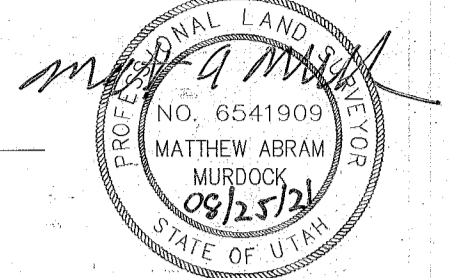


SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 88, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THE DESCRIBED PROPERTY WAS MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-29-17 AND THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SIGNED THIS 25th DAY OF August, 2021.



MATTHEW ABRAM MURDOCK, P.L.S.

PARCEL 1 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET, WHICH IS LOCATED NORTH 00°42'22" EAST 1700.02 FEET ALONG THE WEST LINE OF SECTION 23 AND SOUTH 89°32'54" EAST 88.00 FEET FROM THE FOUND WEBER COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 23, RUNNING THENCE NORTH 00°42'22" EAST 72.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF A FUTURE 72.00 FOOT WIDE RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET, THENCE NORTH 00°42'22" EAST 308.26 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 230,860 SQUARE FEET OR 5.300 ACRES MORE OR LESS.

PARCEL 2 AS SURVEYED DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET, ALSO BEING THE NORTHWEST CORNER OF THE MAULDIN PROPERTY (TAX ID 10-044-0023), WHICH IS LOCATED NORTH 00°42'22" EAST 1320.02 FEET ALONG THE WEST LINE OF SECTION 23 AND SOUTH 89°16'51" EAST 65.00 FEET FROM THE FOUND WEBER COUNTY BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 23, RUNNING THENCE NORTH 00°42'22" EAST 72.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF A FUTURE 72.00 FOOT WIDE RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET, THENCE NORTH 00°42'22" EAST 339.97 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE BINGHAM ENGINEERING RECORD OF SURVEY #004120 AS FILED IN THE WEBER COUNTY SURVEYORS OFFICE, THENCE SOUTH 00°42'22" EAST 125.77 FEET ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE NORTHERLY PROJECTED WEST LINE OF HANSEN & ASSOCIATES RECORD OF SURVEY #004270 AS FILED IN THE WEBER COUNTY SURVEYORS OFFICE, THENCE SOUTH 00°42'22" WEST 1324.92 FEET ALONG SAID WESTERLY LINE TO A FOUND HAI REBAR WITH YELLOW CAP MARKING THE SOUTH LINE OF SAID SURVEY, THENCE NORTH 89°16'51" WEST 125.77 FEET ALONG THE WESTERLY PROJECTION OF SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET AND THE POINT OF BEGINNING.

CONTAINING 1,432,165 SQUARE FEET OR 32.878 ACRES MORE OR LESS.

RECORDED LEGAL DESCRIPTION 10-044-0024

BEGINNING 80 RODS NORTH AND 4 RODS EAST FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING 100 RODS NORTH AND 4 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 23, RUNNING THENCE EAST 36 RODS, THENCE SOUTH 20 RODS, THENCE EAST 40 RODS, THENCE NORTH 80 RODS, THENCE WEST 76 RODS, THENCE SOUTH 60 RODS TO THE PLACE OF BEGINNING.

RECORDED LEGAL DESCRIPTION 10-044-0026

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING 100 RODS NORTH AND 4 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 23, RUNNING THENCE EAST 36 RODS, THENCE SOUTH 20 RODS, THENCE EAST 40 RODS, THENCE NORTH 80 RODS, THENCE WEST 76 RODS, THENCE SOUTH 60 RODS TO THE PLACE OF BEGINNING.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH 00°42'22" EAST 2644.77 FEET, AS PUBLISHED IN THE WEBER COUNTY SURVEYORS OFFICE, FROM THE CALCULATED WEST QUARTER CORNER TO THE BRASS CAP MONUMENT FOUND MARKING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN.

THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE, A GRID TO GROUND SCALE FACTOR OF 1.00026832 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION.

