

CONTROL SHEET

589°28'31"E 5270.66' WCS
589°53'36"E 5270.49' Sec. Cor. to Sec. Cor.

NARRATIVE:

Boundary Consultants was retained by H.L. Parker Farms, LLC to prepare this survey to facilitate the future adjustment of the location of the subject parcels to facilitate their transfer as part of a family inheritance. This survey was carried out using a Trimble R8S GPS System, with ground distances being determined by GEOID Model CONUS 12B @ height 4183.865 feet and no collaration. Basis of Bearing for this survey is Geodetic North as determined by GPS or North 89°56'59" East 2648.18 feet (measured) between the found monuments marking the south line of the Southwest Quarter of said Section 24. See Record of Survey #5843 for more information on the location of the subject parcels and their origins. The H.L. Parker Farms Subdivision has been approved by Hooper City but as of the date of this survey has not been recorded. A Phase 2 of the aforesaid subdivision is also being prepared covering an 18 acre portion of Tax Parcel 10-024-0020 (See Sheet 3 of 4).

EXTANT PARCEL DESCRIPTIONS:

Special Warranty Deed, Entry 2368263, (Parcel 1):

Part of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, US Survey; Beginning along an existing fence line at a place which is 69 feet NORTH of the center of said Section 24, (this place is also 1 foot NORTH of the 1974 Weber County said Section Marker) Running thence WEST 14.44 Rods, Thence SOUTH 164.24 feet, Thence EAST 210.43 feet, Thence SOUTH 207 feet, Thence WEST 210.43 feet, Thence SOUTH 309.58 feet, more or less, Thence EAST (along an existing fence line) 164.44 Rods 6.5 feet, more or less, (to the west side of 5900 West Street), Thence NORTH 379 feet, more or less, to a point on the west side of said 5900 West Street and 225 feet SOUTH of the center line of said Section 24, Thence WEST 320 feet, Thence NORTH 290 feet, Thence EAST 320 feet, Thence NORTH 738.06 feet, more or less, (or to the south side of 5900 South Street), Thence WEST along said south side of said 5900 South Street), Thence WEST along the said south side of said 5900 South Street 1165 feet, more or less, to the east line of Plat B, Hooper City Survey, Thence SOUTH along said line to the southeast corner of Lot 9, in said Plat B, Thence WEST along the south line of Lots 9 & 10, in said Plat B to the west line of the southeast quarter of said Section 24, Thence NORTH 9.9 rods along said west line to the Northwest Corner of Lot 10, and the place of beginning.

Quit Claim Deed, Entry 882887, (Parcels 4,5,6):

Parcel 1: Lots 9 and 10, Plat "B", Hooper City Survey, Weber County, Utah.

Parcel 3: Part of Section 24, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning 14.44 rods WEST of the center of said Section 24, thence SOUTH 36.64 rods; thence EAST 94.44 rods; thence NORTH 4.64 rods; thence EAST 70 rods 6 1/2 feet; thence NORTH 15.36 rods; thence WEST 17 rods 6 1/2 feet; thence NORTH 70.56 feet; thence WEST 14 rods 10 feet; thence NORTH 239.44 feet; thence WEST 38 rods 6 1/2 feet to the east line of Plat "B" in Hooper City Survey; thence SOUTH along said line to the Southeast Corner of Lot 9, in said Plat "B"; thence WEST along the south lines of Lots 9 and 10, in said Plat "B" to the west line of the southeast quarter of said Section 24; thence NORTH to the center of said Section 24; thence WEST 14.44 rods to the place of beginning.

Parcel 6: All of Lot 8, Plat "B" Hooper City Survey and a part of the Northeast quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Meridian, U.S. Survey; Beginning at a point 9 rods and 10 feet WEST and 8 rods NORTH of the Southeast corner of said quarter section; running thence NORTH 41 rods, more or less to the south side of a street; thence WEST 70 rods and 10 feet; thence SOUTH 41 rods, more or less, to a point WEST of beginning; thence EAST 70 rods and 10 feet to the point of beginning.

