

6585
 11/21/2017
 HANSEN

East Quarter Corner of Sec. 14,
 T. 5 N., R. 2 W., SLB&M
 Found Weber Co. Brass Cap
 Monument.

Narrative

The purpose of this survey was to establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by Connie Fowler. The Overall Boundary of Big Ben Investments LLC Property Tax ID No.'s 09-040-0007, 09-040-0038 and 09-040-0044 is controlled by the following in a clockwise direction: the East Boundary is the West Right-of-Way Line of SR-126 (1900 West Street) and was determined from UDOT Project No. S-0026(22)0 sheets RW-01 to RW-04, the Southeast Boundary is the Northwest Line of UDOT Property Tax ID No. 09-040-0043 and was determined from the vesting deed for said UDOT Property, the South Boundary is the North Line of 5300 South Street and was determined from said UDOT sheets RW-01 to RW-04, the West Boundary is the East Lines of T C Development LLC Property Tax ID No.'s 09-040-0018 & 09-040-0005 and were determined by the vesting deeds of said Properties and the North Boundary is the South Line of said T C Development LLC Property Tax ID No. 09-040-0005 and was determined from the vesting deed of said Property. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 14, T5N, R2W, SLB&M. The basis of bearing is the East line of the Southeast Quarter of said Section which bears South 0°16'39" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

T C Development LLC
 09-040-0005

Big Ben Investments LLC
 09-040-0007
 Cont. 0.42 Acres

Parcel No. 1
 Containing 0.95 Acres

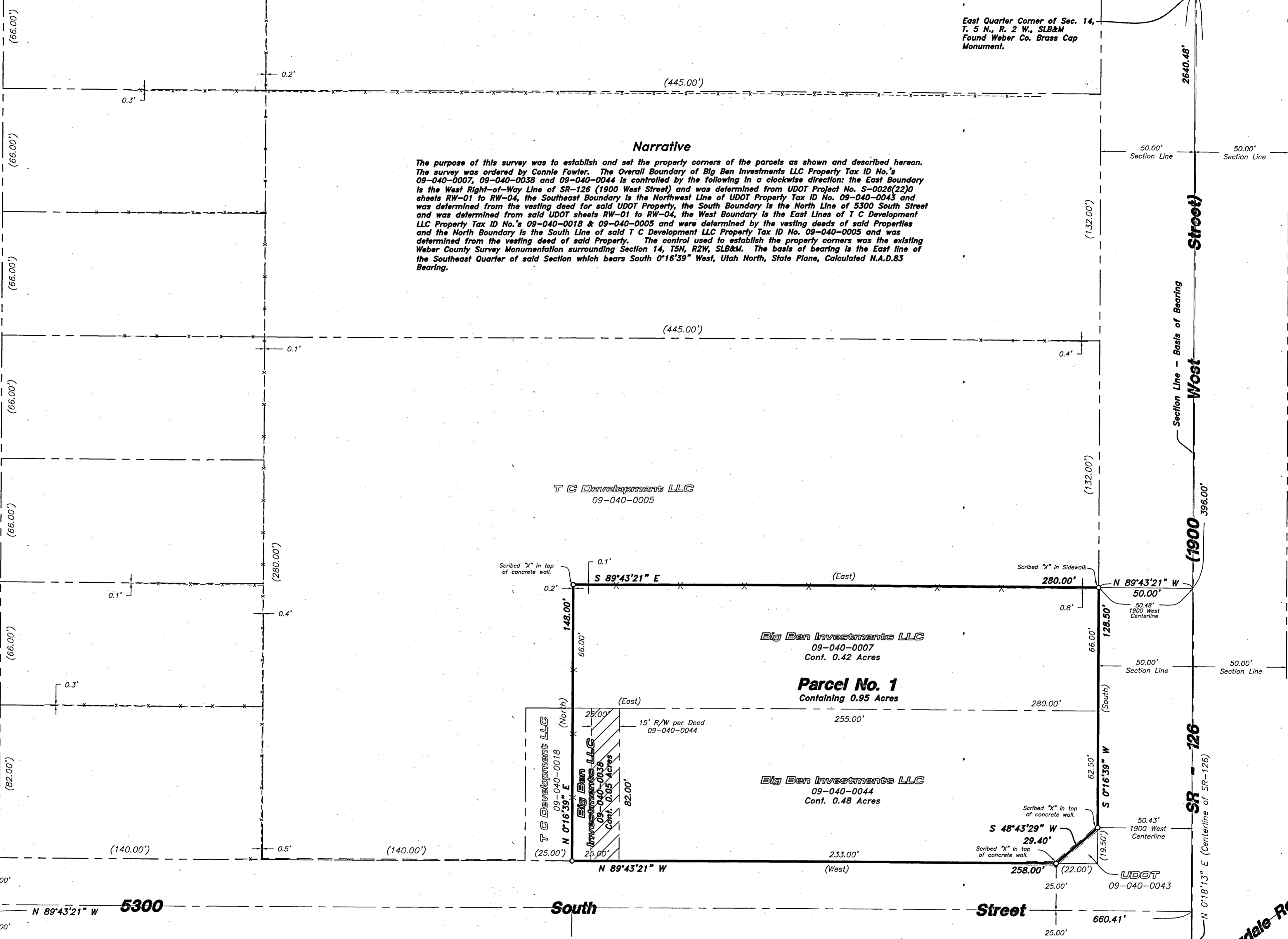
Big Ben Investments LLC
 09-040-0044
 Cont. 0.48 Acres

