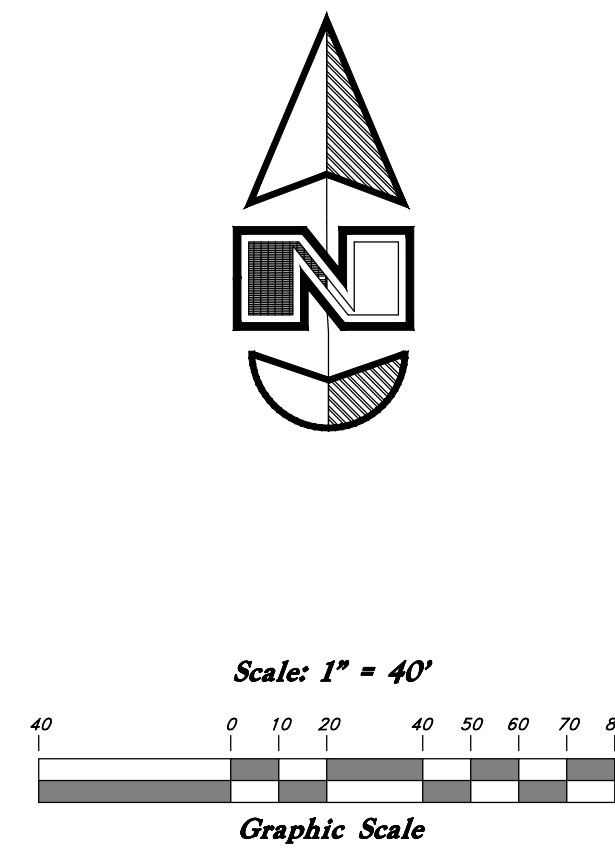


VICINITY MAP  
Not to Scale



- ### Legend
- ◆ Found Public Land Monument
  - (Fnd) Found
  - (W.C.S.) Weber County Surveyor
  - Easement
  - Existing Boundary
  - Fence
  - Exist. Improvement
  - ▨ Exist. Structure
  - ▨ Exist. Asphalt
  - ▨ Exist. Concrete
  - Rebar W/ cap
  - Rebar W/ no cap
  - Set 5/8"x 24" Long Rebar & Cap w/ Lathe

**RECORD DESCRIPTION PARCEL 6**  
**PARCEL 1: (07-226-0006)**  
 All of lot 6, Shadow Oaks Subdivision Unit 1, Weber County, Utah, according to the official plat thereof.

**PARCEL 2: (07-101-0128, )**  
 Part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; Beginning of a point South 0°51'15" East 334.06 feet and South 89°56'12" West 103.34 feet to a point on a 660.59 foot radius curve to the right and along the arc of said curve 49.67 feet, L.C. bears North 87°54'33" West 49.66 feet and South 1°38'31" West 0.66 feet to a point on a 110.32 foot radius curve to the right and along the arc of said curve 108.30 feet L.C. bears South 29°45'58" West 104.01 feet and South 57°53'26" West 39.47 feet and South 89°56'12" West 103.30 feet and North 79°20'22" West 402.58 feet and North 0°32'19" West 9.12 feet from the Northeast Corner of said Northeast Quarter of said Section 26, running thence North 0°32'19" West 295.16 feet, to the Northwest Corner of lot 6, Shadow Oaks Subdivision Unit 1, thence South 9°00'56" West 298.84 feet; thence East 49.60 feet to the Point of Beginning. Situate in Weber County, State of Utah.

**RECORD DESCRIPTION PARCEL 7**  
**(07-226-0007)**  
 All of lot 7, Shadow Oaks Subdivision Unit 1, Weber County, Utah, according to the official plat thereof.

**RECORD DESCRIPTION PARCEL 8**  
**(07-226-0008)**  
 All of lot 8, Shadow Oaks Subdivision Unit 1, Weber County, Utah, according to the official plat thereof.

**RECORD DESCRIPTION PARCEL A, B, AND C**  
**(07-286-0001)**  
 Part of Lot 17, Shadow Oaks subdivision No. 3, Weber County Utah; Beginning at the most Northwestern Corner of said Lot 17 and running thence South 0°32'19" East 30 feet; thence Easterly 367 feet, more or less, to the Southeast Corner of Lot 8 Shadow Oaks Subdivision Unit 1; thence North 79°20'22" West 230.32 feet to the Southwest Corner of Lot 6, Shadow Oaks Subdivision Unit 1; thence South 89°45'23" West 47.33 feet; thence South 60° West 103.59 feet to the Point of Beginning. Together with the right of way for ingress and egress as shown on the record plat of Shadow Oaks Subdivision No. 3.

