

RECORD OF SURVEY CIVIL SOLUTIONS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY UTAH
2025

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PARCEL BEING 1.888 ACRES OF LAND AS FOUND IN THE WARRANTY DEED ENTRY NO. 2898893 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR THE SUBJECT PARCEL IS SOUTH 00° 38' 13" WEST 2635.77 FEET, MEASURED BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099, SAID POINT LIES 1034.74 FEET NORTH 00° 05' 02" EAST ALONG THE SECTION LINE FROM THE FOUND SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 00° 05' 02" EAST 840.06 FEET ALONG THE SECTION LINE TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 88° 54' 58" EAST 1233.93 FEET TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 01° 01' 04" WEST 203.95 FEET TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 88° 43' 29" EAST 361.99 FEET TO THE NORTHWEST CORNER OF 1300 NORTH STREET AS DEDICATED ON THE BONA VISTA - WEBER FIRE SUBDIVISION ENTRY NO. 2137978 AND TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE ALONG THE WEST BOUNDARY LINE OF SAID STREET SOUTH 01° 04' 58" WEST 60.00 FEET TO THE SOUTHWEST CORNER OF SAID STREET AND TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 88° 43' 29" WEST 233.84 FEET TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 01° 16' 31" WEST 349.93 FEET TO A SET 1/2" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 88° 43' 34" WEST 1343.40 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT PARCEL BEING 1,110,503 SQUARE FEET OR 25.494 ACRES OF LAND.

PARCEL 2

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PARCEL BEING 2.199 ACRES OF LAND AS FOUND IN THE WARRANTY DEED ENTRY NO. 2898893 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR THE SUBJECT PARCEL IS SOUTH 00° 38' 13" WEST 2635.77 FEET, MEASURED BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AND CAP MARKED MTN WEST BEING THE NORTHWEST CORNER NON TYPICAL COMMERCIAL PROPERTIES AS FOUND IN THE QUIT CLAIM DEED ENTRY NO. 3172530 AS SHOWN ON THE RECORD OF SURVEY NO. 3636, SAID POINT LIES 825.12 FEET SOUTH 00° 38' 13" WEST ALONG THE SECTION LINE AND 1209.50 FEET WEST FROM THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 01° 01' 04" WEST 203.95 FEET TO A FOUND 5/8" IRON ROD AND CAP MARKED MTN WEST, SAID POINT BEING THE SOUTHWEST CORNER OF SAID QUIT CLAIM DEED AND RECORD OF SURVEY; THENCE NORTH 89° 02' 10" WEST 133.19 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 01° 16' 31" WEST 198.28 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 88° 43' 29" WEST 142.53 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 01° 25' 09" EAST 455.57 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 00° 03' 38" EAST 55.01 FEET TO THE SOUTH LINE OF THE WILLARD CANAL (USA PROPERTY) AS SURVEYED BY ENSIGN ENGINEERING WITH A PLAT DATED NOVEMBER 15, 2024, TO BE FILED; THENCE SOUTH 59° 25' 21" EAST 90.20 FEET TO A POINT OF CURVATURE AND TO A FOUND 5/8" IRON ROD AND CAP MARKED ENSIGN, SOUTHEASTERLY 207.59 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 22° 39' 30" (NOTE: LONG CHORD BEARS SOUTH 70° 46' 25" EAST 206.24 FEET (NORTH 70° 46' 11" WEST 206.26 FEET BY ENSIGN SURVEY) TO THE TRUE POINT OF BEGINNING.

SUBJECT PARCEL BEING 95,797 SQUARE FEET OR 2.199 ACRES OF LAND.

