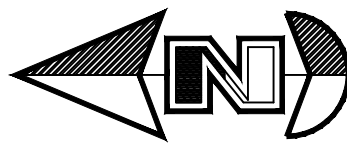
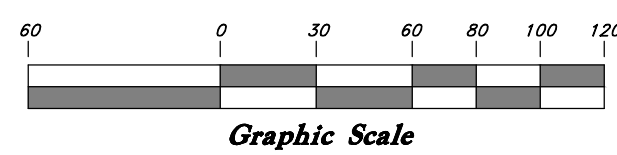


Legend

- Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Monument set by others
- W.C.S. Weber County Survey
- Found Section Corner
- P.U.E. Public Utility Easement
- Dedicated Roadways
- Existing Building
- Easement
- Centerline
- Property Boundary
- Lot Line
- Fence line
- Set 5/8"x 24" Long Rebar & Cap w/ Lothe



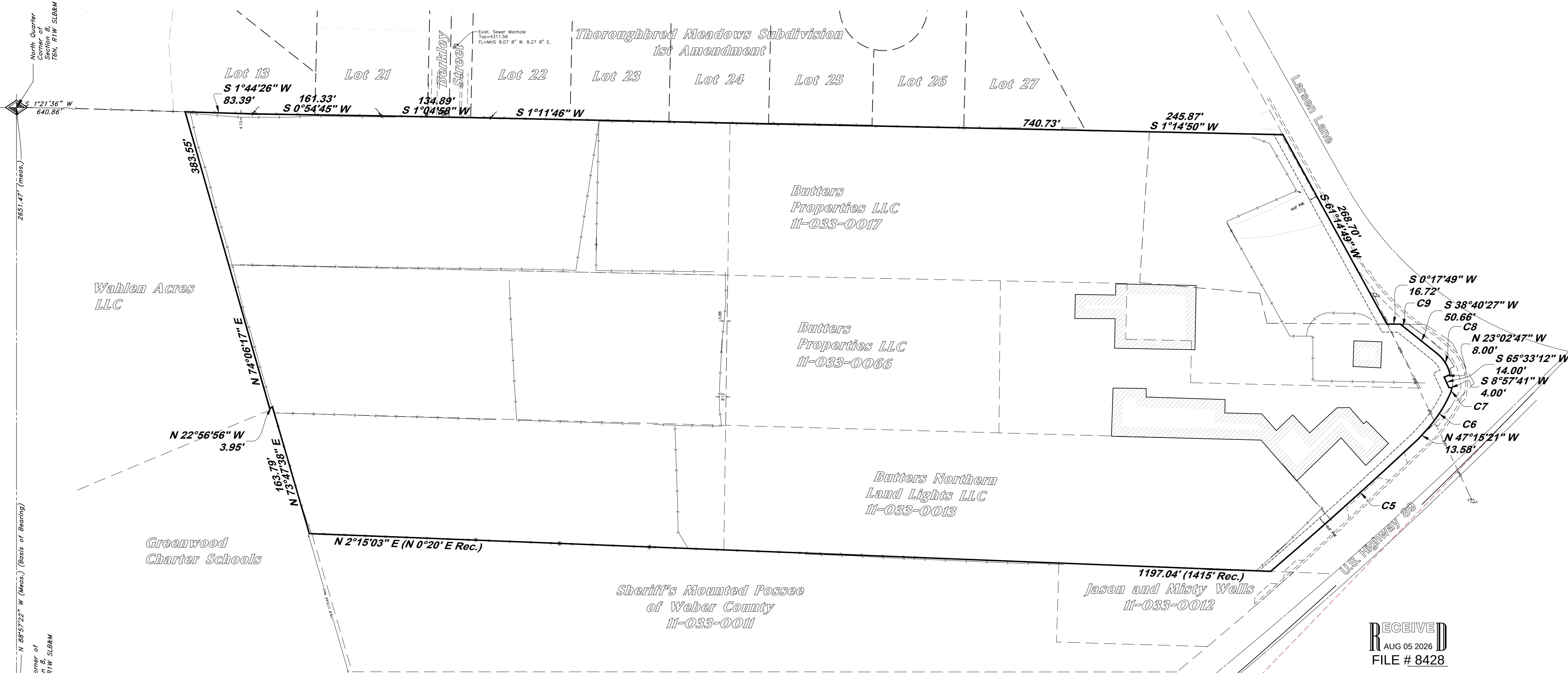
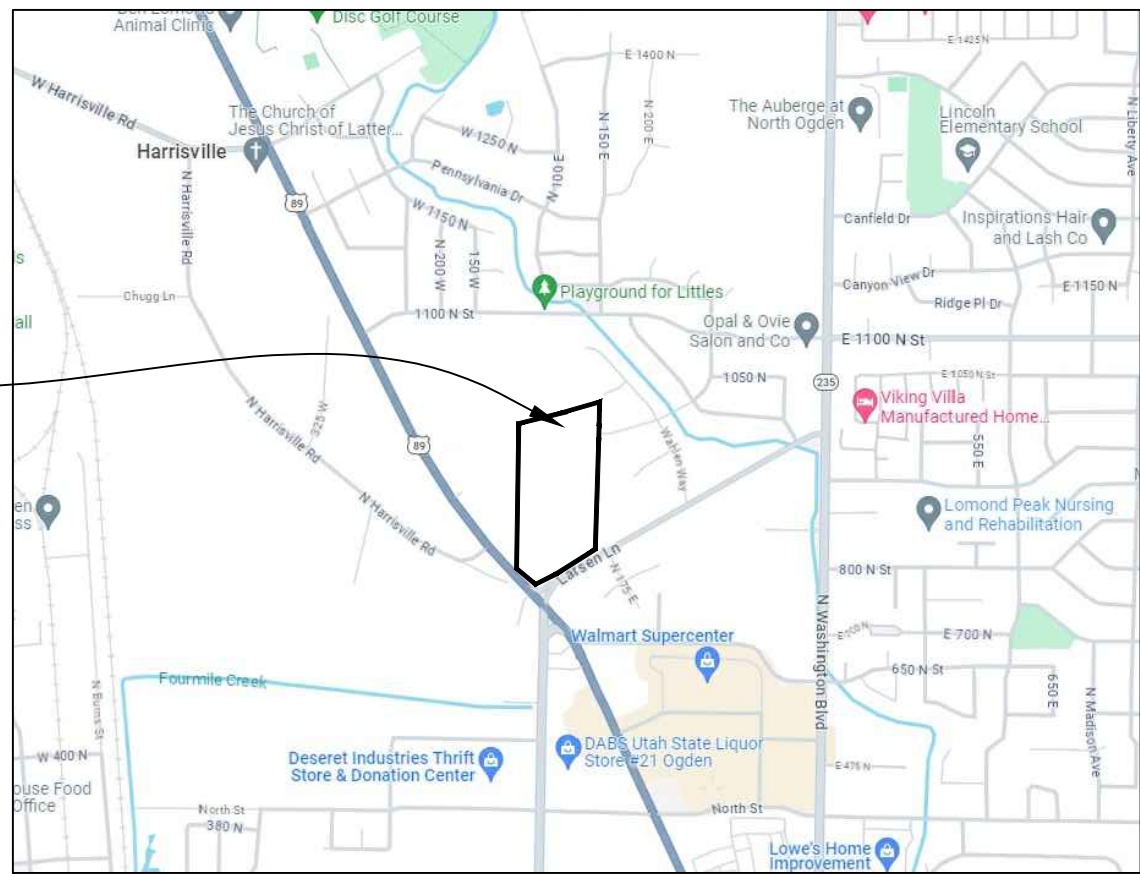
Scale: 1" = 60'



