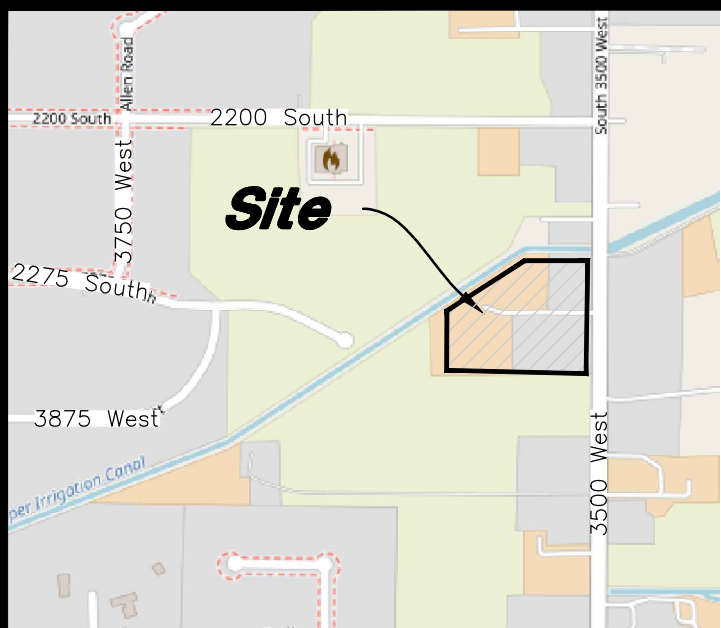
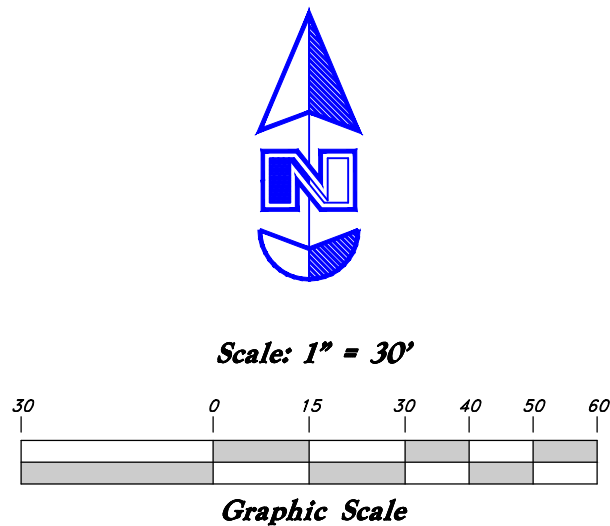




VICINITY MAP
(Not to Scale)



LOT 405 BOUNDARY

A part of Lot 403 and all of Lot 404 of Summerset Farms Phase 4 1st Amendment, according to the official plat thereof recorded May 26,2022 as Entry No. 3238248 in Book 93 at Page 14 in the Weber County Recorder's Office, said lots are located in the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Beginning at a Northeasterly corner of Lot 403 of said Plat, said corner is located 437.13 feet South 0°36'20" West along the Section Line and 40.00 feet North 89°23'40" West to the Westerly right-of-way line of 3500 West Street and 93.00 feet North 89°13'14" West from the East Quarter Corner of said Section 28; and running thence South 0°36'20" West 105.20 feet to the Northeast corner of Lot 402 Summerset Farms Phase 4, according to the official plat thereof recorded March 24, 202 as Entry No. 3137571 in book 90 at Page 25 in the Weber County Recorder's Office, thence along said plat the following three courses: (1) North 89°13'14" West 97.55 feet; and (2) South 0°36'20" West 129.08 feet; and (3) South 89°13'16" East 190.55 feet along said lot 402 to the Westerly right-of-way line of 3500 West Street; thence South 00°36'20" West 181.49 feet along said Westerly right-of-way line; thence North 89°26'03" West 229.04 feet; thence North 0°30'48" East 188.98 feet; thence North 89°49'05" West 336.94 feet to a point on the Westerly boundary line of Said Summerset Farms Phase 4 1st Amendment; thence along said boundary line the following three courses: (1) North 0°03'13" East 24.09 feet; and (2) North 57°09'51" East 374.03 feet; and (3) South 89°13'14" East 161.40 feet to the Point of Beginning.