PARCEL 3

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PARCEL BEING 1.000 ACRES OF LAND AS FOUND IN THE SPECIAL WARRANTY DEED ENTRY NO. 2962600 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR THE SUBJECT PARCEL IS SOUTH 00° 38' 13" WEST 2635.77 FEET, MEASURED BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE BONA VISTA-WEBER FIRE SUBDIVISION AS FOUND IN BOOK 62 PAGE 080 OF THE WEBER COUNTY RECORDER'S OFFICE, SAID POINT LIES 1030.39 FEET SOUTH 00° 38' 13" WEST ALONG THE SECTION LINE AND 1125.29 FEET WEST FROM THE FOUND EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG THE WEST BOUNDARY LINE OF SUBDIVISION SOUTH 01° 04' 58" WEST 199.47 FEET (NORTH 01° 04' 58" EAST BY RECORD) TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE LEAVING SAID LINE NORTH 88° 43' 29" WEST 219.45 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 01° 16' 31" EAST 198.28 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 89° 02' 10" EAST 133.19 FEET TO THE WEST LINE OF THE NON TYPICAL COMMERCIAL PROPERTIES AS FOUND IN THE QUIT CLAIM DEED ENTRY NO. 3172530 IN SAID RECORDER'S OFFICE TO A FOUND 5/8" IRON ROD AND CAP MARKED MTN WEST; THENCE SOUTH 89° 02' 10" EAST 85.60 FEET (SOUTH 89° 03' 00" EAST BY RECORD) TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 43,579 SQUARE FEET OR 1.000 ACRES OF LAND.

PARCEL 4

A PARCEL OF LAND THAT LIES FULLY WITHIN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, PARCEL BEING 1.883 ACRES OF LAND AS FOUND IN THE WARRANTY DEED ENTRY NO. 2898893 AS FOUND IN THE WEBER COUNTY RECORDER'S OFFICE. BASIS OF BEARING FOR THE SUBJECT PARCEL IS SOUTH 00° 38' 13" WEST 2635.77 FEET, MEASURED BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE BONA VISTA-WEBER FIRE SUBDIVISION AS FOUND IN ENTRY NO. 2137978 MAP NO. 62-80 IN THE WEBER COUNTY RECORDER'S OFFICE; SAID POINT LIE 1030.39 FEET SOUTH 00° 38' 13" WEST ALONG THE SECTION LINE AND 1125.29 FEET WEST TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND 609.40 FEET SOUTH 01° 04' 58" WEST ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION FROM THE FOUND EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 88° 43' 34" WEST 235.02 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE NORTH 01° 16' 31" EAST 349.93 FEET TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 88° 43' 29" EAST 233.84 FEET TO THE WEST LINE OF SAID SUBDIVISION AND TO A SET 5/8" IRON ROD AND CAP MARKED PLS 10719099; THENCE SOUTH 01° 04' 58" WEST 349.93 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT PARCEL BEING 82,035 SQUARE FEET OR 1.883 ACRES OF LAND.

SURVEYORS NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES, PROPERTY CORNERS, OF THE SURVEYED PARCEL AND TO SHOW EXISTING IMPROVEMENTS OF THE SUBJECT PARCEL AS REQUESTED BY CIVIL SOLUTIONS. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°38'13" WEST 2635.77 FEET BETWEEN THE MONUMENTS FOUND AT THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN. THE FIELD DATA WAS COLLECTED 11-15-2024. FOUND EVIDENCES AND MONUMENTS ARE REPRESENTED HEREON. FOUND EVIDENCE AND FACTS ARE PRESENTED BELOW TO HELP DETERMINE THIS SURVEYORS OPINION ON THE BOUNDARY LINES.

PARCEL 1 WAS HELD AND BASED ON THE FOLLOWING FACTS AND PROFESSIONAL OPINIONS: THE POINT OF BEGINNING CALL WAS HELD AT AN OLD FENCE LINE RUNNING NORTH AND SOUTH THE RECORD SPECIAL WARRANTY DEED ENTRY NO. 2952600 WAS HELD. THE RECORD OF SURVEY FILE NO. 3636 DISTANCE TO THE HELD CORNER WAS AT 1034.74 FEET AND WAS HELD BY THIS SURVEY. THERE WAS A RECORD OF SURVEY FILE NO. 4738 WHICH CALLS THIS DISTANCE AS BEING 1034.64 FEET. THE WEST LINE OF THIS PARCEL WAS HELD ALONG THE SECTION LINE, THE NORTH BOUNDARY LINE WAS HELD ALONG A DIVISION BY THE LAND OWNER. THE EASTERLY INTERNAL BOUNDARY LINES WERE HELD ALONG A DIVISION BY THE LAND OWNER. THE EAST BOUNDARY LINE WAS HELD ALONG THE WEST BOUNDARY LINE OF THE BONA VISTA-WEBER FIRE SUBDIVISION. NO MONUMENTS WERE FOUND WHEN RETRACING SAID SUBDIVISION. HELD MONUMENTS FROM THE ROS 3636 SURVEY AND THE 4738 SURVEY WERE USED TO RELOCATE THE SAID SUBDIVISION LINE. THE SOUTHERLY BOUNDARY LINE WAS HELD ALONG THE NORTHERLY BOUNDARY LINE OF SAID ROS 3636.