AS-SURVEYED BOUNDARY DESCRIPTION

Commencing at the North Quarter of Section 8, Township 6 North Range 1 West, Salt Lake Base and Meridian; thence 640.86 feet South 01°21'36" West to a point on the West Boundary of Thoroughbred Meadows 1st Amendment (Book 74 Page 88) being the POINT OF BEGINNING; and running thence four (4) courses along said West Boundary as follows: (1) South 01°44'26" West 83.39 feet; (2) South 00°54'45" West 161.33 feet; (3) South 01°04'58" West 134.89 feet; and (4) South 01°11'46" West 740.73 feet to the Southwest corner of said Subdivision; thence South 01°14'50" West 245.87 feet to the North right of way line of Larsen Lane; thence two (2) courses along said North right of way line as follows: (1) South 61°14'49" West 268.70 feet; and (2) South 00°17'49" West 16.72 feet to that certain Parcel conveyed in a Warranty Deed Recorded as Entry #3105966 being a point on a non-tangent curve to the right having a radius of 249.84 feet; thence six (6) courses along the Northern boundary of said Parcel as follows: (1) along said arc a distance of 8.27 feet, Central Angle equals 01°53'45" and Long Chord bears South 38°40'27" West 8.27 feet; (2) South 38°40'27" West 50.66 feet to a point on a non-tangent curve to the right having a radius of 45.00 feet; (3) along said arc a distance of 31.07 feet, Central Angle equals 39°33'51" and Long Chord bears South 58°27'13" West 30.46 feet to a point on a non-tangency; (4) North 23°02'47" West 8.00 feet; (5) South 65°33'12" West 14.00 feet; and (6) South 08°57'41" West 4.00 feet to a point on a non-tangent curve to the right having a radius of 38.00 feet being on the Northerly line of a Parcel conveyed in Condemnation resolution recorded as Entry #2064903; thence three (3) courses along said Northerly boundary line as follows: (1) along said arc a distance of 8.05 feet, Central Angle equals 12°08'30" and Long Chord bears North 71°48'50" West 8.04 feet to a point on a non-tangent curve to the right having a radius of 173.00 feet; (2) along said arc a distance of 55.82 feet, Central Angle equals 18°29'18" and Long Chord bears North 56°30'00" West 55.58 feet; and (3) North 47°15'21" West 13.58 feet to a point 52.00 feet radially distant Northeasterly from the centerline of State Route 89, opposite engineers station 1234+94.75, being a point on a non-tangent curve to the right having a radius of 5,548.00 feet; thence along the Easterly right of way line of said State Route 89 and said arc a distance of 246.14 feet, Central Angle equals 02°32'31" and Long Chord bears North 41°52'14" West 246.12 feet to a point of non-tangency (described in adjoining deeds as a point 640.86 feet South and South 72°45' West 390.80 feet and South 0°20' West 1415 feet more or less to the North property line of the State Highway from the Northeast Corner of said Quarter Section); thence North 02°15'03" East 1,197.04 feet (North 0°20' East Record) along an Existing Fence line to a fence corner (described in adjoining deeds as a point 640.86 feet South and South 72°45' West 390.80 feet from the Northeast Corner of said Quarter Section); thence North 73°47'38" East 163.79 feet; thence North 22°56'56" West 3.95 feet; thence North 74°06'17" East 383.55 feet to the POINT OF BEGINNING. Containing 17.0191 acres, more or less.

Site



RECORD BOUNDARY DESCRIPTIONS

11-033-0013 PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 640.86 FEET SOUTH AND SOUTH 72°45' WEST 390.80 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0°20' WEST 1415 FEET; THENCE NORTH 68°15' WEST 155.93 FEET; THENCE NORTH 0°20' EAST 1312.13 FEET; THENCE NORTH 72°45' EAST 151.75 FEET TO THE PLACE OF BEGINNING.

11-033-0015 PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING 1906.30 FEET SOUTH AND 306.5 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 277.34 FEET TO THE NORTH LINE OF COUNTY ROAD; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LARSEN LANE NORTH 60° EAST 86 FEET; THENCE SOUTH 0°57' EAST 46.90 FEET; THENCE ALONG THE ARC OF A 450.56 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 32°44'03" WEST 41.43 FEET; THENCE SOUTH 60° WEST 55.35 FEET; THENCE NORTH 46°15' WEST 5.31 FEET; THENCE NORTH 46°51' WEST 57.17 FEET; THENCE SOUTH 60°46'30" WEST 8.25 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE ALONG A CURVE TO THE LEFT, THE CHORD BEARING NORTH 44°36'14" WEST 179.48 FEET; THENCE NORTH 47°35' EAST 145.17 FEET; THENCE NORTH 0°20' EAST 342.86 FEET, MORE OR LESS; THENCE EAST 199.52 FEET; THENCE SOUTH 0°40'49" EAST 164.77 FEET; THENCE WEST 69.50 FEET; THENCE SOUTH 82.00 FEET; THENCE WEST 52.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