NARRATIVE

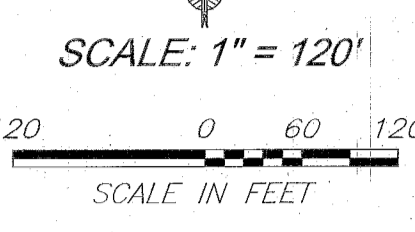
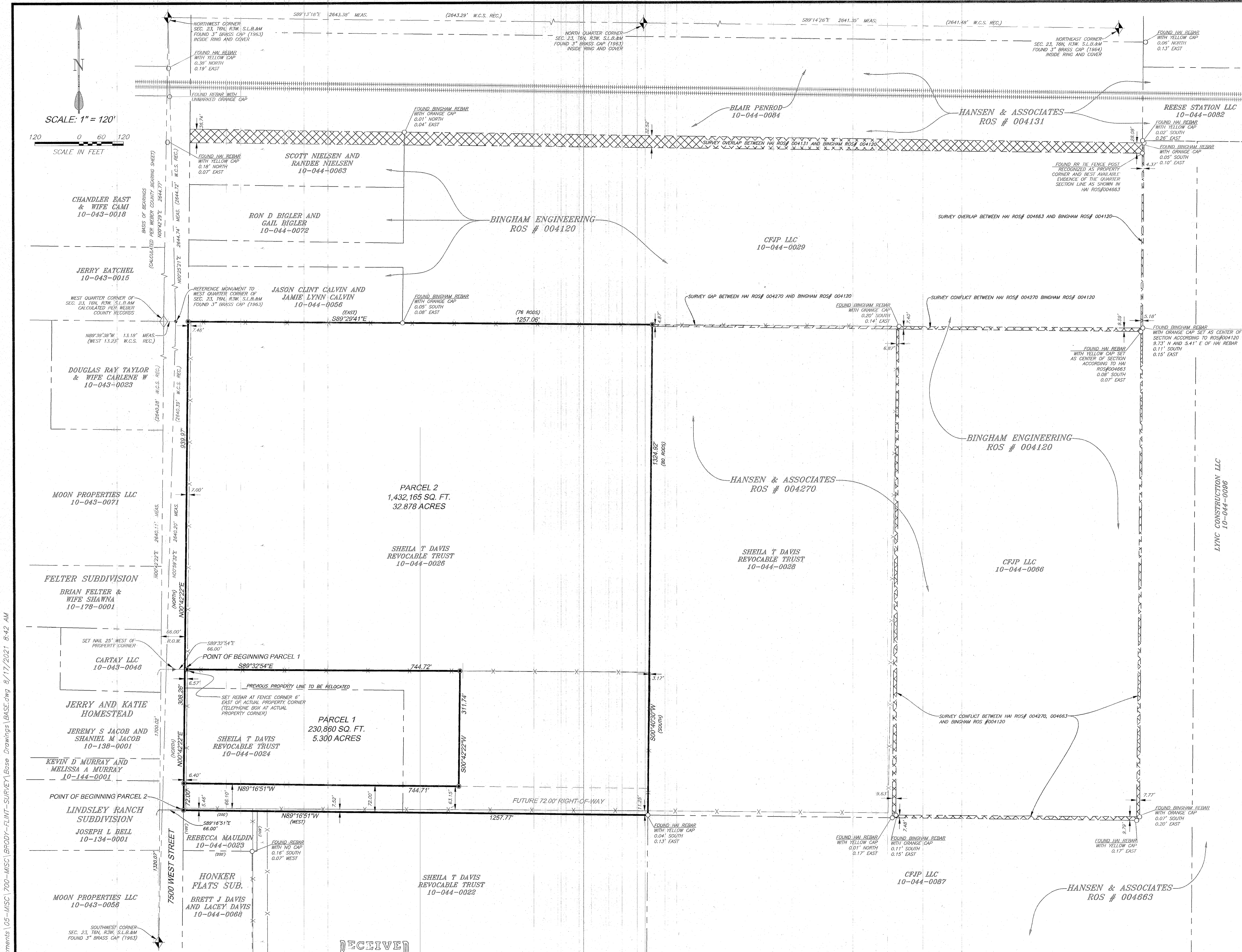
A BOUNDARY LINE ADJUSTMENT AND RECORD OF SURVEY WAS REQUESTED BY MR. BRODY FLINT FOR THE PURPOSE OF IDENTIFYING THE PROPERTIES ON THE GROUND AND ADJUSTING THE PROPERTY LINES TO CREATE A 5.300 ACRE PARCEL, SHOWN AS PARCEL 1.

