

Northwest Corner of Section 8, T6N, R1W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, in Concrete Column 8" above Ground in Good Condition, Dated 1963)

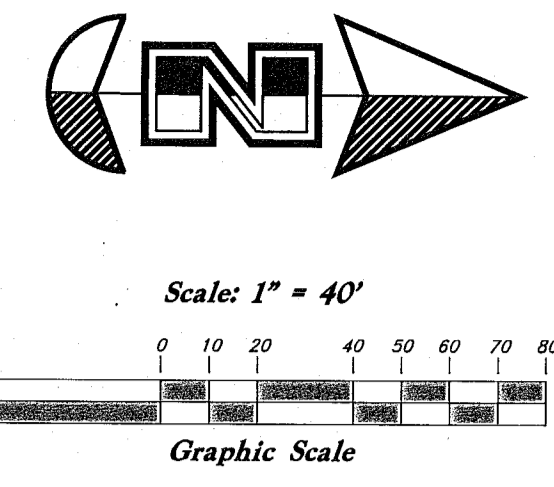
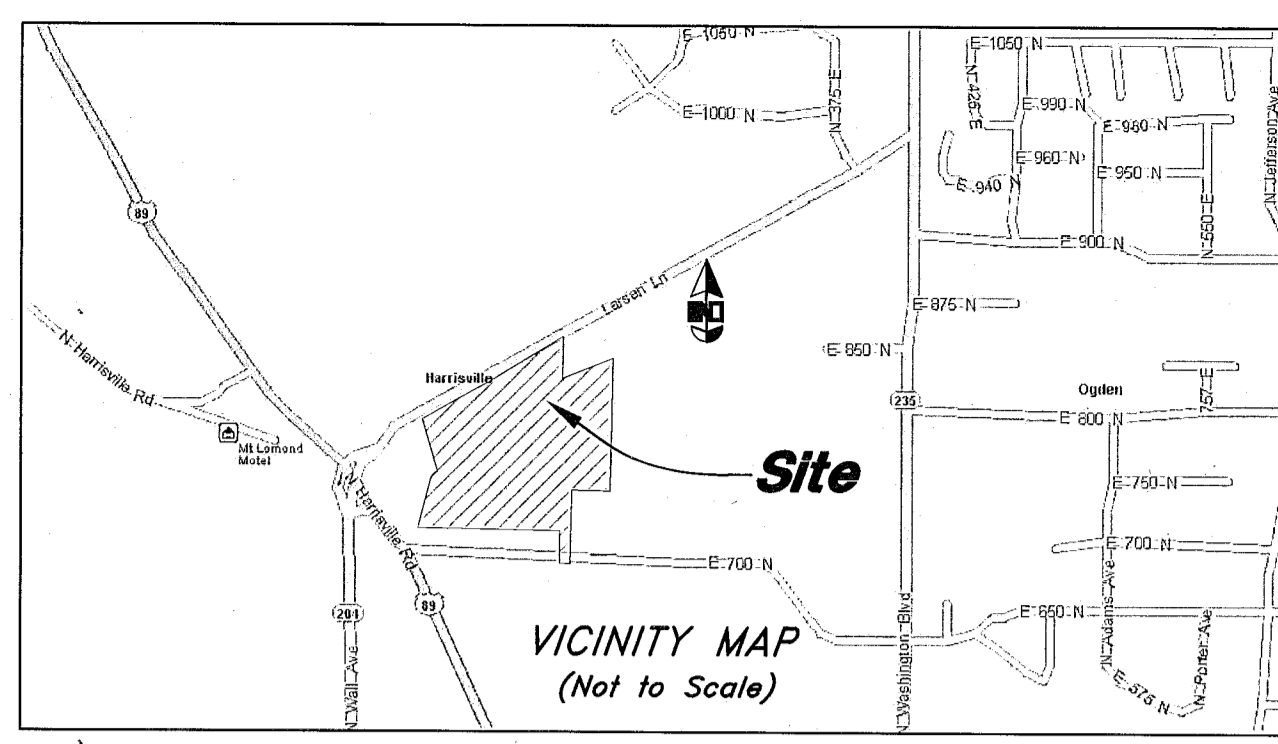
Center of Section 8, T6N, R1W, SLB&M, U.S. Survey (Found 3" Brass Cap Monument, 0.3' below Asphalt in Poor Condition, dated 1982)

Old Section Pre 1982, Line Established from Occupational Evidence.