Personal Representative's Deed, Entry 2239796, (Parcel 3):

Part of Section 24, Township 5 North, Range 3 West, Salt Lake Meridian, US Survey; Beginning at a point on the west side of 5900 West Street and 75 feet SOUTH of the center line of said Section 24 (which is line with an existing chain link fence), running thence SOUTH along said west side of 5900 West Street 150 feet; Thence WEST 320 feet; Thence NORTH 150 feet; Thence EAST 320 feet to the place of beginning.

Boundary Line Agreement, Entry 1927107, (Parcel 7):

EXHIBIT "C"

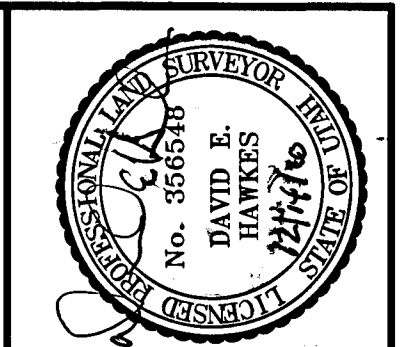
Part of the North Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning South 89°28'25" East along the Monument Line 33.07 feet and North 00°31'35" West 33.00 feet, said point being the intersection of East right of way line 6300 West Street and the South right of way line of 5900 south Street, and South 89°28'25" East along said South right of way line 1330.56 feet to the West Bank of an existing ditch from the Weber County Monument at the intersection of 6300 West Street and 5900 South Street, the true point of beginning; and running thence South 00°15'32" West along said West Bank 666.17 feet to the extension of a fence and it's extension 1331.79 feet to said right of way line of 6300 West Street to the point of terminus.

Quit Claim Deed, Entry 296779, (Parcel 8):

A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah, comprising 0.19 acres, 0.07 acres of the west 10.00 feet of the Foy Subdivision, Entry 1375717, Book 41, Page 13 of the Weber County Records and the 0.12 acres of land between the west boundary of said Foy Subdivision and the east boundary of the Mayfield Subdivisions Phases 1 and 2, Entries 193731 and 1993084, Books 57 and 58, Pages 85 and 92 respectively. Basis of Bearing for Subject Parcel being South 89°53'29" East 2726.84 feet measured coincident with the center line of 5900 South Street between 6300 West (Weber County Survey Monument 95-5) and 5900 West (Weber County Survey Monument 95-6) Streets. Subject Parcel being more particularly described as follows:

Commencing at the 3" Weber County brass cap number 95-5 monumentalizing the center of intersection of 6300 West and 5900 South Streets; thence South 89°53'29" East 1363.84 feet coincident with the centerline of said 5900 South Street; Thence departing said centerline South 00°06'31" West 33.00 feet to the Northwest corner of said Foy Subdivision and the True Point of Beginning; Thence South 89°53'29" East 10.00 feet coincident with the north boundary of said Foy Subdivision to a number five rebar and cap stamped "LS 356548"; Thence running 10.00 feet easterly of and parallel to the west boundary of said Foy Subdivision South 00°18'33" West 290.14 feet to the south boundary of said subdivision; Thence North 89°36'59" West 27.84 feet coincident with said south boundary and the prolongation thereof to a point on the east boundary of said Mayfield Subdivision Phase 2; Thence North 00°09'32" West 290.01 feet coincident with the east boundary of said Mayfield Subdivision, Phase 1 and 2 to the northeast corner of said Phase 1; Thence South 89°53'29" East 20.21 feet coincident with the south right of way of 5900 South Street to the point of beginning.