PARCEL 2 WAS HELD AND BASED ON THE FOLLOWING FACTS AND PROFESSIONAL OPINIONS: THE NORTHERLY BOUNDARY LINE WAS HELD ALONG THE RETRACED SOUTHERLY BOUNDARY LINE OF THE WILLARD CANAL. THIS BOUNDARY WAS SURVEYED RECENTLY BY ENSIGN ENGINEERING AND I LOCATED VARIOUS CORNERS ALONG THIS LINE. I GOT A COPY OF THE SURVEY. I HAVE HELD THE MONUMENTS SET BY SAID SURVEY. I ALSO LOCATED A 1/2" IRON ROD AND CAP MARKED MTN WEST MARKING THE NORTHWEST CORNER OF THE NON-TYPICAL COMMERCIAL PROPERTY AS DESCRIBED IN THE QUIT CLAIM DEED ENTRY NO. 3172530. THE EAST BOUNDARY LINE WAS HELD ALONG A LINE BETWEEN TWO FOUND MTN WEST SURVEY MONUMENTS AS MONUMENTED IN THE ROS 3636. THE SOUTHERLY AND WESTERLY BOUNDARY LINES WERE HELD ALONG DIVISION LINES AS REQUESTED BY THE LAND OWNER.

PARCEL 3 WAS HELD AND BASED ON THE FOLLOWING FACTS AND PROFESSIONAL OPINIONS: THE EAST BOUNDARY LINE WAS HELD ALONG THE WEST LINE OF THE BONA VISTA-WEBER FIRE SUBDIVISION AS MENTIONED ABOVE. BOTH ROS 3636 AND 4738 HAVE RETRACED THIS LINE AND DID NOT SHOW THEY HAD EVER FOUND MONUMENTS AT THE LOT CORNERS. I HAVE HELD THE ROS POSITIONS AS RETRACED. THE NORTH BOUNDARY LINE WAS HELD AT THE FOUND MTN WEST SURVEY MONUMENT AND THE RETRACED ROS 3636. THE OTHER BOUNDARY LINES WERE HELD ALONG DIVISION LINES AS REQUESTED BY THE LAND OWNER.

PARCEL 4 WAS HELD AND BASED ON THE FOLLOWING FACTS AND PROFESSIONAL OPINIONS: THE EAST BOUNDARY LINE WAS HELD ALONG THE WEST LINE OF THE BONA VISTA-WEBER FIRE SUBDIVISION AS MENTIONED ABOVE. BOTH ROS 3636 AND 4738 HAVE RETRACED THIS LINE AND DID NOT SHOW THEY HAD EVER FOUND MONUMENTS AT THE LOT CORNERS. I HAVE HELD THE ROS POSITIONS AS RETRACED. THE SOUTH BOUNDARY LINE WAS HELD ALONG THE NORTHERLY BOUNDARY LINE OF SAID ROS 3636. THE WEST AND NORTH BOUNDARY LINES WERE HELD ALONG DIVISION LINES AS REQUESTED BY THE LAND OWNER.