THE BOUNDARY FOR PARCEL 1 WAS ESTABLISHED BY ACCEPTING THE EXISTING EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET FOR THE WEST PROPERTY LINE, AND FOLLOWING A BEST FIT LINE OF AN EXISTING EAST-WEST FENCE LINE. FOR THE NORTH PROPERTY LINE, THE SOUTH PROPERTY LINE WAS ESTABLISHED BY RUNNING A LINE PARALLEL TO AND OFFSET 72.00 FEET NORTHERLY OF THE WESTERLY PROJECTION OF THE SOUTH LINE OF HANSEN & ASSOCIATES RECORD OF SURVEY #004270. A 72.00 FOOT OFFSET WAS REQUESTED BY THE OWNER TO ENSURE THE SOUTH LINE OF PARCEL 1 WAS OFFSET AT LEAST 65.00 FEET FROM AN EXISTING FENCE LINE TO THE SOUTH FOR THE PORTION BORDERING THE MAULDIN PROPERTY. THIS FENCE LINE DOES NOT MATCH EXISTING DEED LINES OR THE ESTABLISHED SOUTH LINE FOR PARCEL 2. THE EAST LINE WAS ESTABLISHED BY RUNNING A LINE PARALLEL TO THE WEST PROPERTY LINE AND EXTENDING IT EASTERLY UNTIL THE DESIRED 5.300 ACRES WAS MET.

THE BOUNDARY FOR PARCEL 2 WAS ESTABLISHED BY ACCEPTING THE EXISTING EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET. THE SOUTH PROPERTY LINE WAS ESTABLISHED BY PROJECTING THE SOUTH LINE OF HANSEN & ASSOCIATES RECORD OF SURVEY #004270 WESTERLY TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET. THIS LINE ALSO MATCHED CLOSELY THE EXISTING FENCE LINE. THE NORTH PROPERTY LINE WAS ESTABLISHED BY HONORING THE SOUTH LINE OF A BINGHAM ENGINEERING RECORD OF SURVEY #004120 WHICH WAS CORROBORATED BY FOUND BINGHAM ENGINEERING REBARS WITH ORANGE CAPS ALONG SAID LINE. THIS LINE ALSO FOLLOWS THE EXISTING FENCE LINE. THE EAST PROPERTY LINE WAS ESTABLISHED BY HONORING THE WEST LINE OF HANSEN & ASSOCIATES RECORD OF SURVEY #004270 WHICH WAS CORROBORATED BY FOUND HAI REBARS WITH YELLOW CAPS ALONG THE SOUTH LINE OF THE SURVEY.

THERE ARE SOME DISAGREEMENTS BETWEEN SAID BINGHAM ENGINEERING SURVEY AND A SERIES OF HANSEN & ASSOCIATES RECORD OF SURVEYS # 004131, #004270, AND #004683 LEADING TO GAPS AND OVERLAPS, AS SHOWN ON THIS PLAT. THE ISSUES STEM FROM THE PLACEMENT OF THE CENTER OF SECTION, AS THE BINGHAM ENGINEERING SURVEY PLACES THE CENTER OF SECTION ABOUT 9.73 FEET NORTH AND 5.41 FEET EAST OF THE HANSEN & ASSOCIATES LOCATION. BOTH LOCATIONS WERE FOUND AND ARE MARKED WITH THEIR RESPECTIVE REBARS. IN AN EFFORT TO HARMONIZE BOTH SURVEILING SURVEYS WITH THE SUBJECT PROPERTIES THE SOUTH LINE OF THE BINGHAM ENGINEERING SURVEY WAS IGNORED UNTIL IT MET THE INTERSECTION POINT OF THE NORTHERLY CONTINUATION OF THE WEST LINE FROM THE HANSEN & ASSOCIATES SURVEY #004270. THIS WEST LINE OF THE HANSEN & ASSOCIATES SURVEY WAS THEN FOLLOWED TO THE HAI REBAR WITH YELLOW CAP MARKING THE SOUTH LINE OF SAID SURVEY AND THE DEED LINE OF THE SUBJECT PROPERTY. THIS METHOD EXTENDED THE WEST LINE OF THE HANSEN & ASSOCIATES SURVEY BY 4.87 FEET.

BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE RECORD INFORMATION.



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LEGEND

- SYMBOLS FOR SURVEYED PROPERTY BOUNDARY, EXISTING PROPERTY LINES, SECTION LINE, EXISTING FENCE LINE, EXISTING RAILROAD TRACKS, FOUND SECTION CORNER, CALCULATED SECTION CORNER, FOUND REFERENCE MONUMENT, FOUND REBAR SET BY OTHERS, SET 5/8" REBAR & CAP MARKED, SET MAG NAIL.

PREPARED BY: WASATCH CIVIL Consulting Engineering, 1150 SOUTH DEPOT DRIVE, SUITE 225, OGDEN, UT 84404 (801) 775-9191

BOUNDARY LINE ADJUSTMENT SURVEY FOR BRODY FLINT, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 3 WEST, S.L.B. & M. U.S. SURVEY WEBER COUNTY, UTAH, JUNE, 2021. SHEET 1 OF 1 SHEETS.

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