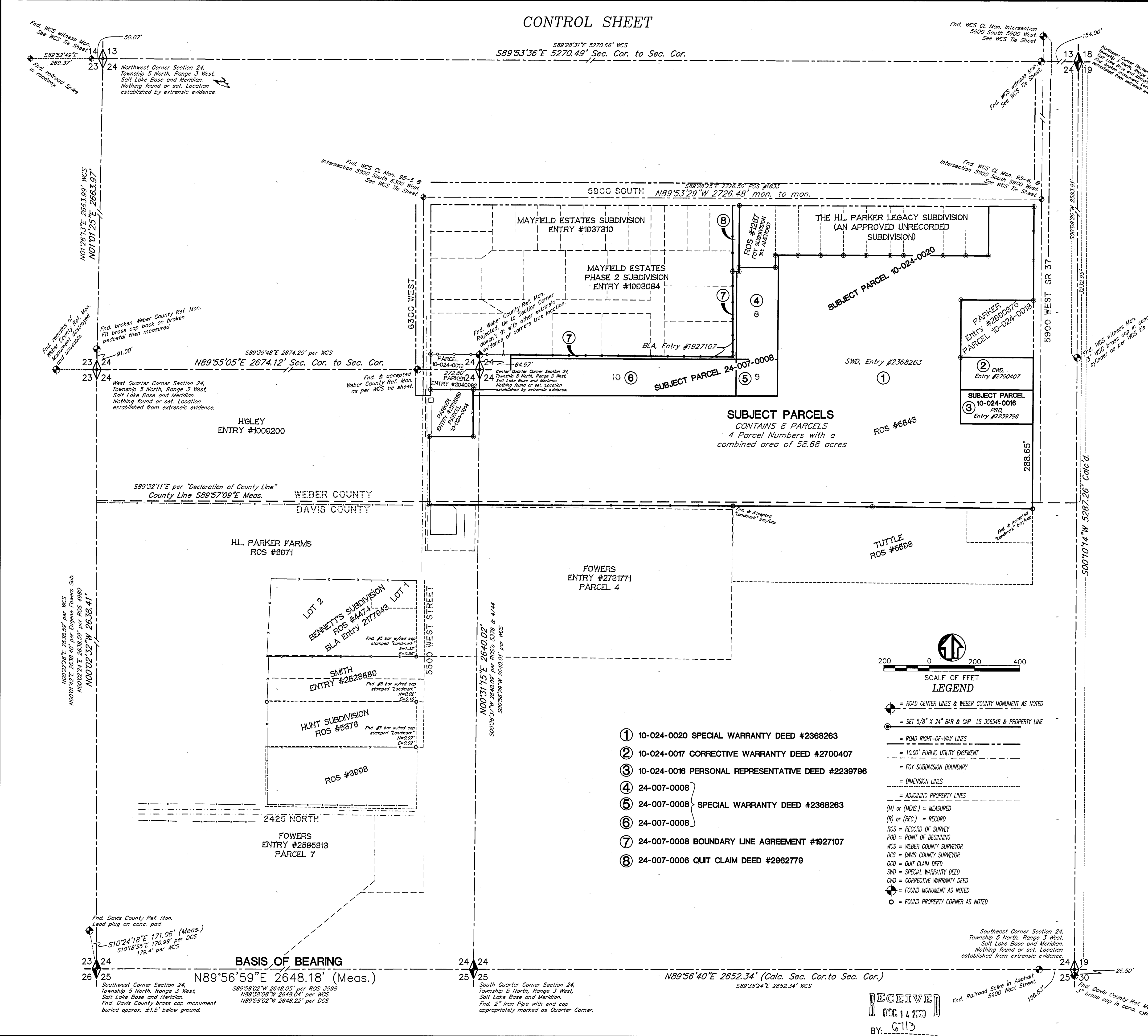


DATE: 12-04-20
SCALE: 1"=200'
PROJECT NUMBER: 1637002

RECORD OF SURVEY / PARCEL ADJUSTMENT
TAX PARCELS 10-024-0020, 24-007-0006, -0008
H.L. PARKER FARMS, LLC, & LUELLA J. PARKER TRUST
LYING AND SITUATE IN SECTION 24,
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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Professional Land Surveyors
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DEH
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SHEET 1
OF 4



- ① 10-024-0020 SPECIAL WARRANTY DEED #2368263
- ② 10-024-0017 CORRECTIVE WARRANTY DEED #2700407
- ③ 10-024-0016 PERSONAL REPRESENTATIVE DEED #2239796
- ④ 24-007-0008
- ⑤ 24-007-0008 } SPECIAL WARRANTY DEED #2368263
- ⑥ 24-007-0008 }
- ⑦ 24-007-0008 BOUNDARY LINE AGREEMENT #1927107
- ⑧ 24-007-0008 QUIT CLAIM DEED #2962779

BASIS OF BEARING

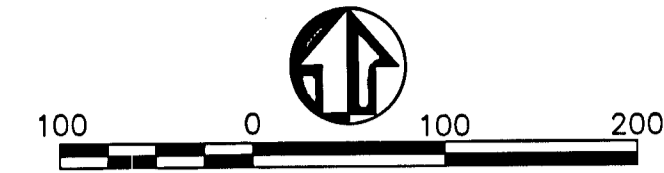
N89°56'59"E 2648.18' (Meas.)

