23'34" WEST 160.99 FEET; THENCE NORTH 89°36'26" WEST 8.84 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST; THENCE NORTH 00°00'26" WEST 160.99 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 1,513 SQUARE FEET OR 0.035 ACRES.

PARCEL B LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 176.97 NORTH 89°36'26" WEST ALONG THE SECTION LINE AND 180.79 FEET SOUTH 00°23'34" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 (SAID NORTHEAST CORNER BEING SOUTH 89°36'26" EAST 2649.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE SOUTH 00°00'26" EAST 20.20 FEET; THENCE NORTH 89°36'26" WEST 155.33 FEET; THENCE NORTH 00°23'37" EAST 20.20 FEET; THENCE SOUTH 89°36'26" EAST 155.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,136 SQUARE FEET OR 0.072 ACRES.

PARCEL C LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET, SAID POINT BEING 420.11 FEET NORTH 89°36'26" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 00°23'34" WEST AND 160.99 FEET SOUTH 00°00'26" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 3 (SAID NORTHEAST CORNER BEING SOUTH 89°36'26" EAST 2649.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE SOUTH 89°36'26" EAST 242.16 FEET; THENCE SOUTH 00°00'26" EAST 132.01 FEET TO THE NORTHERLY BOUNDARY LINE OF COBBLE GLEN PARK SUBDIVISION PHASE-1; THENCE NORTH 89°36'26" WEST 242.16 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET; THENCE NORTH 00°00'26" WEST 132.01 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

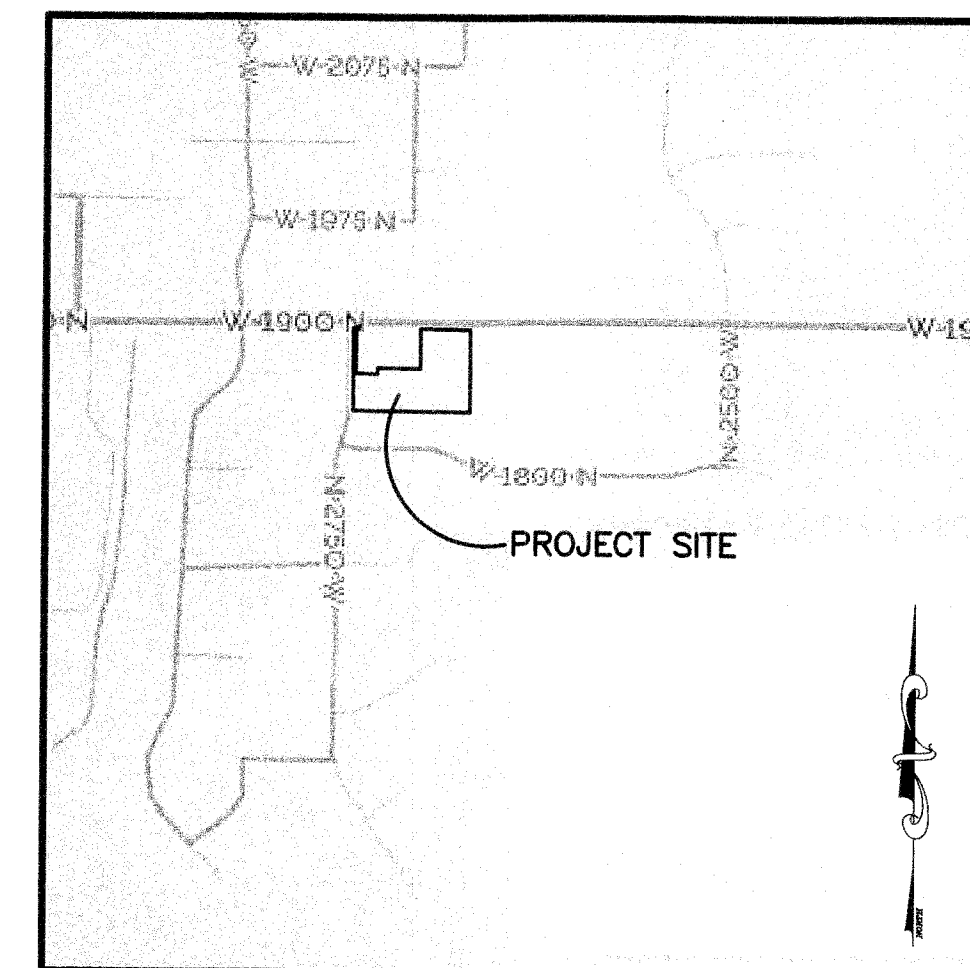
CONTAINING 31966 SQUARE FEET OR 0.734 ACRES.