Containing 106,072 square feet or 2.435 Acres, More or Less

LOT 406 BOUNDARY

A part of Lot 403 of Summerset Farms Phase 4 1st Amendment, according to the official plat thereof recorded May 26,2022 as Entry No. 3238248 in Book 93 at Page 14 in the Weber County Recorder's Office, said lot is located in the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:

Commencing at a Northeasterly corner of Lot 403 of said Plat, said corner is located 437.13 feet South 0°36'20" West along the Section Line and 40.00 feet North 89°23'40" West to the Westerly right-of-way line of 3500 West Street and 93.00 feet North 89°13'14" West from the East Quarter Corner of said Section 28; thence 105.20 feet South 0°36'20" West to the Northeast corner of Lot 402 Summerset Farms Phase 4, according to the official plat thereof recorded March 24, 202 as Entry No. 3137571 in book 90 at Page 25 in the Weber County Recorder's Office, thence along said plat the following three courses: (1) 97.55 feet North 89°13'14" West; and (2) 129.08 feet South 0°36'20" West; and (3) 190.55 feet South 89°13'16" East along said lot 402 to the Westerly right-of-way line of 3500 West Street; thence 181.49 feet South 00°36'20" West along said Westerly right-of-way line to the Point of Beginning; thence continuing along said Westerly right-of-way South 0°36'20" 30.00 feet to the southerly boundary line of said Summerset Farms Phase 4 1st Amendment; thence along said boundary line the following two courses: (1) North 89°26'09" West 564.18 feet; and (2) North 0°03'13" East 216.75 feet; thence South 89°49'05" East 336.94 feet; thence South 0°30'48" West 188.98 feet; thence South 89°26'03" East 229.04 feet to the Point of Beginning.

Containing 80,089 square feet or 1.839 Acres, More or Less

Legend

- Found Section Monument
- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Property Boundary
- Easement
- Existing Boundary
- Buildable Area
- Set Hub & Tack
- A will be set Nail in Curb
- @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NARRATIVE

This Survey was requested by Mr. Robert Favero for the purpose of Amending these 2 Lots.