N89°56'02"W 2648.05' per ROS 3998
N89°38'08"W 2648.04' per WCS
N89°58'02"W 2648.22' per DCS

N89°56'40"E 2652.34' (Calc. Sec. Cor. to Sec. Cor.)

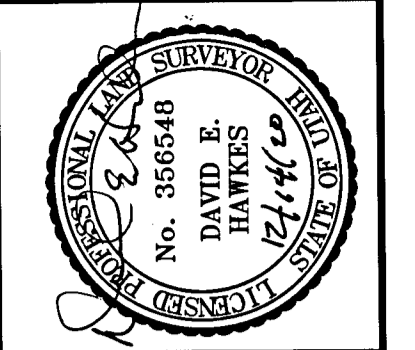
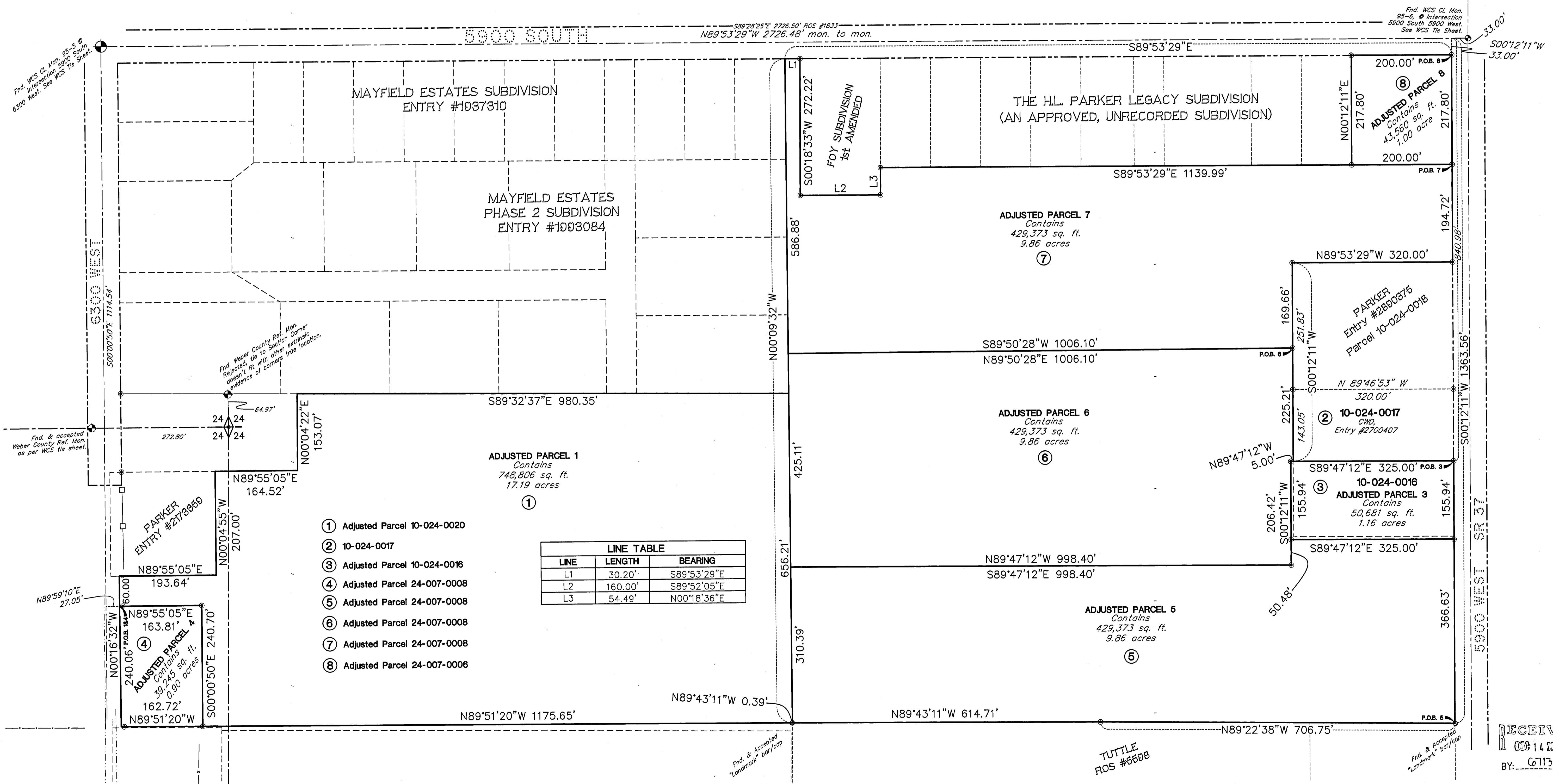
N89°38'24"E 2652.34' WCS