PARCEL D LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET AND ON AN EXISTING FENCELINE, SAID POINT BEING 40.01 FEET SOUTH 00°05'16" WEST FROM NORTHEAST CORNER OF SAID SECTION 3 (SAID NORTHEAST CORNER BEING SOUTH 89°36'26" EAST 2649.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE ALONG SAID FENCELINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°06'04" WEST 293.00 FEET; (2) NORTH 89°36'26" WEST 177.61 FEET; THENCE NORTH 00°00'26" WEST 293.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET; THENCE SOUTH 89°36'26" EAST 178.16 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 52119 SQUARE FEET OR 1.196 ACRES.



VICINITY MAP
NO SCALE

OVERALL BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET AND THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET, SAID POINT BEING 420.11 FEET NORTH 89°36'26" WEST ALONG THE SECTION LINE AND 40.00 FEET SOUTH 00°23'34" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 (SAID NORTHEAST CORNER BEING SOUTH 89°36'26" EAST 2649.27 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 3); THENCE SOUTH 89°36'26" EAST 9.96 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 00°23'34" WEST 160.99 FEET; THENCE SOUTH 89°36'26" EAST 78.00 FEET; THENCE NORTH 00°23'37" EAST 20.20 FEET; THENCE SOUTH 89°36'26" EAST 155.19 FEET; THENCE NORTH 00°00'26" WEST 140.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1900 NORTH STREET; THENCE SOUTH 89°36'26" EAST 178.16 FEET ALONG SAID SOUTHERLY LINE TO AN EXISTING FENCELINE; THENCE SOUTH 00°06'04" WEST 293.00 FEET ALONG SAID FENCELINE TO THE NORTHERLY LINE OF COBBLE GLEN PARK SUBDIVISION PHASE-1; THENCE NORTH 89°36'26" WEST 419.77 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 2750 WEST STREET; THENCE NORTH 00°00'26" WEST 293.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 88734 SQUARE FEET OR 2.037 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE KARTCHNER PROPERTY ON THE GROUND AND DETERMINE A BOUNDARY FOR A LOT LINE ADJUSTMENT. THE BOUNDARY IS BASED ON THE WEBER COUNTY STATE PLANE COORDINATES AND THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WHICH BEARS N89°36'26"W. THE EAST BOUNDARY LINE RUNS ALONG THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 3. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING, COBBLE GLEN PARK SUBDIVISION. THE NORTH LINE WAS DETERMINED BY MATCHING THE SOUTHERLY RIGHT-OF-WAY LINE OF 1900 NORTH STREET. THE RECORDED BOUNDARY DESCRIPTION OF THE JACKSON PROPERTY WAS EXCEPTED FROM THE BOUNDARY. THERE IS A GAP BETWEEN THE JACKSON PROPERTY AND THE BOUNDARY OF COBBLE GLEN PARK SUBDIVISION. A "PROTECTION STRIP" ALONG 2750 WEST STREET, SHOWN HEREON, THAT WOULD HAVE TO BE RESOLVED BEFORE ACCESS TO THAT STREET WOULD BE AVAILABLE.

BASIS OF BEARINGS

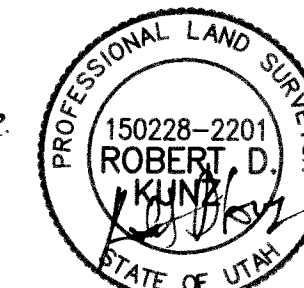
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N89°36'26"W.

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 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.

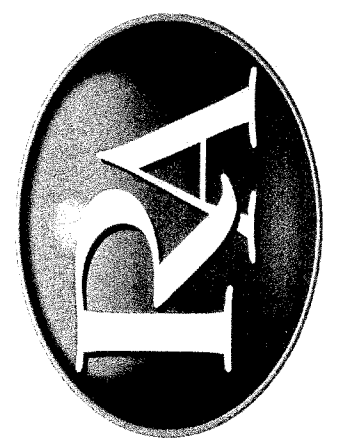
SIGNED THIS 14th DAY OF May, 2026

150228-2201
UTAH LICENSE NUMBER



MAY 12 2026
#8354

Reeve & Associates, Inc.
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LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



