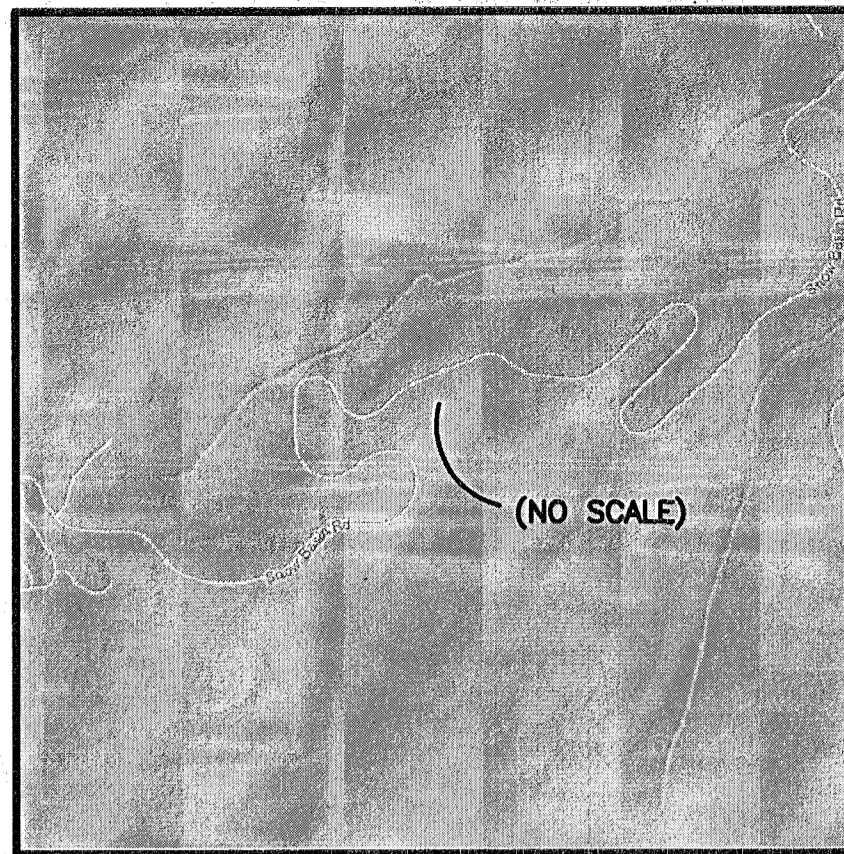