11-033-0016 COMMENCING SOUTH 640.86 FEET AND SOUTH 72°45' WEST 193.70 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, THENCE SOUTH 621.00 FEET; THENCE WEST 192.47 FEET; THENCE NORTH 00°25'54" EAST 562.56 FEET; THENCE NORTH 72°45'00" EAST 197.10 FEET TO THE POINT OF BEGINNING.

11-033-0017 PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 9.71 CHAINS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 1200.5 FEET THENCE NORTH 87°41' WEST 188.65 FEET, THENCE SOUTH 3°43' WEST 149.79 FEET; THENCE SOUTH 74°40' WEST 38.39 FEET, THENCE SOUTH 0°57' EAST 149.06 FEET TO THE NORTH LINE OF THE COUNTY ROAD, THENCE SOUTH 60° WEST ALONG THE NORTH LINE OF THE COUNTY ROAD 86 FEET, THENCE NORTH 286 FEET, THENCE EAST 52.01 FEET; THENCE NORTH 82 FEET, THENCE EAST 69.5 FEET; THENCE NORTH 1126 FEET, MORE OR LESS TO A POINT SOUTH 72°45' WEST 193.7 FEET FROM THE PLACE OF BEGINNING, THENCE NORTH 72°45' EAST 193.7 FEET TO THE PLACE OF BEGINNING.

11-033-0085 PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD WITH THE EAST LINE OF SAID QUARTER SECTION; SAID POINT BEING SOUTH 2007.06 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE ALONG THE NORTH LINE OF THE COUNTY ROAD SOUTH 60° WEST 268.7 FEET; THENCE NORTH 0°57' WEST 149.06 FEET; THENCE NORTH 74°40' EAST 38.39 FEET; THENCE NORTH 3°43' EAST 149.79 FEET; THENCE SOUTH 87°41' EAST 188.65 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 165.7 FEET ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

SURVEYOR'S NARRATIVE

This Subdivision plat was requested by Glade Nielsen for the purpose of creating a single parcel from 3 parcels in preparation for development.

Weber County Brass Cap Monuments were found at the Northwest and North Quarter corners of Section 8, T6N, R1W, SLB&M.

A Line bearing North 88°57'22" West between these two Monuments was used as the Basis of Bearings.

The South Boundary was along the Northern boundary of the Butters Properties LLC (Parcel 11-033-0066) which is also the Northern boundary of the Current CP-2 zone.

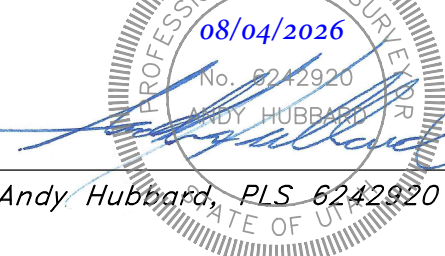
The Warranty Deeds Entry No. 3105966 and 2083513 were used to establish the Southerly boundaries along Larsen Lane. Thoroughbred Meadows Subdivision Plat was used to establish the East Boundary.

The Western Boundary is established along an existing long standing fence line described in adjoining deeds as a line bearing South 0°20' West 1415 feet more or less to the North property line of the State Highway which is described as 640.86 feet South and South 72°45' West 390.80 feet and from the Northeast Corner of said Quarter Section, which

Property corners will be Monumented with a rebar and Cap or Nail in the Curb after completion of road and utility construction.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-23-17 and that the above plat correctly shows the true dimensions of the property surveyed.



Date

Record of Survey

Butter's Property

Approx. 133 West 1100 North
Harrisville City, Weber County, Utah
A part of Section 8, T6N, R1W, SLB&M, U.S. Survey

August 2026

SHEET NO.

C1

23N721

GREAT BASIN ENGINEERING

STATE SOUTH 1475 E. EAST OGDEN, UTAH, 84403
MAIN (801) 399-4515, FAX (801) 392-7541
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION