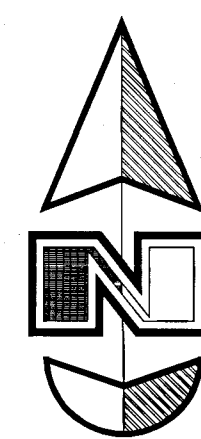
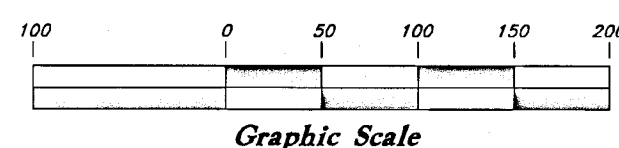


VICINITY MAP
Not to Scale



Scale: 1" = 100'



Legend

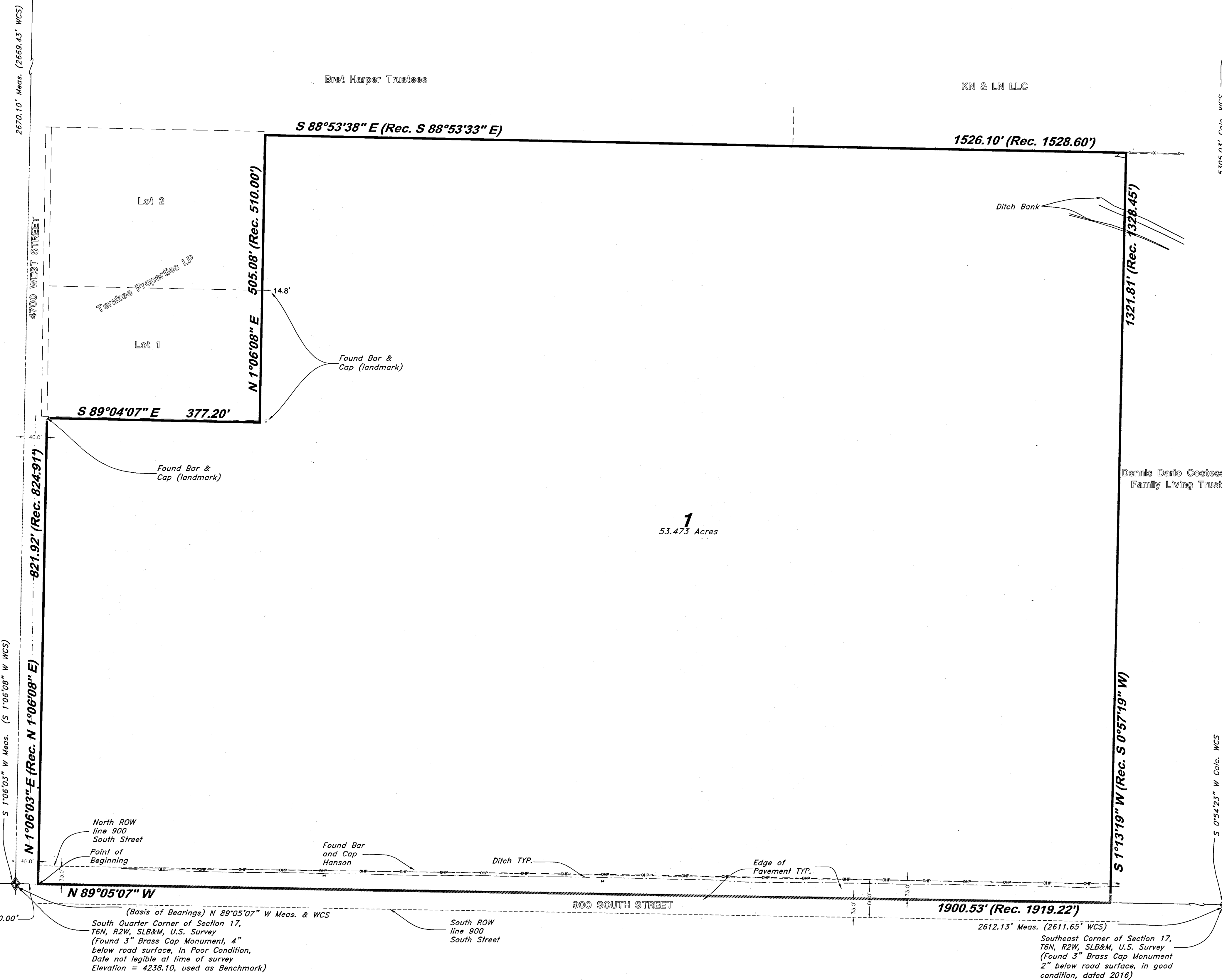
- ◆ Calculated Section Monument
- ◆ Found Section Monument
- (TYP.) Typical
- (Meas.) Measured
- (WCS) Weber County Surveyor
- Fence
- Over Head Power
- Ditch
- Existing Boundary
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