FUTURE NEW CONFIGURATIONS



LEGEND

- = ROAD CENTER LINES & WEBER COUNTY MONUMENT AS NOTED
- = SET 5/8" X 24" BAR & CAP LS 356548 & PROPERTY LINE
- = ROAD RIGHT-OF-WAY LINES
- - - = 10.00' PUBLIC UTILITY EASEMENT
- - - = FOY SUBDIVISION BOUNDARY
- - - = DIMENSION LINES
- - - = ADJOINING PROPERTY LINES
- (M) or (MEAS.) = MEASURED
- (R) or (REC.) = RECORD
- ROS = RECORD OF SURVEY
- POB = POINT OF BEGINNING
- WCS = WEBER COUNTY SURVEYOR
- DCS = DAVIS COUNTY SURVEYOR
- OCD = OULT CLAIM DEED
- SWD = SPECIAL WARRANTY DEED
- CWD = CORRECTIVE WARRANTY DEED
- = FOUND MONUMENT AS NOTED
- = FOUND PROPERTY CORNER AS NOTED



DATE: 12-11-20
SCALE: 1"=100'
NUMBER: 1637002

RECORD OF SURVEY / PARCEL ADJUSTMENT
TAX PARCELS 10-024-0020, 24-007-0006, -0008
H.L. PARKER FARMS, LLC., & LUELLA J. PARKER TRUST
LYING AND SITUATE IN SECTION 24,
TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN

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DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH
SHEET: 3
OF: 4

FUTURE ADJUSTED DESCRIPTIONS

ADJUSTED PARCEL 1:

A parcel of land lying and situate in the Southwest Quarter and East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 17.19 acres of those particular parcels of land owned in fee by H.L. Parkers Farms described in those certain deeds recorded as Entries #2368263, #2368263, and 1927107 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-5, thence South 00°00'50" East 1114.54 feet coincident with the center line of said 6300 West Street; Thence North 89°59'10" East 27.05 feet to the True Point of Beginning; Thence North 00°16'32" West 60.00 feet; Thence the following two (2) courses coincident with the south boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2173659 of the Weber County Records; 1) North 89°55'05" East 193.64 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°04'55" West 207.00 feet to a point on the south boundary of that particular parcel of land described in that certain Warranty Deed recorded as Entry #2940962 of said County Records and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the perimeter of said parcel 1) North 89°55'05" East 164.52 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 00°04'22" East 153.07 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°32'37" East 980.35 feet; Thence South 00°09'32" East 656.21 feet; Thence North 89°43'11" West 0.39 feet to a number five rebar and cap stamped "Landmark"; Thence North 89°51'20" West 1175.65 feet; Thence North 00°00'50" West 240.70 feet; Thence South 89°55'05" West 163.81 feet to the point of beginning.