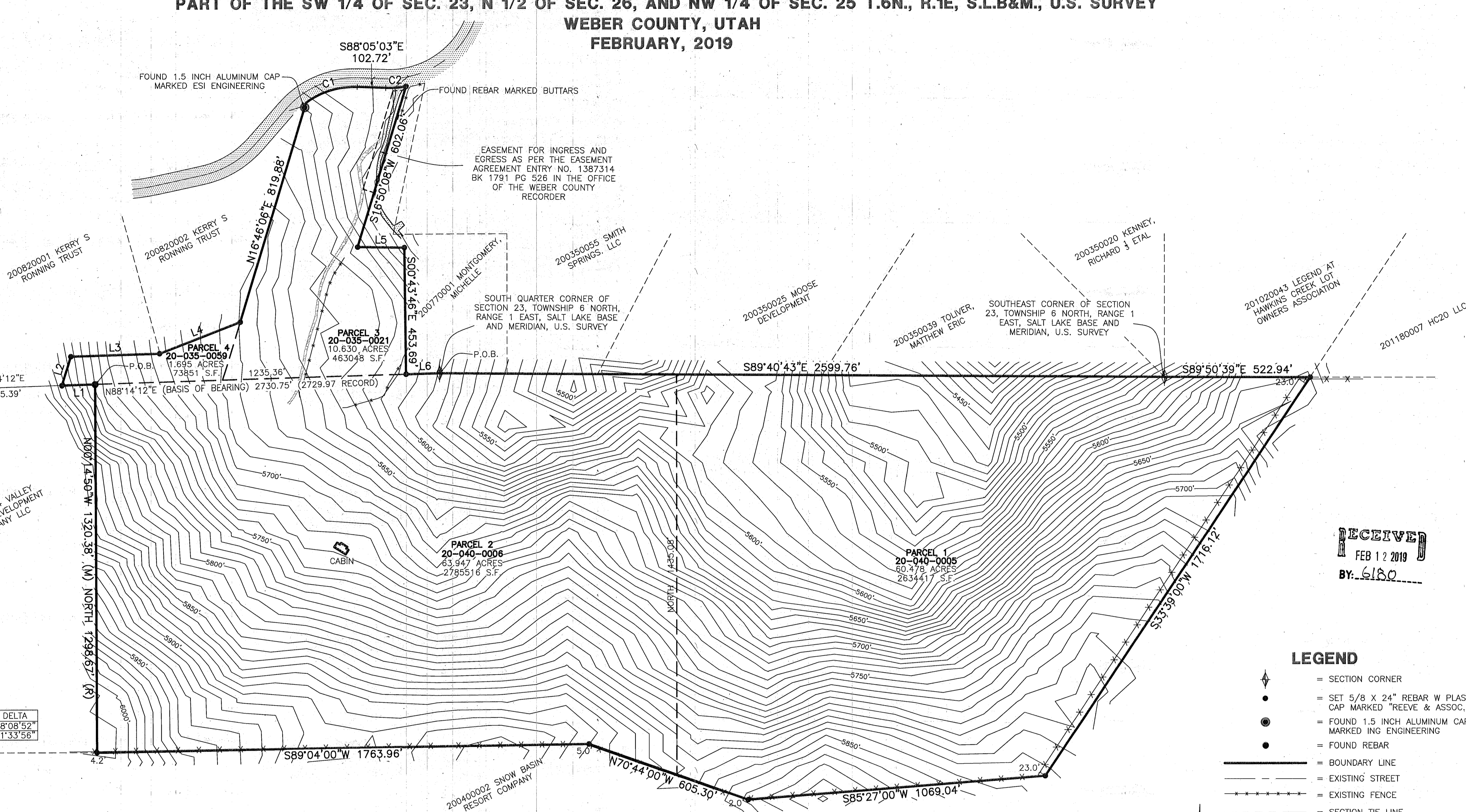


