

RECORD OF SURVEY

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, T7N, R1W, SLB&M, WEBER COUNTY, UTAH

NARRATIVE

THIS SURVEY WAS PREPARED FOR COLIN FISHER 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 SOUTH-NORTH LINE OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST FORMED BETWEEN A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 31 AND A FOUND WEBER COUNTY 3" BRASS CAP MONUMENT AT THE CENTER OF SAID SECTION 31 SAID LINE BEARING NORTH 00°46'45" EAST A DISTANCE OF 2754.59 FEET.

THE PROPERTY LINES WERE ESTABLISHED BASED ON THE WARRANTY DEED RECORDED IN WEBER COUNTY RECORDER'S OFFICE WITH ENTRY NUMBER 2104761, FILED IN MAY 23, 2005.

THREE SECTION MONUMENTS WERE FOUND. THE FOUND MONUMENTS WERE HELD FOR POSITION AND THE PROPERTY CORNERS WERE SET ACCORDINGLY.

ANY POSSIBLE ENCROACHMENTS ARE SHOWN HEREON.

NOTES

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

SURVEYOR'S CERTIFICATE

I, AUSTIN NELSON, OF VARA 3D, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 14224148 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF UTAH CODE. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT AND TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED.



AUSTIN NELSON, PLS 14224148
FOR AND ON BEHALF OF VARA 3D, INC.

DEED DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 20 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 85 FEET; THENCE WEST 148 FEET; THENCE NORTH 9 FEET; THENCE WEST 142 FEET; THENCE SOUTH 94 FEET; THENCE EAST 290 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2005 AND THEREAFTER.

AS SURVEYED DESCRIPTION:

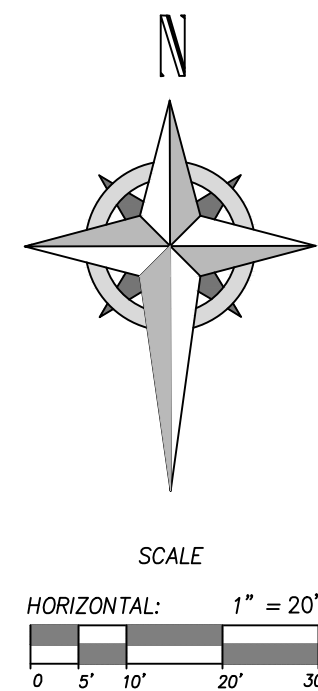
A PARCEL OF LAND LOCATED IN THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, WHENCE THE CENTER OF SAID SECTION 31 BEARS NORTH 00°46'45" EAST A DISTANCE OF 2754.59 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00°46'45" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