MY PROFESSIONAL OPINION IS RENDERED UPON THIS RECORD OF SURVEY DRAWING. THERE MAY EXIST OTHER EVIDENCE, MONUMENTS, OR DOCUMENTS THAT COULD AFFECT THIS SURVEY. ANY NEW EVIDENCE, MONUMENTS, OR DOCUMENTS CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

SURVEYORS CERTIFICATE

I, SPENCER J. MCCUTCHEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 10719099, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED THEREON, AND HAVE SUPERVISED A SURVEY OF THE PARCELS OF LAND REPRESENTED HEREON AND HAVE HAD STAKED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT. (SEE SEAL BELOW)

SHEET 1 OF 1

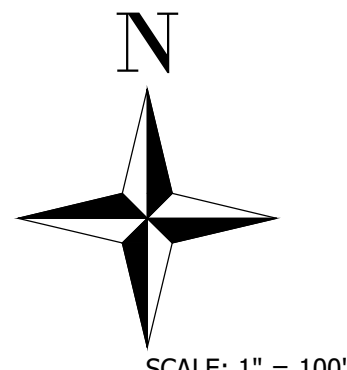
NO.	REVISIONS	BY	DATE

CLIENT RECORD OF SURVEY CIVIL SOLUTIONS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY UTAH 2025	
DRAWN: SJM SURVEYED: SJM FIELD WORK: SJM DATE: 4-7-25	PROFESSIONAL STAMP  3534 APOLENA AVE IDAHO FALLS, ID 435-633-3012

RECEIVED
MAY 13 2026
FILE # 8361

LINE #	LENGTH	DIRECTION
L1	90.20 FT	S59° 25' 21"E
L2	85.60 FT	S89° 02' 10"E
L3	60.00 FT	S01° 04' 58"W
L4	55.01 FT	N00° 03' 38"E

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	211.79 FT	280.00 FT	043°20'21"	N37° 46' 22"W	206.78 FT
C2	207.59 FT	525.00 FT	022°39'20"	S70° 46' 29"E	206.24 FT



LEGEND

- BOUNDARY LINE
- PLSS SECTION LINE
- PLSS QUARTER SECTION LINE
- ADJOINING TITLE LINE
- FENCE LINE
- RECORD OF SURVEY LINE
- STREET IMPROVEMENT/CONCERT LINE
- EDGE OF ASPHALT

WEBER COUNTY REFERENCES

- (R1) WARRANTY DEED - RIVER BLACKSMITH PROPERTIES - ENTRY NO. 2898893
- (R2) WARRANTY DEED - PETERSON PROPERTIES, LLC - ENTRY NO. 2952600
- (RS1) PTN INVESTMENTS - EASTERBROOK LAND SURVEYING - FILE NO. 2774
- (RS2) WILLARD CANAL FARR WEST - ENSIGN - NOT ON FILE - DATED 11/15/2024
- (RS3) WEBER COUNTY BEARING SHEET - T6NR2W
- (RS4) PLAIN CITY PROPERTY - REEVE & ASSOCIATES, INC. - FILE NO. 4738
- (RS5) LDS CHURCH - FARR WEST - GREAT BASIN ENGINEERING NORTH - FILE NO. 4052
- (RS6) PETERSEN INC - HANSEN & ASSOCIATES INC. - FILE NO. 6771
- (RS7) HAMILTON & BRINKERHOFF - MTN WEST SURVEYING - FILE NO. 3636
- (S1) BONA VISTA - WEBER FIRE SUBDIVISION - LANDMARK SURVEYING - MAP NO. 62-80
- (S2) COTTAM SUBDIVISION 1ST AMENDMENT - REEVE & ASSOCIATES - MAP NO. 66-032

N89° 55' 20"E 2698.50 FT (M)
(RS3 - N89° 54' 40"E 2698.54 FT) (RS4 - N89° 54' 40"E 2698.37 FT)
(S2 - S89° 54' 40"W 2698.01 FT)

N00° 05' 02"E 2650.93 FT (M) (SEC TO SEC)
(RS3 - N00° 04' 30"E 2650.95 FT) (RS4 - S00° 04' 20"W)
(RS7 - N00° 04' 27"E)

N00° 05' 02"E 840.06 FT
(RS7 - N00° 04' 27"E)

BASIS OF BEARING
N00° 38' 13" WEST 2635.77 FT (M)
(RS3 - N00° 37' 38"E 2635.78 FT)