ADJUSTED PARCEL 3:

A parcel of land lying and situate in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.16 acres, the 1.10 acres of land described in that certain Personal Representative's Deed recorded as Entry #2239796 of the Weber County Records and a 0.06 acre portion of that particular parcel of land described in that certain Special Warranty Deed recorded as Entry #2368263 of said records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-6, thence North 89°53'29" West 33.00 feet coincident with the center line of 5900 South Street; Thence South 00°12'11" West 840.98 feet coincident with the west right of line of 5900 West Street (SR-37) to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence continuing coincident with said right of way South 00°12'11" West 155.94 feet; Thence North 89°47'12" West 325.00 feet; Thence North 00°12'11" East 155.94 feet; Thence South 89°47'12" East 325.00 feet to the point of beginning.

ADJUSTED PARCEL 4:

A parcel of land lying and situate in the Southwest Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 0.90 acres by adjusting and moving Lot 9, Plat "B", Hooper City Survey described in that certain Special Warranty Deed recorded as Entry 2368263 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-5, thence South 00°00'50" East 1114.54 feet coincident with the dedicated center line of 6300 West Street and the prolongation thereof; Thence North 89°59'10" East 27.05 feet to the point of beginning; Thence North 89°55'05" East 163.81 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°00'50" East 240.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°51'20" West 162.72 feet; Thence North 00°16'32" West 240.06 feet to the point of beginning.

ADJUSTED PARCEL 5:

A parcel of land lying and situate in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 9.86 acres by adjusting and moving the remainder to Lot 8, Plat "B", Hooper City Survey described in that certain Special Warranty Deed recorded as Entry 2368263 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-6, thence North 89°53'29" West 33.00 feet coincident with the center line of 5900 South Street; Thence South 00°12'11" West 1363.56 feet coincident with the west right of line of 5900 West Street (SR-37) to a number five rebar and cap stamped "Landmark" and the True Point of Beginning; Thence North 89°22'38" West 706.75 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°43'11" West 614.71 feet; Thence North 00°09'32" West 310.39 feet; Thence South 89°47'12" East 998.40 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°12'11" East 50.48 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°47'12" East 325.00 feet to a point on the west right of way line of 5900 West Street (SR-37) and a number five rebar and cap stamped "PLS 356548"; Thence South 00°12'11" West 366.63 feet coincident with said right of way to the point of beginning.

ADJUSTED PARCEL 6:

A parcel of land lying and situate in the East Half of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 9.86 acres by adjusting and moving the remainder to Lot 10, Plat "B", Hooper City Survey described in that certain Special Warranty Deed recorded as Entry 2368263 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-6, thence North 89°53'29" West 33.00 feet coincident with the center line of 5900 South Street; Thence South 00°12'11" West 445.52 feet coincident with the west right of line of 5900 West Street (SR-37) to a number five rebar and cap stamped "PLS 356548"; Thence North 89°53'29" West 320.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°12'11" West 169.66 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 00°12'11" West 225.21 feet; Thence North 89°47'12" West 5.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°12'11" West 206.42 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°47'12" West 998.40 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°09'32" West 425.11 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°50'28" East 1006.10 feet to the point of beginning.

ADJUSTED PARCEL 7:

A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 9.86 acres by adjusting and moving that particular parcel created by that certain Boundary Line Agreement recorded as Entry Recorded as Entry #1927107 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-6, thence North 89°53'29" West 33.00 feet coincident with the center line of 5900 South Street; Thence South 00°12'11" West 250.80 feet coincident with the west right of line of 5900 West Street (SR-37) to a number five rebar and cap stamped "PLS 356548" to the True Point of Beginning; Thence South 00°12'11" West 194.72 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 89°53'29" West 320.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°12'11" West 169.66 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°50'28" West 1006.10 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°09'32" West 586.88 feet to a point on the south right of way of 5900 South Street; Thence South 89°53'29" East 30.21 feet to the northwest corner of the Foy Subdivision 1st Amended and a number five rebar and cap stamped "PLS 356548"; Thence the following three (3) courses coincident with said subdivision boundary 1) South 00°18'33" West 272.22 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 89°52'05" East 160.00 feet to a number five rebar and cap stamped "PLS 356548"; 3) North 00°18'36" East 54.49 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°53'29" East 1139.99 feet coincident with the south line of The H.L. Parker Legacy Subdivision and the prolongation thereof to the point of beginning.