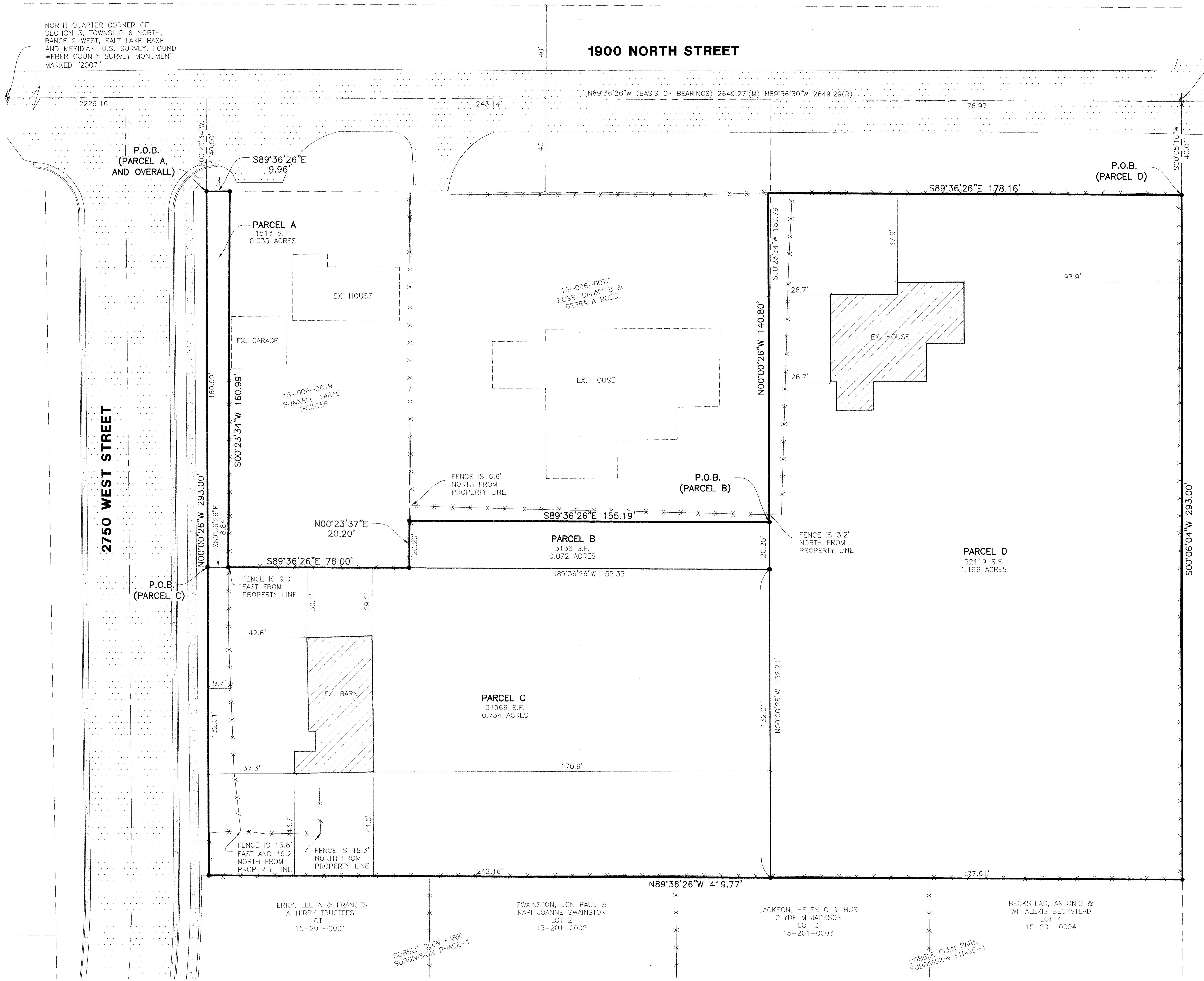
REVISIONS	DESCRIPTION	DATE

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PLAIN CITY, WEBER COUNTY, UTAH

KARTCHNER PROPERTY

Project Info.

Surveyor:	R. KUNZ
Designer:	E. ROCHE
Begin Date:	9-18-25
Name:	KARTCHNER PROPERTY
Scale:	1"=20'
Revision:	5-4-26 E.R.
Number:	6833-01



NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY MONUMENT MARKED "2007"

NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND WEBER COUNTY SURVEY MONUMENT MARKED "1972"

1900 NORTH STREET

2750 WEST STREET

P.O.B. (PARCEL A, AND OVERALL)

P.O.B. (PARCEL D)

P.O.B. (PARCEL C)

P.O.B. (PARCEL B)

PARCEL A
1513 S.F.
0.035 ACRES

PARCEL B
3136 S.F.
0.072 ACRES

PARCEL C
31966 S.F.
0.734 ACRES

PARCEL D
52119 S.F.
1.196 ACRES

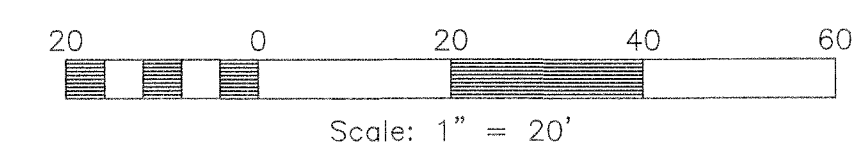
15-006-0073
ROSS, DANNY B &
DEBRA A ROSS

15-006-0019
BUNNELL, LARAE
TRUSTEE

SCHOONMAYER FAMILY
PROTECTION TRUST
15-004-0025

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = EXISTING FENCE
- = LOT LINE
- = RIGHT-OF-WAY CENTERLINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = EXISTING CONCRETE
- = EXISTING PAVEMENT
- = EXISTING STRUCTURE



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 SURVEYORS • CIVIL ENGINEERS • LAND SURVEYORS
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REVISIONS	DESCRIPTION

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