SUNRISE OAKS LLC

PART OF THE SW 1/4 OF SEC. 23, N 1/2 OF SEC. 26, AND NW 1/4 OF SEC. 25 T.6N., R.1E, S.L.B&M., U.S. SURVEY
 WEBER COUNTY, UTAH
 FEBRUARY, 2019



VICINITY MAP
(NO SCALE)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S88°14'12"W	118.42'
L2	N16°46'06"E	110.87'
L3	N88°14'12"E	318.58'
L4	N88°54'02"E	310.02'
L5	S89°16'08"E	167.84'
L6	N88°14'14"E	119.94'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	292.24'	194.57'	191.00'	101.05'	N72°53'55"E	38°08'52"
C2	361.16'	72.90'	72.78'	36.58'	N86°17'33"E	11°33'56"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SHOWN HEREON AS N88°14'12"E, UTAH STATE PLANE NORTH GRID AS PER WEBER COUNTY SURVEY.

AS-SURVEYED DESCRIPTION

PART OF THE SW 1/4 OF SECTION 23, THE NORTH 1/2 OF SECTION 26, AND THE NW 1/4 OF SECTION 25, T.6N., R.1E, S.L.B&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, T.6N., R.1E, S.L.B&M AND RUNNING; THENCE S89°40'43"E ALONG THE SECTION LINE 2599.76 FEET; THENCE S89°50'39"E 522.94 FEET; THENCE S33°39'00"W 1716.12 FEET; THENCE S85°27'00"W 1069.04 FEET; THENCE N70°44'00"W 605.30 FEET; THENCE S89°04'00"W 1763.96 FEET; THENCE N00°14'50"W 1320.38 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE S88°14'12"W 118.42 FEET; THENCE N16°46'06"E 110.87 FEET; THENCE N88°14'12"E 318.58 FEET; THENCE N88°54'02"E 310.02 FEET; THENCE N16°46'06"E 819.88 FEET TO A POINT ON OLD SNOW BASIN ROAD; THENCE ALONG OLD SNOW BASIN ROAD THE FOLLOWING (3) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 292.24 FEET, AN ARC LENGTH OF 194.57 FEET, A DELTA ANGLE OF 38°08'52", A CHORD BEARING OF N72°53'55"E, A RADIAL BEARING OF S36°10'31"E, AND A CHORD LENGTH OF 191.00 FEET; (2) S88°05'03"E 102.72 FEET; AND (3) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 361.16 FEET, AN ARC LENGTH OF 72.90 FEET, A DELTA ANGLE OF 11°33'56", A CHORD BEARING OF N02°04'31"E, AND A CHORD LENGTH OF 72.78 FEET; THENCE S16°50'08"W 602.06 FEET; THENCE S89°16'08"E 167.84 FEET; THENCE S00°43'46"E 453.69 FEET; THENCE N88°14'14"E 119.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,956,832 SQUARE FEET OR 136.750 ACRES

NARRATIVE

THE PURPOSE OF THIS PLAT IS CORRECT THE BOUNDARY SHOWN ON A PREVIOUSLY FILED ALTA SURVEY ON THIS SAME PARCEL PERFORMED BY MYSELF. THE EAST LINE OF PARCEL B WAS DETERMINED BY MATCHING THE WEST LINE OF SMITH AND SMITH SPRINGS SUBDIVISION, THE WEST LINE OF PARCEL B AND THE NORTH AND WEST LINES OF PARCEL A WERE DETERMINED BY AN ESI RECORD OF SURVEY (SURVEY #2964 IN THE WEBER COUNTY SURVEYOR'S RECORDS), WHICH MATCHED REASONABLY WELL WITH THE DEEDS. THE SOUTH LINE OF PARCELS A AND B AND THE NORTH LINE OF PARCELS C AND D WERE DETERMINED BY THE SECTION LINE, AS MONUMENTED ON THE GROUND, AND THE OTHER LINES OF PARCELS C AND D WERE ESTABLISHED BY DEED.

SITE CONTROL

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	3610508.45'	1553887.44'	5694.49'
CP-2	ACM	3610592.48'	1556616.89'	5590.64'
CP-3	BCM	3610577.89'	1559216.61'	5513.41'

RECORD DESCRIPTIONS

AS PER ASPEN TITLE INSURANCE COMPANY COMMITMENT NO. W23629 NOT DATED

PARCEL 1 20-040-0005
 PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 89°20' EAST ALONG SECTION LINE 501.87 FEET, THENCE SOUTH 33°39' WEST 958.30 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 25 AND 26, THENCE SOUTH 33°39' WEST 757.82 FEET, THENCE SOUTH 85°27' WEST 1069.04 FEET, THENCE NORTH 70°44' WEST 280.29 FEET, THENCE NORTH 1404.7 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SAID SECTION 26, THENCE NORTH 89°40' EAST 1779.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS ONTO AND OVER THE PROPERTY INCLUDING AN EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS TO AND FROM THE OLD SNOW BASIN ROAD AND ALL APPLICABLE WATER AND MINERAL RIGHTS AND SHARES.

PARCEL 2 20-040-0006
 PART OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTH 1/2 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 89°20' EAST ALONG SECTION LINE 501.87 FEET; THENCE SOUTH 33°39' WEST 958.30 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 25 AND 26; THENCE SOUTH 33°39' WEST 757.82 FEET; THENCE SOUTH 85°27' WEST 1069.04 FEET; THENCE NORTH 70°44' WEST 280.29 FEET; THENCE NORTH 1404.7 FEET, MORE OR LESS, TO THE NORTH SECTION LINE OF SAID SECTION 26; THENCE NORTH 89°40' EAST 1779.29 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS ONTO AND OVER THE PROPERTY INCLUDING AN EXCLUSIVE RIGHT OF WAY FOR INGRESS AND

EGRESS TO AND FROM THE OLD SNOW BASIN ROAD AND ALL APPLICABLE WATER AND MINERAL RIGHTS AND SHARES.

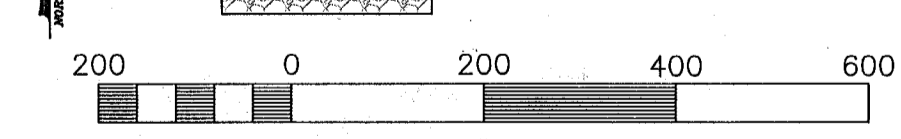
PARCEL 3 20-035-0021
 PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 2683.10 FEET SOUTH 88°28'06" WEST ALONG SECTION LINE AND NORTH 1°31'54" WEST 500 FEET AND SOUTH 88°28'06" WEST 167.84 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, RUNNING THENCE NORTH 88°28'06" EAST 167.84 FEET; THENCE SOUTH 1°31'54" EAST 500 FEET; THENCE SOUTH 88°28'06" WEST ALONG SOUTH LINE 693.39 FEET THENCE NORTH 17° EAST 1028 FEET TO THE SOUTH LINE OF ROAD; THENCE EASTERLY ALONG SAID ROAD TO A POINT NORTH 16°02' EAST 590.3 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE S 16°02' WEST 590.03 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4 20-035-0059
 PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS SOUTH 88°28'06" WEST ALONG THE SECTION LINE 3953.19 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 88°28'06" EAST 576.70 FEET; THENCE NORTH 17° EAST 227.34 FEET, THENCE SOUTH 89°07'56" WEST 312.683 FEET, THENCE SOUTH 88°28'06" WEST 318.58 FEET, THENCE SOUTH 17° WEST 110.87 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCEL: A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS SOUTH 88°28'06" WEST ALONG THE SECTION LINE 4078.49 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 23; RUNNING THENCE NORTH 17° EAST 110.87 FEET; THENCE SOUTH 88°28'06" WEST 123.3 FEET, MORE OR LESS, TO THE WEST LINE THEREOF; THENCE SOUTH 17° 110.87 FEET TO THE POINT OF BEGINNING.

RECEIVED
 FEB 12 2019
 BY: 6180

LEGEND

- = SECTION CORNER
- = SET 5/8 X 24" REBAR W PLASTIC CAP MARKED "REEVE & ASSOC."
- = FOUND 1.5 INCH ALUMINUM CAP MARKED "ING ENGINEERING"
- = FOUND REBAR
- = BOUNDARY LINE
- = EXISTING STREET
- = EXISTING FENCE
- = SECTION TIE LINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDING
- = EXISTING PAVEMENT
- = EXISTING GRAVEL

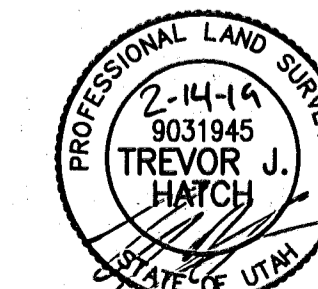


SURVEYOR'S CERTIFICATION

I, **TREVOR HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SIGNED THIS 14th DAY OF February, 2019

9031945
 UTAH LICENSE NUMBER



Reeve & Associates, Inc.
 200 DAWGERS STREET SUITE 100
 CANYONVILLE, OREGON 97331
 TEL: (503) 631-1818 FAX: (503) 631-1819
 WWW.REEVE-ASSOCIATES.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 PROFESSIONAL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

RECORD OF SURVEY
 PART OF SECTION 23, 26, AND 25, T.6N., R.1E, S.L.B&M., U.S. SURVEY
 WEBER COUNTY, UTAH

SUNRISE OAKS LLC

Project Info.
 Surveyor: T. HATCH
 Designer: D. CAVE
 Begin Date: 10-28-2015
 Name: SUNRISE OAKS SUBDIVISION
 Scale: 1"=200'
 Checked: _____
 Number: 6640-01

Sheet 1 of 1 Sheets