West Quarter Corner of Section 8, T6N, R1W, SLB&M, U.S. Survey (Calculated Position using Harrisville Retail Subdivision)

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- ⊙ Monument set by others
- W.C.S. Weber County Survey
- ◆ Found Section Corner
- P.U.E. Public Utility Easement
- ▨ Existing Asphalt
- ▭ Existing Concrete
- ▩ Existing Building
- Easement
- Centerline
- Property Boundary
- Fence line
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



COMPOSITE BOUNDARY DESCRIPTION
 All of Lot 4 Jennings Subdivision - 1st Amendment, together with all of Warren's Subdivision, together with a part of the Northeast Quarter of Section 8, Township 6 North, Range 1 West Salt Lake Base & Meridian, U.S. Survey:
 Beginning at a point 215.29 feet North 44°19'27" West and 170.26 feet South 88°57'31" East from the Center of Section 8; running thence North 14°31'51" East 193.69 feet to point on a non tangent arc; thence Northeasterly along the arc of a 55.00 foot radius curve to the right a distance of 54.91 feet (Central Angle equals 57°11'59" Long Chord bears North 34°26'16" East 52.66 feet) to a point along the extension of that certain boundary line agreement found at Entry No. 1769278; thence along the extension and said agreement North 16°19'23" West (Record South 16°21'56" West) 219.08 feet to the South Right of Way of Larsen Lane; thence along said Right of Way the following two (2) courses: North 60°37'30" East 309.37 feet, and 2) North 58°37'30" East 353.33 feet to the Jennings Subdivision - 1st Amendment; thence along said Subdivision South 0°46'41" West 169.21 feet to the Northwest corner of Lot 4 of said Subdivision; thence along said lot 4 the following seven (7) courses: 1) North 68°35'38" East 221.85 feet, 2) South 1°06'40" West 428.28 feet, 3) South 1°19'51" West 109.60 feet, 4) North 88°40'09" West 156.00 feet, 5) South 1°19'51" West 299.14 feet to the North Right of Way of 700 North Street, 6) North 88°57'31" West along said Right of Way a distance of 43.01 feet, and 7) North 0°46'41" East 133.29 feet; thence North 88°57'31" West 577.45 feet to the Point of Beginning.

1
449,391 sq. ft.

