

**PARCEL 1 AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0079 LOCATED 2518.64 FEET NORTH 00°48'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 30.00 FEET NORTH 89°11'24" WEST TO THE WEST RIGHT-OF-WAY LINE OF 5100 WEST STREET, POINT ALSO BEING ON THE SOUTH LINE OF WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0025 AND 150.71 FEET SOUTH 89°48'18" WEST ALONG SAID SOUTH LINE AND CONTINUING ALONG THE SOUTH LINE OF THE WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0030 AND 771.05 FEET SOUTH 89°48'18" WEST ALONG THE SOUTH LINE OF SAID WEBER COUNTY CORPORATION PROPERTY TO THE NORTHWEST CORNER OF SAID UTAH SELL NOW LLC PROPERTY AND 18.90 FEET SOUTH 00°48'36" WEST ALONG THE WEST LINE OF SAID UTAH SELL NOW LLC PROPERTY FROM THE SOUTHEAST CORNER OF SAID SECTION 30;

RUNNING THENCE SOUTH 00°48'36" WEST 281.28 FEET (SOUTH 297.00 FEET BY RECORD); THENCE SOUTH 89°11'24" EAST (EAST BY RECORD) 16.00 FEET TO THE NORTHWEST CORNER OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0004; THENCE ALONG THE BOUNDARY LINE OF SAID UTAH SELL NOW LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 00°48'36" WEST (SOUTH BY RECORD) 623.10 FEET; AND (2) SOUTH 89°11'19" EAST (EAST BY RECORD) 32.00 FEET; THENCE SOUTH 16°23'45" WEST (SOUTH 15°35'04" WEST) 230.00 FEET TO THE NORTH LINE OF PARKVALE SUBDIVISION PHASE 3, ENTRY NO. 894210; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARKVALE SUBDIVISION PHASE 3 THE FOLLOWING TWO (2) COURSES; (1) NORTH 89°11'44" WEST (WEST BY RECORD) 67.07 FEET; AND (2) SOUTH 00°48'36" WEST (SOUTH BY RECORD) 116.99 FEET; THENCE NORTH 89°11'24" WEST (WEST BY RECORD) 310.58 FEET ALONG THE NORTH BOUNDARY LINE OF SAID PARKVALE SUBDIVISION PHASE 3 AND CONTINUING ALONG THE NORTH BOUNDARY LINE OF PARKVALE SUBDIVISION PHASE 2, ENTRY NO. 850051; THENCE ALONG THE BOUNDARY LINE OF SAID PARKVALE SUBDIVISION PHASE 2 THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°48'16" EAST 327.00 FEET (NORTH BY RECORD); AND (2) NORTH 89°11'44" WEST 154.00 FEET (WEST BY RECORD) TO THE SOUTHEAST CORNER OF THE WENDELL T. WINEGAR LIVING TRUST PROPERTY, TAX ID. NO. 19-028-0064; THENCE NORTH 00°48'36" EAST 906.86 FEET (NORTH 921.50 FEET BY RECORD) ALONG THE EAST LINE OF SAID WENDELL T. WINEGAR LIVING TRUST PROPERTY TO THE UTAH SELL NOW LLC PROPERTY TAX ID. NO. 19-028-0079; THENCE NORTH 89°50'10" EAST (NORTH 89°01'34" EAST BY RECORD) 545.51 FEET ALONG THE SOUTH LINE OF SAID UTAH SELL NOW LLC PROPERTY TO THE POINT OF BEGINNING, CONTAINING 14.448 ACRES.

**PARCEL 2 AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0030 LOCATED 2518.64 FEET NORTH 00°48'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 30.00 FEET NORTH 89°11'24" WEST TO THE WEST RIGHT-OF-WAY LINE OF 5100 WEST, POINT ALSO BEING ON THE SOUTH LINE OF WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0025 AND 150.71 FEET SOUTH 89°48'18" WEST ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 30;

RUNNING THENCE SOUTH 00°48'36" WEST 188.33 FEET (SOUTH 171.50 FEET BY RECORD); THENCE SOUTH 66°26'24" WEST (SOUTH 65°37'48" WEST BY RECORD) 642.22 FEET; THENCE SOUTH 16°23'40" WEST (SOUTH 15°35'04" WEST BY RECORD) 357.09 FEET TO THE EAST BOUNDARY LINE OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0004; THENCE ALONG THE BOUNDARY LINE OF SAID UTAH SELL NOW LLC PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°48'36" EAST (NORTH BY RECORD) 483.59 FEET; AND (2) NORTH 89°11'24" WEST (WEST BY RECORD) 90.00 FEET; THENCE NORTH 00°48'36" EAST 300.18 FEET (NORTH 297.00 FEET BY RECORD) TO THE SOUTH LINE OF SAID WEBER COUNTY CORPORATION PROPERTY; THENCE NORTH 89°48'18" EAST 771.05 FEET (EAST 771.00 FEET BY RECORD) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 6.214 ACRES.