ADJUSTED PARCEL 8:

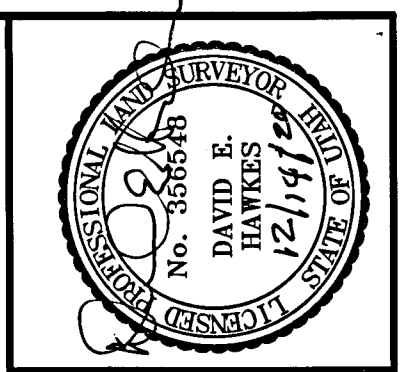
A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian. Comprising 1.00 acre by adjusting and moving that particular parcel created by that certain Quit Claim Deed recorded as Entry #2962779 of the Weber County Records. Basis of Bearing for this description is GEODETIC NORTH as determined by GPS or South 89°53'29" East 2726.48 feet, measured, between the Weber County Surveyor's center line monuments 95-5, at the intersection of 5900 South and 6300 West Streets and 95-6, at the intersection of 5900 South and 5900 West Streets. Subject Parcel being more particularly described as follows.

Commencing at said Weber County Survey Monument 95-6, thence North 89°53'29" West 33.00 feet coincident with the center line of 5900 South Street; Thence South 00°12'11" West 33.00 feet to a point on the point of intersection of said 5900 South and 5900 West Streets and a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 00°12'11" West 217.80 feet coincident with the west right of way line of said 5900 West Street to a number five rebar and cap stamped "PLS 356548"; Thence North 89°53'29" West 200.00 feet to the southeast corner of The H.L. Parker Legacy Subdivision and a number five rebar and cap stamped "PLS 356548"; Thence North 00°12'11" East 217.80 feet coincident with the east boundary of said subdivision to the northeast corner thereof and a number five rebar and cap stamped "PLS 356548"; Thence South 89°53'29" East 200.00 feet coincident with the south right of way line of said 5900 South Street to the point of beginning.

THE H.L. PARKER LEGACY SUBDIVISION DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Comprising 4.70 acres, 0.07 acres of Lot 8, Plat B, Hooper City Survey and 4.63 acres of Weber County Tax Parcel 10-024-0020. Basis of Bearing for Subject Parcel being North 89°53'29" West 2726.84 feet measured coincident with the center line of 5900 South Street between 5900 West (Weber County Survey Monument 95-6) and 6300 West (Weber County Survey Monument 95-5) Streets. Subject Parcel being more particularly described as follows:

Commencing at the 3" Weber County brass cap number 95-6 monumenting the center of intersection of 5900 West and 5900 South Streets, thence North 89°53'29" West 33.00 feet coincident with the centerline of said 5900 South Street; Thence departing said centerline South 00°12'11" West 33.00 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°53'29" West 200.00 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 00°12'11" West 217.80 feet to a number 5 rebar and cap stamped "PLS 356548"; Thence North 89°53'29" West 939.99 feet to a point on the east boundary of Foy Subdivision, 1st Amended, Recorded July 01, 2019 as Entry 2989026, in Book 85, at Page 08, of the Weber County Records and a number 5 rebar and cap stamped "PLS 356548"; Thence North 00°18'32" East 217.80 feet to the south line of said 5900 South Street and a number 5 rebar and cap stamped "PLS 356548"; Thence South 89°53'29" East 939.99 feet coincident with said right of way to the point of beginning.



DATE PLOT DATE: 12-11-20
SCALE: 1"=100'
PROJECT NUMBER: 1637002

RECORD OF SURVEY / PARCEL ADJUSTMENT
TAX PARCELS 10-024-0020, 24-007-0006, -0008
H.L. PARKER FARMS, LLC, & LUELLA J. PARKER TRUST
LYING AND SITUATE IN SECTION 24,
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DESIGNED: DEH
DRAWN: DEH
CHECKED: DEH

SHEET: 4
OF: 4

RECEIVED
NOV 14 2020
BY: G113