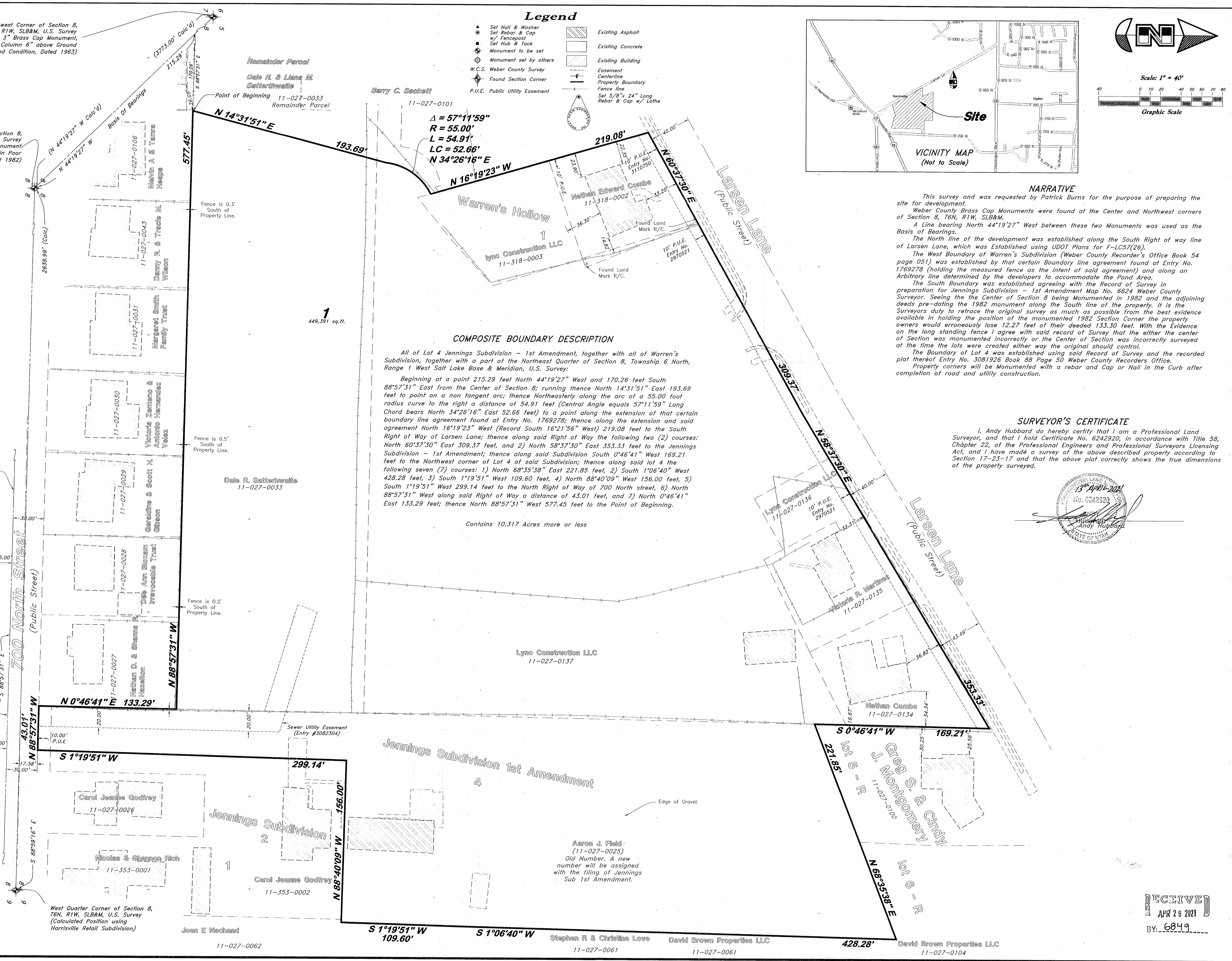
Contains 10.317 Acres more or less

NARRATIVE

This survey and was requested by Patrick Burns for the purpose of preparing the site for development.
 Weber County Brass Cap Monuments were found at the Center and Northwest corners of Section 8, T6N, R1W, SLB&M.
 A Line bearing North 44°19'27" West between these two Monuments was used as the Basis of Bearings.
 The North line of the development was established along the South Right of way line of Larsen Lane, which was Established using UDOT Plans for F-LC57(26).
 The West Boundary of Warren's Subdivision (Weber County Recorder's Office Book 54 page 051) was established by that certain Boundary line agreement found at Entry No. 1769278 (holding the measured fence as the intent of said agreement) and along an Arbitrary line determined by the developers to accommodate the Pond Area.
 The South Boundary was established agreeing with the Record of Survey in preparation for Jennings Subdivision - 1st Amendment Map No. 6624 Weber County Surveyor. Seeing the the Center of Section 8 being Monumented in 1982 and the adjoining deeds pre-dating the 1982 monument along the South line of the property. It is the Surveyors duty to retrace the original survey as much as possible from the best evidence available. In holding the position of the monumented 1982 Section Corner the property owners would erroneously lose 12.27 feet of their deeded 133.30 feet. With the Evidence on the long standing fence I agree with said record of Survey that the either the center of Section was monumented incorrectly or the Center of Section was incorrectly surveyed at the time the lots were created either way the original should control.
 The Boundary of Lot 4 was established using said Record of Survey and the recorded plat thereof Entry No. 3081926 Book 88 Page 50 Weber County Recorder's Office.
 Property corners will be Monumented with a rebar and Cap or Nail in the Curb after completion of road and utility construction.

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.



NO.	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515, S.L.C. (801) 521-0222, FAX (801) 392-7544
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Record of Survey
Warren Hollow
 Approx. Harrisville Road and Larsen Lane
 Harrisville City, Weber County, Utah
 A part of Section 8, T6N, R1W, SLB&M, U.S. Survey

RECEIVED
 APR 29 2021
 BY: 6849

April, 2021
 SHEET NO.
C1
 20N705