T C Development LLC
 09-040-0018
 N 0°16'39" E
 Cont. 0.05 Acres

Big Ben Investments LLC
 09-040-0044
 Cont. 0.05 Acres

West Street
 N 0°16'39" E

2000



**PARCEL NO. 1
 OVERALL BOUNDARY AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF T C DEVELOPMENT LLC PROPERTY TAX ID NO. 09-040-0005 ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SR-126 (1900 WEST STREET) LOCATED 396.00 FEET SOUTH 0°16'39" WEST (SOUTH BY RECORD) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 50.00 FEET NORTH 89°43'21" WEST (WEST BY RECORD) FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

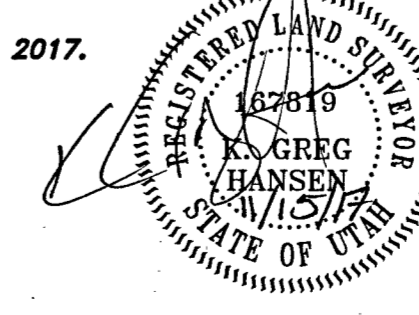
RUNNING THENCE SOUTH 0°16'39" WEST (SOUTH BY RECORD) 128.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH CORNER OF UDOT PROPERTY TAX ID NO. 09-040-0043; THENCE SOUTH 48°43'29" WEST 29.40 FEET TO THE SOUTHWEST CORNER OF SAID UDOT PROPERTY BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 5300 SOUTH STREET; THENCE NORTH 89°43'21" WEST (WEST BY RECORD) 258.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF T C DEVELOPMENT LLC PROPERTY TAX ID NO. 09-040-0018; THENCE NORTH 0°16'39" EAST (NORTH BY RECORD) 148.00 FEET ALONG SAID T C DEVELOPMENT LLC PROPERTY IN PART TO AND ALONG T C DEVELOPMENT LLC PROPERTY TAX ID NO. 09-040-0005; THENCE SOUTH 89°43'21" EAST (EAST BY RECORD) 280.00 FEET ALONG SAID T C DEVELOPMENT LLC PROPERTY TAX ID NO. 09-040-0005 TO THE POINT OF BEGINNING. CONTAINING 0.95 ACRES.

SURVEYOR'S CERTIFICATE

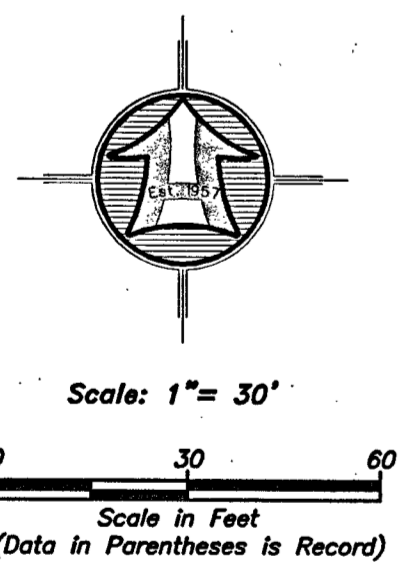
I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and by the authority of the owners, I have completed a survey of the property described and shown hereon this plat in accordance with Section 17-23-17 and have verified all measurements, and that the same has been surveyed and monuments have been located and/or placed on the ground as represented on the plat hereon.

Signed this 15th day of NOVEMBER, 2017.

K. Greg Hansen PLS
 Utah Land Surveyor Licence No. 167819



Southeast Corner of Sec. 14, T. 5 N.,
 R. 2 W., SLB&M
 Found Weber Co. Brass Cap
 Monument.



LEGEND

- Subject Property Line
- - - Adjoining Property Line
- - - Interior Property Line
- Centerline
- /// Easement
- x - x - Fence Line (Wire)
- x - x - Existing Concrete
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Calculated Section Corner

HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hansen.net Ogden Brigham City (435) 723-3481 (801) 399-6905 (435) 752-2772 Celebrating 60 Years of Business	
HANSEN & ASSOCIATES, INC.	No. _____ Date _____ By _____
Drawn By: RS Designed By: _____ Checked By: _____ Approved By: _____ Scale: 1" = 30' Drawing File: 17-3-2006/15.dwg JOB NUMBER: 17-3-209	Date: 11/07/2017
Property Survey for Big Ben Investments LLC Burger Bar 5291 South 1900 West Roy, Weber County, Utah A Part of the Southeast Quarter of Section 14 Township 5 North, Range 2 West, S.L.B.&M.	
Sheet 1 of 1 Sheets	