RECORD DESCRIPTION
Part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point being South 89°05'07" East 824.91 feet; thence South 88°53'33" East 387.20 feet; North 1°06'08" East 510.00 feet; thence South 88°53'33" East 1528.60; thence South 0°57'19" West 1328.45 feet; thence North 89°05'07" West 1919.22 feet to the point of beginning. Situated in Weber County, State of Utah

Center of Section 17, T6N, R2W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument 6" below road surface in good condition, dated 1963")

Bret Harper Trustees

KN & LN LLC



OVERALL AS SURVEYED DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point the South Section line of said Section 17, said point being 40.00 feet South 89°05'07" East; and running thence North 1°06'03" East along the East Right of Way line of 4700 West Street a distance of 821.92 feet to a rebar and cap set by Landmark Surveying; thence South 89°04'07" 377.20 feet; thence North 1°06'08" East 505.08 feet plus or minus to an existing fence; thence along said fence South 88°53'38" East 1526.10 plus or minus to the intersection of an fence running southerly; thence along said fence South 1°13'19" West 1321.81 feet plus or minus to the South Section line of Section 17; thence along the Section line North 89°05'07" West 1900.53 feet to the point of beginning.

Containing 53.473 Acres.
Less any area within 900 South Right of Way or 4700 West.

SURVEYORS NARRATIVE

This Survey was requested by Mr. Brad Blanch with Terakee Properties LP for the purpose of preparing the site for development.

Brass Cap Monuments were found at the Southeast Corner the South Quarter Corner, the Southwest corner and the Center corner of Section 17, T6N, R2W, SLB&M.

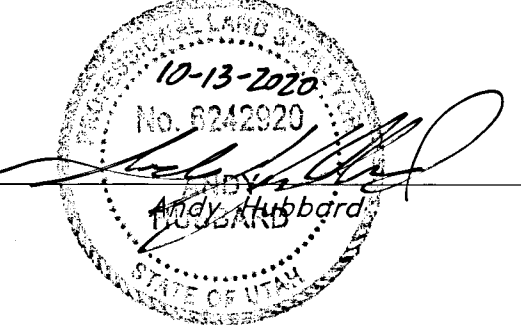
A line bearing North 89°05'07" West between the Southeast and South Quarter corner monuments was used as the Basis of Bearings.

The Southern West boundary line of subject property was controlled by the Right of Way of 4700 West street being the Section line as the Center Line and holding the record 40.00' offset as called in the deed. Record distance was not held but rather the position of the found bar and cap representing the intent of Blanch Estates Subdivision. It was found that Blanch Estates record did not match what was found on the ground with the distance measured between the two most Southern found bar and cap measuring 389.39 with the record calling 377.20. Being that both properties are owned by Terakee Properties the position of the bar and cap were not held and the record distance was held as the record being the intent of Terakee Properties. The Northerly and Easterly Lines were established by comparing similar calls in adjoining deeds and honoring the historic fence line. Along the South boundary is controlled by the South Section Line of said Section 17. Currently there is a prescriptive easement over this portion of the road way with plan in development to properly dedicate the Right of Way of 900 South Street. The Center Line of 900 South was established along the Section line with 33' offset North and South to establish the North and South Right of Way lines. 4700 West street was also established along the measured Section line. only 40' offsets East and west were used as called for in record Documents and ROW maps.

Deed used for this boundary Warranty Deed found at Entry NO. 3013480 according to the official records of Weber county. Field data was compiled on November 14th 2018. Corners were set as depicted in this plat.

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 Professional 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
OCT 2 2020
BY: 6679

NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.A.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Record of Survey

Terakee Properties LP
 A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah

OCT, 2020

SHEET NO. **C1**

18N719-R05