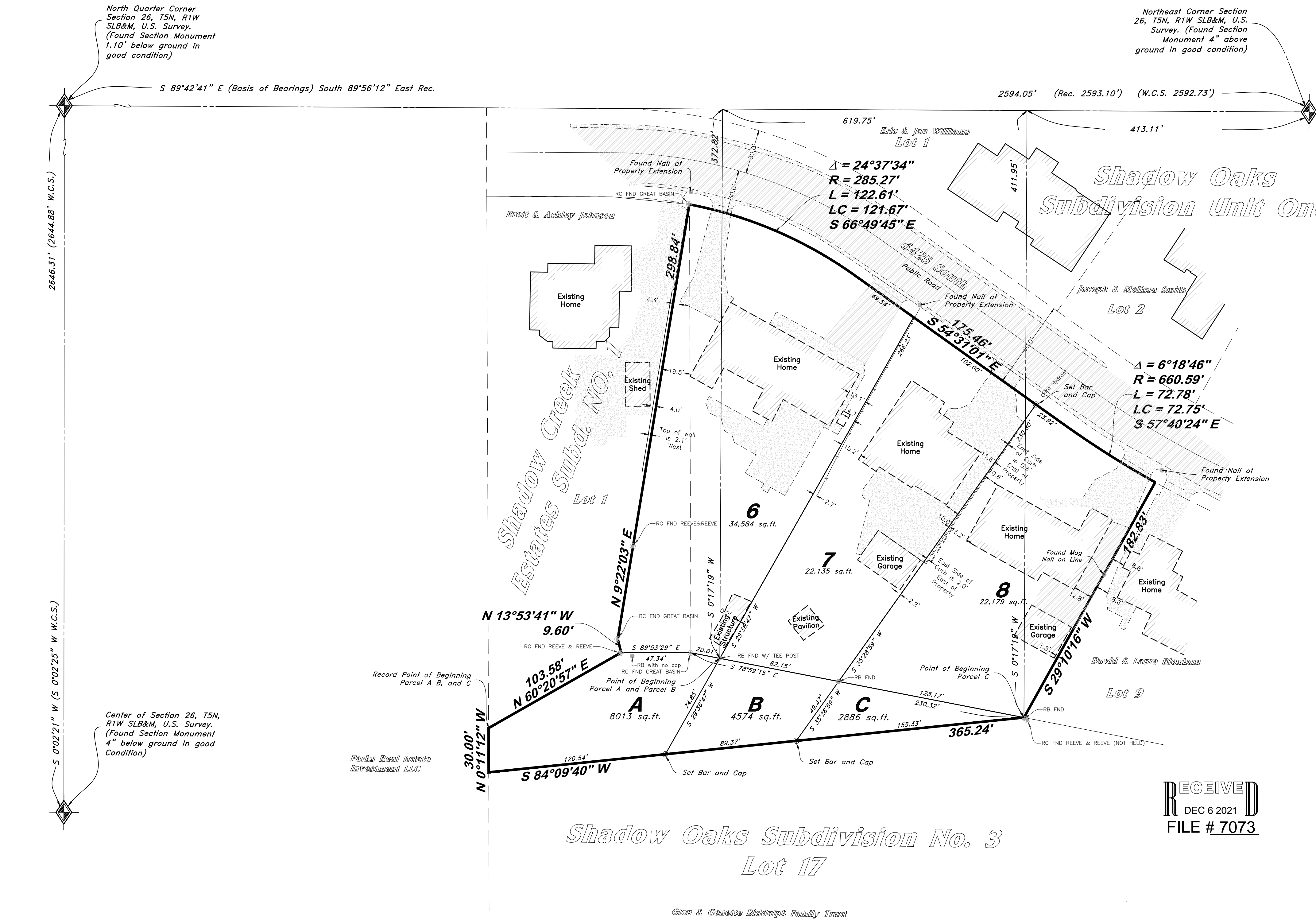
**PROPOSED DESCRIPTION PARCEL A**  
 A part of Shadow Oaks Subdivision No. 3 Lot 17 (Entry No. 907110 Book 26 Page 4) being a part of the Northeast Section of 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey as shown as Parcel A on that certain Record of Survey prepared by Great Basin in 2021, said property being more particularly described as follows:  
 Beginning at a point at the Southeast Corner of Lot 6 of Shadow Oaks Subdivision Unit One (Book 21 Page 24 of plats) said point being 619.75 feet North 89°42'40" along the Section line and 372.82 feet South 0°17'19" West from the Northeast Corner of said Section 26, and running thence South 29°36'47" West 74.85 feet to a rebar and cap; thence South 84°09'40" West 120.54 feet to the East Boundary line of Shadow Oaks Subdivision No. 3; thence along said the east and North Boundary lines of Shadow Oaks Subdivision No. 3 the following four (4) courses, (1) North 0°11'12" West 30.00 feet, (2) North 60°20'57" East 103.58 feet, (3) South 89°53'29" East 47.34 feet (record 47.33 feet), and (4) South 78°59'16" East 20.01 feet to the Point of Beginning. Contains 8,013 Sq.Ft.