**PARCEL 3 AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0030 LOCATED 2518.64 FEET NORTH 00°48'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 30.00 FEET NORTH 89°11'24" WEST TO THE WEST RIGHT-OF-WAY LINE OF 5100 WEST, POINT ALSO BEING ON THE SOUTH LINE OF WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0025 AND 150.71 FEET SOUTH 89°48'18" WEST ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 30;

RUNNING THENCE NORTH 89°48'18" EAST 150.71 FEET (EAST BY RECORD) ALONG THE SAID SOUTH LINE OF WEBER COUNTY CORPORATION PROPERTY, TAX ID. NO. 19-028-0025 TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°48'36" WEST 829.08 FEET (SOUTH 810.00 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0004; THENCE ALONG THE BOUNDARY LINE OF SAID UTAH SELL NOW LLC PROPERTY THE FOLLOWING FOUR (4) COURSES; (1) NORTH 89°11'24" WEST 534.62 FEET (WEST BY RECORD); (2) SOUTH 00°48'36" WEST (SOUTH BY RECORD) 30.00 FEET; (3) NORTH 89°11'24" WEST (WEST BY RECORD) 297.00 FEET; AND (4) NORTH 00°48'36" EAST (NORTH BY RECORD) 59.14 FEET; THENCE NORTH 16°23'40" EAST (NORTH 15°35'04" EAST BY RECORD) 357.09 FEET; THENCE NORTH 66°26'24" EAST (NORTH 65°37'48" WEST BY RECORD) 642.22 FEET; THENCE NORTH 00°48'36" EAST 188.33 FEET (NORTH 171.50 FEET BY RECORD) TO THE POINT OF BEGINNING, CONTAINING 10.301 ACRES.

**PARCEL 4 AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0004 LOCATED 1579.17 FEET NORTH 00°48'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 30.00 WEST NORTH 89°11'24" WEST TO THE SOUTHEAST CORNER OF SAID UTAH SELL NOW LLC PROPERTY, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 5100 WEST AND 266.47 FEET NORTH 89°11'19" WEST ALONG THE SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 30;

RUNNING THENCE SOUTH 89°11'19" EAST 266.47 FEET (EAST 265.89 FEET BY RECORD) ALONG SAID SOUTH LINE TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°48'36" WEST 295.92 FEET (SOUTH 303.62 FEET BY RECORD) ALONG SAID WEST RIGHT-OF-WAY LINE TO THE BOUNDARY LINE OF PARKVALE SUBDIVISION PHASE 3, ENTRY NO. 894210; THENCE NORTH 89°11'44" WEST 266.47 FEET (WEST 265.89 FEET BY RECORD) ALONG SAID BOUNDARY LINE TO AN ANGLE POINT IN SAID BOUNDARY; THENCE NORTH 00°48'39" EAST (NORTH BY RECORD) 295.96 FEET ALONG SAID BOUNDARY IN PART TO THE POINT OF BEGINNING, CONTAINING 1.810 ACRES.

**PARCEL 5 AS SURVEYED DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF THE UTAH SELL NOW LLC PROPERTY, TAX ID. NO. 19-028-0004 LOCATED 1579.17 FEET NORTH 00°48'36" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND 30.00 WEST NORTH 89°11'24" WEST TO THE SOUTHEAST CORNER OF SAID UTAH SELL NOW LLC PROPERTY, POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 5100 WEST AND 266.47 FEET NORTH 89°11'19" WEST ALONG THE SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 30;

RUNNING THENCE SOUTH 00°48'41" WEST (SOUTH BY RECORD) 221.46 FEET TO THE NORTH BOUNDARY LINE OF PARKVALE SUBDIVISION PHASE 3, ENTRY NO. 894210; THENCE NORTH 89°11'44" WEST (WEST BY RECORD) 668.94 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE NORTH 16°23'45" EAST (NORTH 15°35'04" EAST) 230.00 FEET TO THE SOUTH LINE OF SAID UTAH SELL NOW LLC PROPERTY; THENCE SOUTH 89°11'19" EAST (EAST BY RECORD) 607.15 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.244 ACRES.

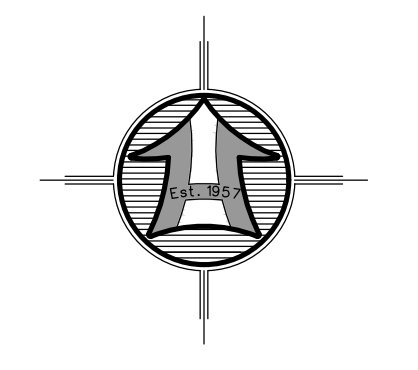
**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY RICHARD DAVIES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF PARKVALE SUBDIVISION PHASE 2, ENTRY NO. 850051, THE OFFICIAL PLAT OF PARKVALE SUBDIVISION PHASE 3, ENTRY NO. 894210, AND ROS NO. 33 ALONG WITH THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 30, T7N, R2W, SLB&M.

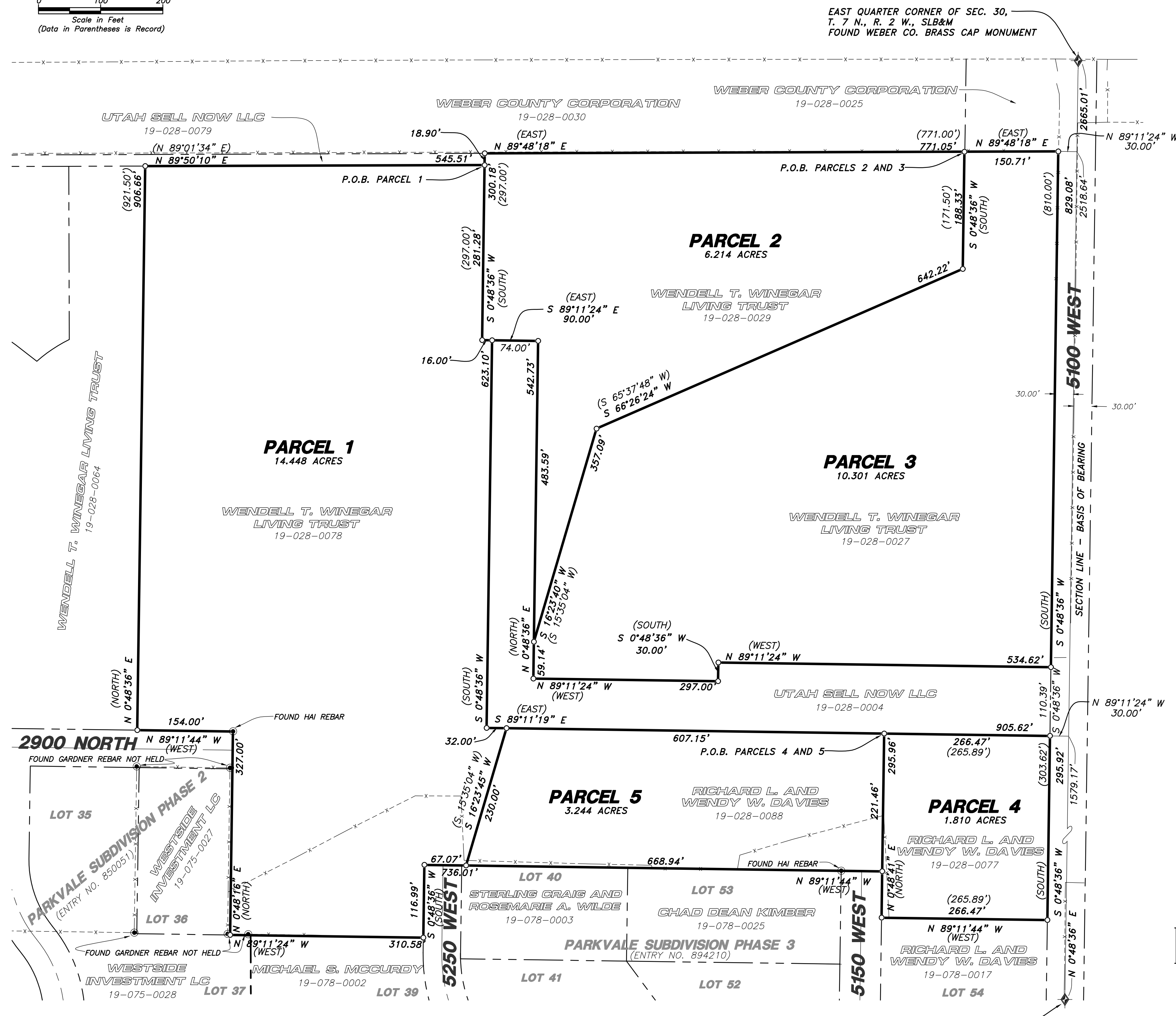
OLD REBAR WERE FOUND IN ALL 4 CORNERS OF LOT 34, PARKVALE SUBDIVISION PHASE 2, AND IN THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 42, NORTHWEST CORNER LOT 30, NORTHWEST CORNER LOT 49, NORTHEAST CORNER LOT 53, AND THE SOUTHWEST CORNER LOT 56, PARKVALE SUBDIVISION PHASE 3. THESE FOUND OLD REBAR COINCIDE WITH THE ORIGINAL MONUMENTS FOUND BY HANSEN AND ASSOCIATES IN 1987, ROS NO. 33.

MULTIPLE GARDNER REBAR WERE FOUND ALONG THE PARKVALE SUBDIVISION PHASE 2 BOUNDARY. THESE REBAR DO NOT FIT THE ORIGINAL SUBDIVISION MONUMENTS WHICH WERE FOUND BY HANSEN AND ASSOCIATES IN 1987, ROS NO. 33. THE GARDNER REBAR ARE APPROXIMATELY FOUR FEET WEST AND WERE NOT HELD ON THIS SURVEY. NO RECORD OF SURVEY WAS FOUND FOR GARDNER REBAR.

THE BASIS OF BEARING IS THE EAST LINE OF SAID SECTION WHICH BEARS NORTH 00°48'36" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.



SCALE: 1" = 100'  
Scale in Feet  
(Data in Parentheses is Record)



EAST QUARTER CORNER OF SEC. 30,  
T. 7 N., R. 2 W., SLB&M  
FOUND WEBER CO. BRASS CAP MONUMENT

SOUTHEAST CORNER OF SEC. 30,  
T. 7 N., R. 2 W., SLB&M  
FOUND MAG NAIL AND STRADDLES

**LEGEND**

- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - PREVIOUS PROPERTY LINE
- - - CENTERLINE
- - - FENCE LINE
- STREET MONUMENT
- FOUND REBAR AS NOTED
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

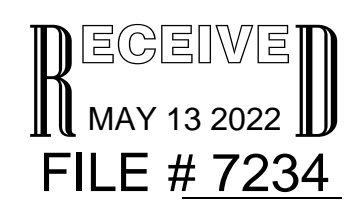
**SURVEYOR'S CERTIFICATE**

I, MATT PRETL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND/OR PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

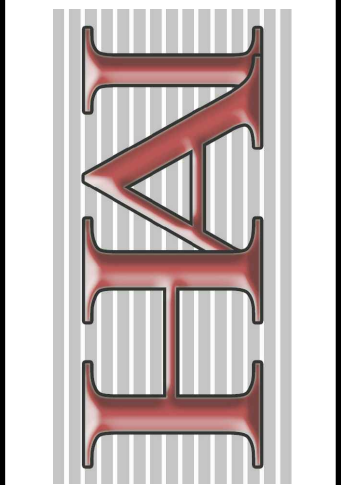
SIGNED THIS 4TH DAY OF MAY, 2022.



MATT PRETL, PLS  
UTAH LAND SURVEYOR LICENCE NO. 10437995



HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at www.holies.net  
Logan Ogden  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
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Drawn By: MP Date: 4/29/2022  
Designed By: RS  
Checked By: RS  
Approved By: [Signature]  
Scale: 1" = 100'  
Drawing File: 22-3-5919  
JOB NUMBER: 22-3-59

PROPERTY SURVEY FOR  
**RICHARD DAVIES**  
+/- 2900 N 5100 W  
PLAIN CITY, WEBER COUNTY, UTAH  
A PART OF THE SOUTHEAST QUARTER OF SECTION 30  
TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

Sheet  
**1**  
of  
**1**  
Sheets