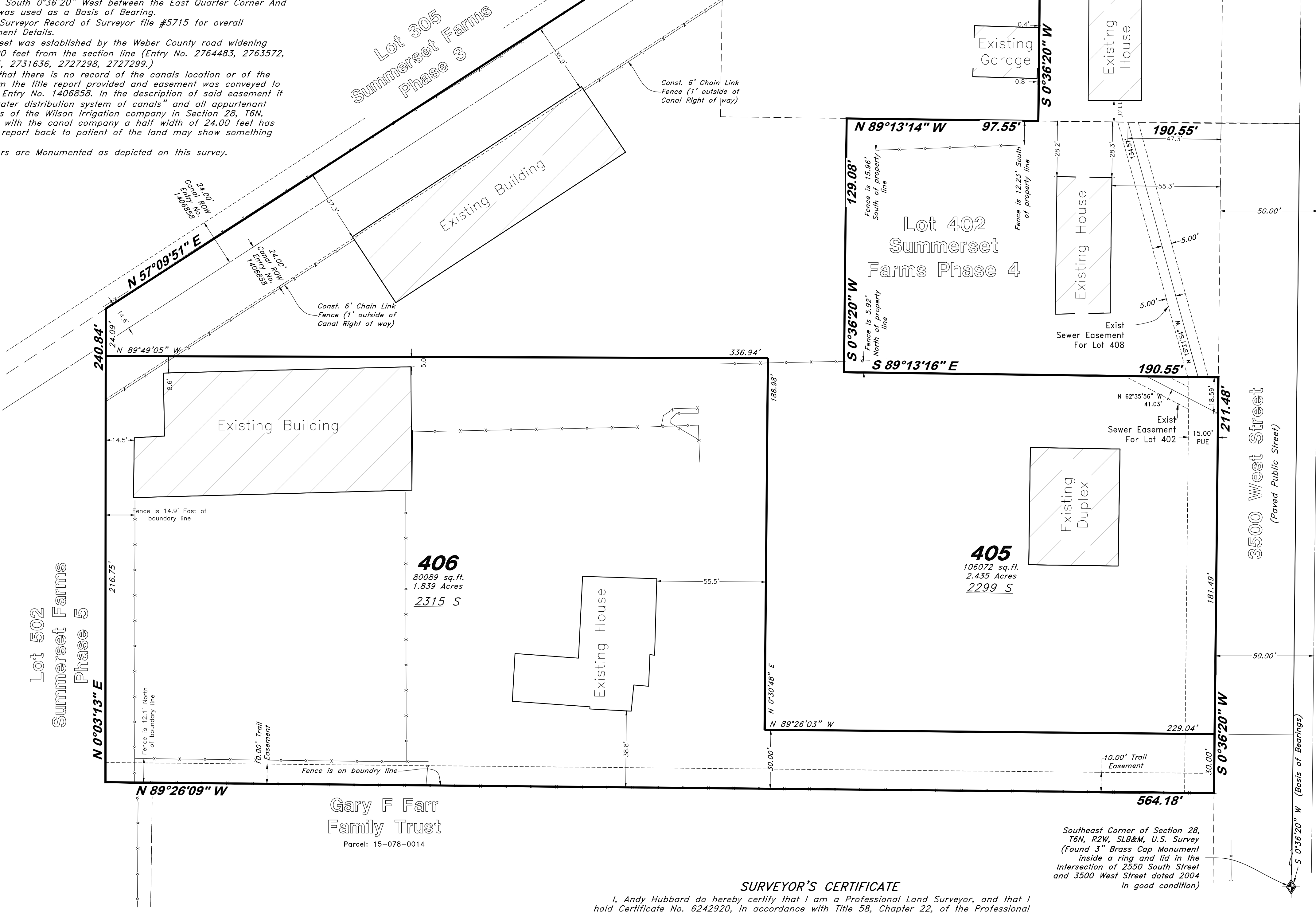
A line bearing South 0°36'20" West between the East Quarter Corner And Southeast corner was used as a Basis of Bearing.

Weber County Surveyor Record of Surveyor file #5715 for overall Boundary Retracement Details.

3500 West Street was established by the Weber County road widening project being 40.00 feet from the section line (Entry No. 2764483, 2763572, 2755221, 2731635, 2731636, 2727298, 2727299.)

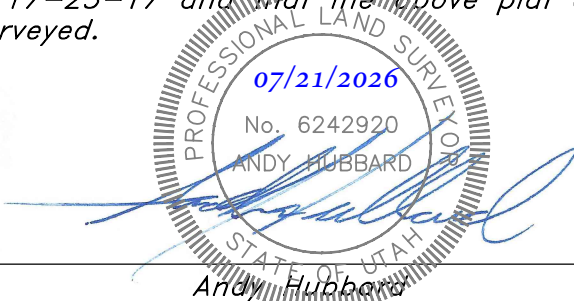
It was found that there is no record of the canals location or of the Right of Way. From the title report provided and easement was conveyed to the State of Utah Entry No. 1406858. In the description of said easement it states, "Existing water distribution system of canals" and all appurtenant works and facilities of the Wilson Irrigation company in Section 28, T6N, R2W. After talking with the canal company a half width of 24.00 feet has been held. A title report back to patient of the land may show something different.

Property Corners are Monumented as depicted on this survey.



SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 6242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and 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.



RECEIVED
AUG 06 2026
FILE # 8429

GREAT BASIN
ENGINEERING

PARCEL LINE ADJUSTMENT
Summerset Farms Phase 4

JULY 2026

SHEET NO.

1

02N302-DP