**PROPOSED DESCRIPTION PARCEL B**  
 A part of Shadow Oaks Subdivision No. 3 Lot 17 (Entry No. 907110 Book 26 Page 4) being a part of the Northeast Section of 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey as shown as Parcel B on that certain Record of Survey prepared by Great Basin in 2021, said property being more particularly described as follows:  
 Beginning at a point at the Southeast Corner of Lot 6 of Shadow Oaks Subdivision Unit One (Book 21 Page 24 of plats) said point being 619.75 feet North 89°42'40" along the Section line and 372.82 feet South 0°17'19" West from the Northeast Corner of said Section 26, and running thence along said Subdivision South 78°59'16" East 82.15 feet; thence South 35°28'59" West 49.47 feet to a rebar and cap; thence South 84°09'40" West 89.37 feet to a rebar and cap; thence North 29°36'47" East 74.85 feet to the Point of Beginning. Contains 4,574 Sq.Ft.

**PROPOSED DESCRIPTION PARCEL C**  
 A part of Shadow Oaks Subdivision No. 3 Lot 17 (Entry No. 907110 Book 26 Page 4) being a part of the Northeast Section of 26, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey as shown as Parcel C on that certain Record of Survey prepared by Great Basin in 2021, said property being more particularly described as follows:  
 Beginning at a point at the Southeast Corner of Lot 8 of Shadow Oaks Subdivision Unit One (Book 21 Page 24 of plats) said point being 413.11 feet North 89°42'40" West along the Section line and 411.95 feet South 0°17'20" West from the Northeast Corner of said Section 26 and running thence South 84°09'40" West 155.33 feet to a rebar and cap; thence North 35°28'59" East 49.47 feet; thence South 78°59'16" East 128.17 feet to the Point of Beginning. Contains 2,886 Sq.Ft.

**SURVEYORS NARRATIVE**  
 This survey was requested by Mark Hitesman for the purpose of splitting a portion of lot 17 Shadow Oaks Subdivision No. 3 in to Parcel A, B, and C as shown.  
 Basis of bearing for this survey is South 89°42'41" East measured between the Northeast Corner of Section 26, and the North Quarter Corner of said Section.  
 The record of Shadow Oaks Subdivision No. 3, and Shadow Oaks Subdivision Unit One, and the record deeds were held. Evidence supporting the retracement of the record was found with plugs set in the top back of curb at and extension of the property line, Rebar found in calculated position at the Southwest and Southeast Corner of lot 8 and the Southeast Corner of lot 7, and Rebar and cap were found at respective of the points of Intersection for lot 6 as shown.  
 A rebar and cap set by reeves was found near the Southeast Corner of lot 8 with the position rejected upon the finding of the rebar at the record position.  
 Property Corners were set as shown here on.

**SURVEYORS 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.



**GREAT BASIN ENGINEERING**

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

**RECORD OF SURVEY**

**Shadow Oaks Lot 17 Split**

A part of Section 26, T5N, R1W, SLB&M, U.S. Survey

**24 Aug, 2021**

**C1**

21N731