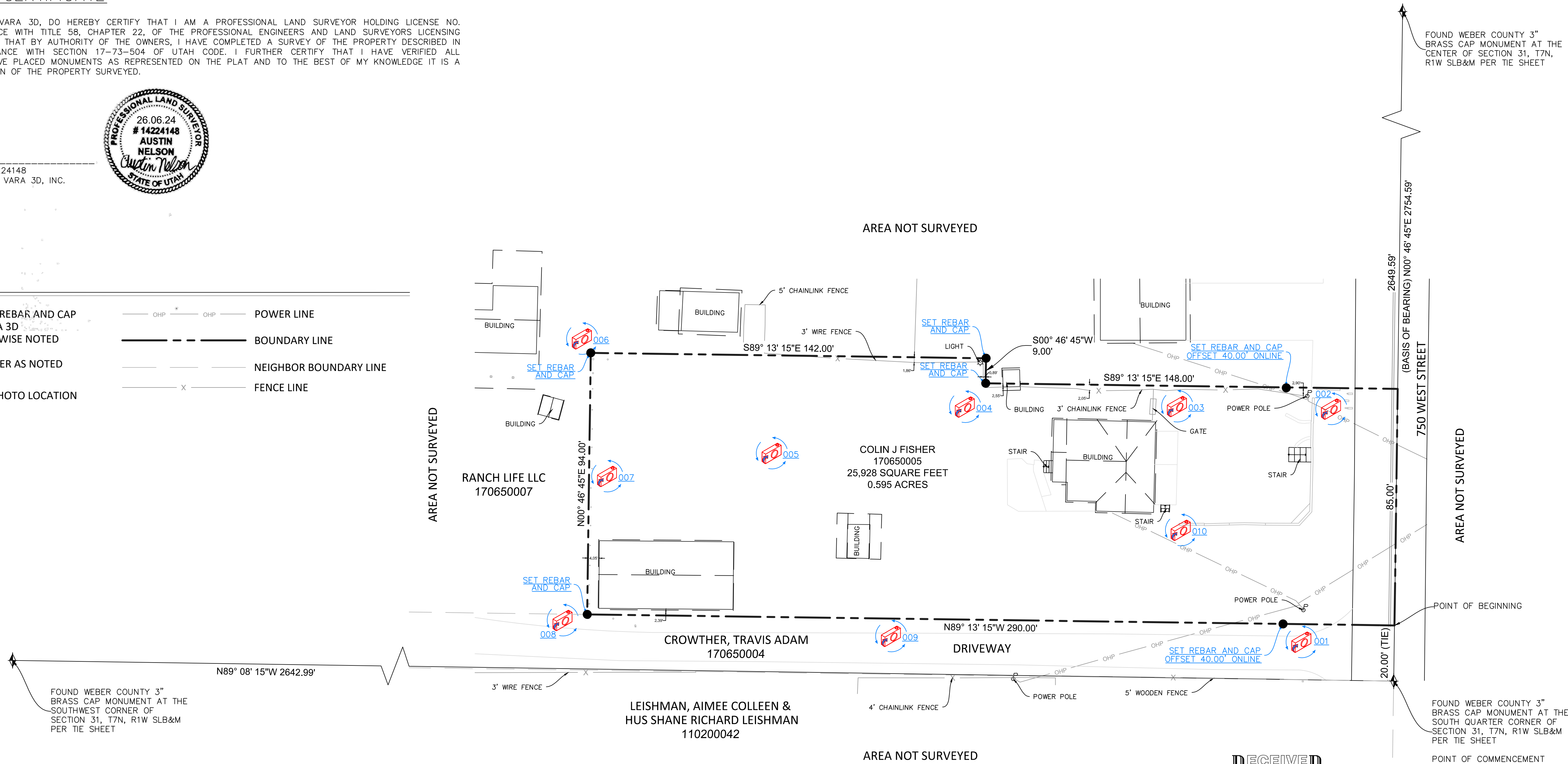
THENCE NORTH 89°13'15" WEST A DISTANCE OF 290.00 FEET;
THENCE NORTH 00°46'45" EAST A DISTANCE OF 94.00 FEET;
THENCE SOUTH 89°13'15" EAST A DISTANCE OF 142.00 FEET;
THENCE SOUTH 00°46'45" WEST A DISTANCE OF 9.00 FEET;
THENCE SOUTH 89°13'15" EAST A DISTANCE OF 148.00 FEET;
THENCE SOUTH 00°46'45" WEST A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25,928 SQ. FT. OR 0.595 ACRES.



LEGEND:

- SET WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- ◆ SECTION CORNER AS NOTED
- 📷 PANORAMIC PHOTO LOCATION
- ⚡ POWER POLE
- ☀ LIGHT POLE
- OHP — OHP — POWER LINE
- — — BOUNDARY LINE
- — — NEIGHBOR BOUNDARY LINE
- X — FENCE LINE



RECEIVED
JUN 24 2026
FILE # 8397

PROJECT INFORMATION

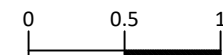
COLIN FISHER (HARRISVILLE)
18111 N 750 W HARRISVILLE, UT 84404
BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO.	Sheet
26-RE-059	1
DATE	1
JUNE 2026	
HORIZONTAL SCALE	
1" = 20'	



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS