

KAPP, INVESTMENT
COMPANY LLC
15-057-0048

SUBJECT PARCEL
CONTAINS
39.98 Gross Acres
1,741,606 sq. ft.
or
38.98 Net Acres
1,697,986 sq. ft.

NARRATIVE:

Boundary Consultants was retained by Terrex Engineering to survey the subject parcel and verify a previous A.L.T.A./NSPS Land Title Survey performed by Benchmark Engineering & Land Surveying, certified by Evan Wood, P.L.S., filed as Survey Number 5615 in the Office of the Weber County Surveyor.

This survey was carried out using a Trimble R8 GPS System, with ground distances being determined by Utah State VRS Network and no calibration. Basis of Bearing for this survey is North as determined by Utah VRS System or South 89°37'43" East 2643.59 feet measured between the Weber County brass cap monuments monumenting the South Quarter Corner and the Southeast Corner of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

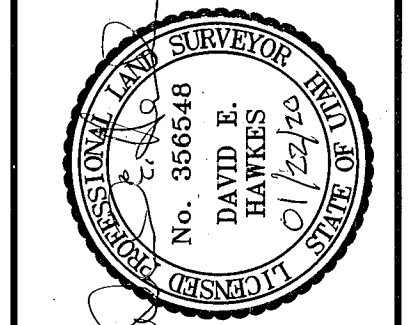
Evidence of prior surveys performed by Gardner Engineering and Mountain Engineering were found as depicted hereon. The West property line of said parcel runs coincident with the Quarter Section Line of Section 21, Township 6 North, Range 2 West. The East boundary line for the subject parcel does not follow the current fence line with the adjoining parcel to the East.

1800 South Street is not a dedicated roadway the 66.00' foot road width depicted hereon is based upon Weber Counties assertion that roads in this area are 66.00 feet in width. The road crossing the subject parcel is a "Road by Use" and as such is defined by State Statute 72-5-104. that which is "Reasonable and necessary for safe travel according to the facts and circumstances".

DESCRIPTION:

Quit Claim Deed, Entry #2779143

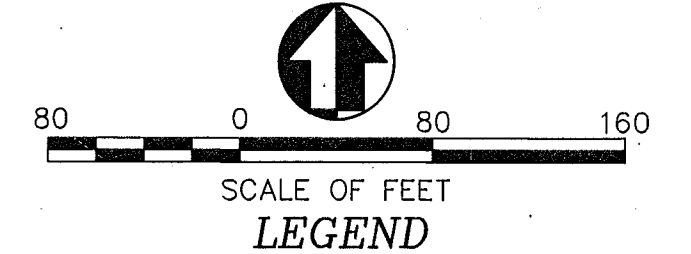
The Southwest Quarter of the Southeast Quarter of Section 21, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah. Containing 40 acres, More or Less.



DATE: 01-15-20
SCALE: 1"=80'
PROJECT NUMBER: 20010001

RECORD OF SURVEY OF
TAX PARCEL 15-057-0006
RAY L BERTOLDI LIVING TRUST
LYING AND SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

RECEIVED
JAN 22 2020
BY: CHS



- LEGEND**
- 28 = SECTION CORNER & SECTION LINE
 - 32 = BOUNDARY LINE WITH REBAR AND CAP STAMPED "56548"
 - = DEDICATED RIGHT OF WAY LINES
 - - - = PURPORTED RIGHT OF WAY LINES
 - = EXISTANT WIRE FENCE
 - - - = ADJOINING PARCELS DEED LINES
 - - - = DIMENSION LINES
 - - - = MINOR CONTOUR LINES
 - - - = MAJOR CONTOUR LINES

- ⊗ = FIRE HYDRANT
- ⊠ = CATCH BASIN
- = TEL/COMM RISER
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = WATER VALVE
- ⊖ = STORM DRAIN MANHOLE
- ⊗ = WEBER COUNTY SURVEY BENCHMARK
- ⊙ = WATER METER

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-792-1569 801-690-7158 FAX

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SHEET 1 OF 1